

CITY MANAGER'S CONSENT AGENDA FOR MONDAY, JUNE 6, 2000

1. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of the following persons as Constables for a three year term, beginning the first day of January, 2000:

With Power

Howard Stone,
30 Normandy Ave.,#204
Cambridge, MA 02140

With Power

John Ferranti,
4 Lincoln Street,
Wareham, MA 02571

With Power

James Federico,
8 Lakeview Avenue
Holbrook, MA 02343

2. Transmitting communication from Robert W. Healy, City Manager, relative to the appointment of H. Theodore Cohen, 16 Milton Street, Cambridge as a member of the Commercial Parking Control Committee for a three-year term commencing May 15, 2000.
3. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-24**, regarding a report on the status of landscaping improvements to the area around Fire Headquarters.
4. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-25**, regarding a report on the posting of "No Standing" signs on Maignon Road.
5. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-29**, regarding a report on the MBTA's decision to not move the bus stop at Sidney and Green Streets, and also to not change the routing of the buses that use that stop.
6. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-23**, regarding a report on issues related to the Port Financial Corporation.

7. Transmitting communication from Robert W. Healy, City Manager, relative to **Awaiting Report Item Number 00-20**, regarding a report on ways to increase outreach and advertisement of senior transportation services; provide medical appointment shuttles for seniors; and to forward the Senior Resource Guide to appropriate senior organizations; and to enforcement illegal parking in handicapped parking spaces, at bus stops, and at pedestrian crossings.
8. Transmitting communication from Robert W. Healy, City Manager, relative to an order authorizing the City Manager to transfer appropriations from available balances prior to the close of the books for FY99-00.
9. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the transfer of \$2,487.50 from the Grant Fund Human Services Salary & Wages Account to the Other Ordinary Maintenance Account to provide funds for contractual services at the Community Learning Center.
10. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$1,600 in private donations to the Grant Fund Human Services Salary & Wages Account to cover a portion of the staff salaries of the Cambridge Prevention Coalition.
11. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$275 in private donations to the Grant Fund Human Services Other Ordinary Maintenance Account to provide funds for emergency/transitional housing for homeless clients in Cambridge.
12. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of private donations from Cambridge businesses for \$500 to the Grant Fund Human Services Other Ordinary Maintenance Account to provide funds to cover operating expenses at CRLS's Youth Employment Center.
13. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of a grant from the U.S. Dept. of Housing & Urban Development for \$252,067 to the Grant Fund Human Services Salary & Wages Account (\$12,003) and Other Ordinary Maintenance Account (\$240,064) to cover costs related to serving homeless persons and for the administration of the grant.
14. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of \$74,026 from the State's Municipal Recycling Incentive Program to the Grant Fund Public Works Salary & Wages Account (\$19,359) and Other Ordinary Maintenance Account (\$54,667) to provide funds for the salary and benefits for the Recycling Administrative Aide as well as operating expenses for ongoing projects.
15. Transmitting communication from Robert W. Healy, City Manager, relative to an order requesting the appropriation of a grant from the Cambridge Housing Authority for \$16,444 to the Human Services Salary & Wages Account (\$5,500) and Other Ordinary

Maintenance Account (\$10,944) to provide funds to continue the Vocational Case Manager position in the Cambridge Employment Program and to support a part-time job developer in the Office of Workforce Development.

MASSACHUSETTS

**City Council Calendar No. 12
MONDAY, JUNE 5, 2000**

At 5:30 P.M.

UNFINISHED BUSINESS

1. 1. Relative to considering an amendment to the Municipal Code of the City of Cambridge entitled "Historical Buildings and Landmarks" by inserting a subsection at the end of Section 2.78.050. The question comes on passing to be ordained on or after December 20, 1999.
2. Relative to the proposed amendment to the Zoning Ordinance regarding Housing as an Allowed Use in Industrial Districts petition. The question comes on passing to be ordained on or after May 15, 2000. The deadline for this petition is July 12, 2000. Planning Board recommendation received on 5/15/00.
3. Relative to the proposed amendment to the Zoning Ordinance regarding the Harvard Square Historic District changes to Section 11.50. The question comes on passing to be ordained on or after May 15, 2000. The deadline for this petition is July 12, 2000.
4. Relative to amendment to the Municipal Code, Chapter 2.62 entitled "Salaries" is hereby amended by striking out subsection F of Section 2.62.010 and substituting a new subsection F. The question comes on passing to be ordained on or after May 22, 2000.
5. Relative to amendment to the Municipal Code, Title 2 entitled "Administration and Personnel" is hereby amended by striking out Section 2.104.010 entitled "Member Compensation - Frequency" and substituting in place thereof of new section. The question comes on passing to be ordained on or after May 22, 2000.

**CONSENT COMMUNICATIONS -
CITY COUNCIL MEETING OF MONDAY, JUNE 5, 2000**

1. 1. A communication was received from Martignetti Brothers Realty Trust, transmitting written protest in opposition to the rezoning petition of Ralph Yoder et. al, as property owner of the following locations:
 - 195, 203R, 205, 223, 225, 231 Concord Turnpike

2. A communication was received from Albert W. Brown, Trustee, Charles S. Adams, Trustee, and Austin C. Brown, Trustee, Canal Realty Trust, transmitting written protest in opposition to the rezoning petition of Barbara Broussard, et al as property owner of the following location:
 - 303 Binney Street

3. A communication was received from the Department of Telecommunications and Energy, transmitting notification of a proposed rulemaking hearing on June 8, 2000 relative to the Rail Fixed Guideway System of the Massachusetts Bay Transportation Authority.

4. A communication was received from Daniel Francis Guerino, transmitting grateful appreciation for the resolution adopted by the City Council dedicating Foster Place as the "*Frank A. Guerino Square*" in honor of his father.

5. A communication was received from Suzanne Bulkeley, Presiding Clerk, Friends Meeting at Cambridge, relative to Cambridge City Ordinances permitting domestic partners of city employees to receive the same benefits as spouses of city employees.

6. A communication was received from John Pitkin, President, Mid-Cambridge Neighborhood Association, relative to a development at 75-81 Antrim Street and requesting the City Administration to improve its enforcement of zoning and building codes.

7. A communication was received from Owen O'Riordan, City Engineer, transmitting new addresses at the premises numbered 40 Locke Street and 41 Shea Road.

8. A communication was received from George F. Welch, Jr., relative to the City's violation of HUD's HOME Program Displacement Determinations.

9. A communication was received from Winnie Carfagno, Co-Chair, Neighborhood Nine Association, relative to the renovation of the City's main branch of the public library.
10. A communication was received from Sarah James, transmitting her support for the proposed Harvard Square Historic District.
11. A communication was received from Paul R. Lohnes, Trustee, C.E.M. Realty Trust, Lavery Lohnes Property, transmitting written protest to the proposed zoning ordinance amendment petition of Barbara Broussard, et al. to rezone an area of land currently zoned Industry B-1 to Industry A-1 bounded by Bent, Third and Binney Streets, as property owners at 137 Sixth Street.
12. A communication was received from Richard Thypin, MBA- Cambridge LLC, transmitting written protest to the proposed zoning ordinance amendment petition of Barbara Broussard, et al to rezone an area of land currently zoned Industry B-1 to Industry A-1 bounded by Bent, Third and Binney Streets, as property owner of 157 Sixth Street.
13. A communication was received from Richard Thypin, O & T Realty, LLC, transmitting written protest to the proposed zoning ordinance amendment petition of Barbara Broussard, et al to rezone an area of land currently zoned Industry B-1 to Industry A-1 bounded by Bent, Third and Binney Streets, as property owner of 170 Fulkerson Street.
14. A communication was received from Renee M. Arb, transmitting her support for the proposed Harvard Square Historic District.
15. A communication was received from Alexander Cahaly, transmitting written protest to the proposed Harvard Square Historic District, as property owners of 31-33 Church Street.
16. A communication was received from Josephine Fitzmaurice and Moran Family, transmitting grateful appreciation for the resolution adopted by the City Council.
17. A communication was received from Robert J. LaTremouille, relative to the Charles River white geese nesting areas.

18. A communication was received from Jeanne M. Damon, relative to the Charles River white geese nesting area.
19. A communication was received from Patricia Panitz, transmitting concern relative to the plight of the Charles River white geese.
20. A communication was received from Susanna Barry, requesting that residents participate in a call-a-thon to the Massachusetts Representatives on behalf of Lori Berenson on Tuesday, June 6, 2000.
21. A communication was received from Pamela Pomerance Steiner, relative to restoring the Charles River white geese nesting area.
22. A communication was received from Mindy S. Lubber, Regional Administrator, United States Environmental Protection Agency, relative to the U.S. Environmental Protection Agency and the W.R. Grace Company regarding the North Cambridge W.R. Grace facility located at 62 Whittemore Avenue.
23. A communication was received from Michael Brandon, relative to proposed pay raises for Cambridge elected officials.
24. A communication was received from Marilyn Wellons, relative to the Charles River white geese.
25. A communication was received from Ellin Sarot, relative to the Charles River white geese.

RESOLUTION LIST FOR CITY COUNCIL MEETING OF MONDAY, JUNE 5, 2000

1. Get well wishes to Ed McNulty.
Vice Mayor Maher
2. Happy 50th Wedding Anniversary to Joseph and Barbara Sciola.
Councillor Toomey and entire membership

3. Resolution on the retirement of Francis E. Murphy, Jr. from the Fire Department.
Mayor Galluccio and entire membership

4. Resolution on the retirement of State Police Trooper John McCabe form the Middlesex District Attorney's C-PAC.
Councillor Sullivan

5. Wish Neil Rudenstein well on his future endeavors.
Councillor Sullivan

6. Resolution on the death of William M. Donelan.
**Councillor Toomey, Mayor Galluccio,
Vice Mayor Maher and entire membership**

7. Resolution on the death of Elizabeth E. Laing.
Councillor Born and entire membership

8. Resolution on the death of Alexander "Dan" Coyne.
Councillor Toomey and entire membership

9. Resolution on the death of Marie E. Jones.
Mayor Galluccio, Vice Mayor Maher and entire membership

10. Resolution on the death of Teresa Dooley.
Councillor Sullivan and entire membership

11. Resolution on the death of Dorothy L. "Dolly" Duffy.
**Councillors Sullivan, Toomey, Vice Mayor Maher,
Galluccio and entire membership**

12. Resolution on the death of Chester E. "Chet" Hallice, Jr.
Councillor Sullivan and entire membership

13. Resolution on the death of William P. Nowosielski.
Mayor Galluccio and entire membership

14. Resolution on the death of Anna M. Sennett.
Mayor Galluccio and entire membership

15. Resolution on the death of Elena Cortopassi.
Mayor Galluccio and entire membership

16. Resolution on the death of Alexander Hachey.
Mayor Galluccio and entire membership

17. Resolution on the death of Paul Davidson.
Mayor Galluccio and entire membership

18. Resolution on the death of Bridie Donoghue.
Mayor Galluccio and entire membership

19. Resolution on the death of John J. Kelleher.
Mayor Galluccio and entire membership

20. Resolution on the death of Herbert E. Lee, Jr.
Mayor Galluccio and entire membership

21. Resolution on the death of Mary Miceli.
Mayor Galluccio and entire membership

22. Resolution on the death of William F. Gillespie, Jr.
Mayor Galluccio and entire membership

23. Resolution on the death of John Patrick Burke.
Councillor Sullivan and entire membership

24. Resolution on the death of John A. Silva.
Councillor Toomey and entire membership

25. Resolution on the death of Jose I. Ferreira.
Councillor Toomey and entire membership

26. Resolution on the death of Susanah Trautman.
Mayor Galluccio and entire membership

27. Resolution on the death of Richard K. Davis.
Mayor Galluccio and entire membership

28. Congratulations to Gabriel Lakatos on becoming a United States citizen.
Councillor Sullivan

29. Resolution on the death of Antonio Gomes.
Councillor Toomey and entire membership

30. Resolution on the death of Angele E. Simon.
Mayor Galluccio and entire membership

31. Resolution on the death of John J. "Midge" Norton.
Councillor Sullivan, Councillor Born and entire membership

32. Congratulations to the CRLS music students who participated in the Great East Music Festival competition in West Springfield on May 20th and won four medals.
Mayor Galluccio, Councillors Sullivan, Born and Davis

33. Best wishes to Grendel's Den on the occasion of its reopening.
Councillor Born

34. Urge all citizens to be cognizant of the Fourth Annual Sharing Journey Festival to be held from noon to 6:00 PM at Magazine Beach Park on June 24th.
Councillor Decker

35. Resolution on the death of Mary E. McIntyre.
Councillors Sullivan, Toomey and entire membership

36. Resolution on the death of Mary Catherine Marshall.
Councillor Toomey and entire membership

37. Resolution on the death of Pamela Jean Spencer.
Mayor Galluccio and entire membership

38. Resolution on the death of Pauline H. Holt.
Mayor Galluccio, Vice Mayor Maher, Councillors Sullivan, Toomey and entire membership

39. Resolution on the death of Patricia Larsen.
Vice Mayor Maher and entire membership

40. Resolution on the death of Mary C. Sheehan.
Councillors Sullivan, Toomey and entire membership

41. Congratulations to Michael Ostacher and Laurie Keller on the birth of their son Jacob.
Vice Mayor Maher

42. Happy 75th Birthday to Lillian Maher.
Councillors Sullivan and Toomey

43. Happy 85th Birthday to Mary McMorrow.
Councillor Sullivan

44. Resolution on the retirement of Frank Moore from Harvard University.
Councillor Sullivan and entire membership

45. Condolences to the family of Henry Nherisson.
Councillor Davis and entire membership

46. Thank the organizers, presenters and dances of the Asian Pacific Diversity celebration.
Councillor Davis

47. Appreciation to Robert Stevens, Public Works, Police, Fire, Traffic, Parking and Transportation,
Cable TV and the CRLS Music Departments.
Councillor Toomey
48. Congratulations to the Cambridge Economic Opportunity Committee on their thirty-five years
of community action.
Mayor Galluccio
49. The Eighth Annual Cambridge First Day will be held at MIT on
June 6th at 11:00 AM and congratulate the honorees.
Mayor Galluccio
50. The Community Learning Center will hold its graduation at the Morse School on June
22nd at 7:30 PM
and extend best wishes to all the graduates.
Mayor Galluccio
51. The kick-off of "Kids Need A Chance Campaign" mentoring program for Cambridge
youth will be held on
June 19th at the Charles Hotel, Harvard Square.
Mayor Galluccio
52. The Grand Opening of Jasper White's Summer Shack at 149 Alewife Brook Parkway will
take place on June 5th.
Mayor Galluccio
53. The YWCA of Cambridge will hold its second annual fundraiser on June 17th and this
year the theme is
The Great Gatsby and The Harlem Renaissance.
Mayor Galluccio
54. The Cambridge Housing Authority's Work Force Program will hold its Sixteenth Annual
Awards Ceremony on June 7th from 6:00 to 9:00 PM at the YWCA at 7 Temple Street.
Mayor Galluccio

55. Cambridge Rindge and Latin School will hold its Annual Athletic Awards Presentation on June 5th from 6:00 to 8:00 PM.

Mayor Galluccio

56. Join the North Cambridge Crime Task Force on June 14th for a "Walk for Public Safety."

Mayor Galluccio

57. Thank the many volunteers of the Foster Grandparent Program who is celebrating its 35th Anniversary.

Mayor Galluccio

58. Best wishes to the CRLS Boys Volleyball Team in the upcoming State Tournament and congratulations on their undefeated 2000 regular season.

Mayor Galluccio

59. Resolution on the death of Joanne Clark.

Mayor Galluccio and entire membership

60. Resolution on the death of Josephine Cooper.

Councillor Sullivan and entire membership

61. Resolution on the death of Barbara Washington.

Vice Mayor Maher and entire membership

62. Congratulate Jada Simmons on her accomplishments and best wishes on a successful teaching career.

Mayor Galluccio

63. Congratulations to all graduates of the CRLS Class of 2000, new leaders for the New Millennium.

Councillor Reeves

64. Prepare a resolution on the death of Kenneth "Baker" Johnson.

Councillor Reeves and entire membership

65. The Tenth Annual Lesbian, Gay, Bisexual and Transgender Pride Day Celebration community breakfast and awards ceremony will take place at Cambridge City Hall on June 10th.

Mayor Galluccio

66. Wish a speedy recovery to Leonora Cappucci.

Councillor Toomey

67. Urge Cantabrigians to be cognizant of the performance of HOMEWARD BOUND, a play about Domestic Violence, on June 2nd at 8:00PM and June 4th at 3:00 PM and 7:00 PM at the Community Church of Boston, 565 Boylston Street, Boston.

Councillor Sullivan

68. Resolution on the death of Manuel Sousa Braga.

Councillor Toomey and entire membership

CONSENT ORDER LIST FOR CITY COUNCIL MEETING OF MONDAY, JUNE 5, 2000

1. Permanently repair the sprinkler system and include a push button for the sprinkler at the tot lot adjacent to the Kennedy School.

Councillor Toomey

2. Challenge the issuance of any building permits and/or zoning relief regarding Harvard University's construction of a 21-story tower on the River.

Councillor Sullivan

3. Secure from Harvard University an updated list of all property currently held by Harvard, the names under which the property's legal title is held and all Cambridge property in which Harvard owns some partial interest.

Councillor Sullivan

4. Provide the City/MDC's plan regarding active and passive recreational space or use at Magazine Beach.
Councillor Sullivan
5. Report on any action take on open space or any issues related to the "geese meadow."
Councillor Sullivan
6. Status of the planned improvements to Cambridge Street.
Councillors Born and Davis
7. Oppose the two statewide tax cuts, which will be on the ballot in November 2000.
Councillors Born, Decker and Braude
8. Support activities celebrating immigrants' contributions to the Commonwealth of Massachusetts and the United States of America.
Councillor Decker
9. Prepare an alternate version of the proposed Harvard Square Historic District ordinance using the neighborhood conservation district model.
Councillor Born
10. Develop the capability of allowing certain municipal taxes, fees and fines and ordering vital documents and filing permits from the City's web site beginning July 1, 2001.
Councillor Toomey
11. Urge the Massachusetts legislature to pass the Community Preservation Act, which provides localities with the means to protects open space and historic locations, and build affordable housing.
Councillor Davis
12. Investigate the ownership of the property on Broadway in Kendall Square and take appropriate steps to ensure that the fence is replaced.
Vice Mayor Maher
13. Forward an evaluation of the newsbox ordinance to the City Council.
Councillor Davis

14. Ensure the safety of bus passengers at the Mount Auburn Street bus stop in front of the Harvard Square post office by reconfiguring the sidewalk furniture, newsboxes and if possible allow for a bench.

Councillor Davis

15. Produce an informational pamphlet regarding the reduction of stormwater runoff that can be used by commercial and residential property owners.

Councillor Davis

16. Report on permitting requirements for Harvard graduate student housing complex.

Councillor Davis

17. Transmit to the School Committee and the Arts Council recommendations of the panelists from the Asian Pacific celebration.

Councillor Davis

18. City Manager to transmit a letter urging the state legislature to permit 25 miles per hour on city streets.

Councillor Davis

19. City Council to transmit a letter to the state legislature to permit 25 miles per hour on city streets if the city or town so chooses in the interest of safety.

Councillor Davis

20. Draft an ordinance requiring developers of contaminated sites to post a sign notifying passers that the site is contaminated.

Councillor Toomey

21. Report on available building space for the Community Learning Center and the cost of moving the school and renovations.

Councillor Decker

22. Devise a program, which would give notice to affected parties before a business closes or moves out of Cambridge.

Councillor Braude

23. Report on the possibility of locating a new baseball stadium at the North Point section of Cambridge, and involve the neighborhood in any considerations of such location.

Councillor Toomey

24. Provide comparable projections of the impacts of reductions in permitted commercial zoning densities relative to a continuation of current policies on traffic and level of congestion on city streets.

Councillor Braude

25. Determine the feasibility of converting the rail track area from Gore Street to the new AMGEN building to a park similar to Linear Park.

Councillor Davis

26. Prepare a reception for June 12th to recognize a group of Area IV college students who are recipients of recently established Area IV scholarship fund.

Councillor Reeves

27. Provide information regarding the City's power to declare a building moratorium in specified area of the city pending discussions about zoning and traffic impacts on large scale billing projects.

Councillor Reeves

28. Designate a suitable location near Alpine Street to honor the late Ben S. Bartie, Sr.

Councillor Reeves

29. Determine if persons who have moved from the YMCA and were participants in Community Development Department's governed programs are entitled to be paid relocation funds.

Councillor Reeves

30. Schedule a mid-August meeting for a site selection of the library.

Councillor Sullivan

**COMMITTEE REPORTS
FOR THE CITY COUNCIL MEETING OF MONDAY,
JUNE 5, 2000**

1. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Government Operations, Rules and Claims Committee, for a public meeting held on May 2, 2000, for the purpose of considering the staffing and other administrative needs of the City Council.
2. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Vice Mayor David P. Maher and Councillor Kathleen L. Born, Co-Chairs of the Ordinance Committee, for a public hearing held on May 10, 2000, for the purpose of considering the petition of Ralph Yoder, et al. to rezone as open space an area adjacent to the MDC Reservation at Alewife now zoned 0-2.
3. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Vice Mayor David P. Maher and Councillor Kathleen L. Born, Co-Chairs of the Ordinance Committee, for a public hearing held on May 10, 2000, for the purpose of considering a petition filed by Ann M. Tennis, et al. to establish a Parkway Overlay District.
4. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Vice Mayor David P. Maher and Councillor Kathleen L. Born, Co-Chairs of the Ordinance Committee, for a public hearing held on May 10, 2000, for the purpose of considering a petition filed by Barbara Broussard, et al. to amend the Zoning Ordinance to rezone an area of land bounded by Bent, Third and Binney Streets from Industry B-1 to Industry A-1.
5. A communication was received from Donna P. Lopez, Deputy City Clerk, transmitting a report from Councillor Henrietta Davis, Chair of the Health and Environment Committee, for a public hearing held on May 11, 2000, for the purpose of discussing the Public Health Assessment.
6. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Housing Committee, for a public hearing held on May 16, 2000, for the purpose of discussing a report on the City's current "linkage" program which requires the developers of commercial building projects to provide funds to the Affordable Housing Trust for new affordable housing.
7. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Housing Committee, for a public meeting held on May 16, 2000, for the purpose of hearing the concerns, opinions and suggestions of Cambridge residents regarding housing issues, housing goals, which housing programs are successful and which need improvements.
8. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Government Operations, Rules and Claims Committee, for a public meeting held on May 17, 2000, to discuss the creation of a "welcome-wagon" to greet new residents, a unified public information program, "one-

stop" customer service and public access to the Hansen complaint system.

9. A communication was received from D. Margaret Drury, City Clerk, transmitting a report from Councillor Jim Braude, Chair of the Government Operations, Rules and Claims Committee, for a public hearing held on May 25, 2000, for the purpose of reviewing and making recommendations regarding claims filed against the City by members of the public.

In City Council June 5, 2000

**GOVERNMENT OPERATIONS, RULES
AND CLAIMS COMMITTEE MEMBERS**

Councillor Jim Braude, Chair

Councillor Henrietta Davis

Vice Mayor David P. Maher

Councillor Michael A. Sullivan

Councillor Timothy J. Toomey, Jr.

The Government Operations, Rules and Claims Committee held a public hearing on May 2, 2000, beginning at 4:10 P.M. in the Ackermann Room for the purpose of considering the staffing and other administrative needs of the City Council.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Mayor Anthony D. Galluccio, Vice Mayor David P. Maher, Councillor Kathleen L. Born, Councillor Henrietta Davis, Councillor Marjorie C. Decker, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury. Also present were Robert W. Healy, City Manager, Richard Rossi, Deputy City Manager, Donna Lopez, Deputy City Clerk and Sandra Albano, Assistant to the City Council.

Councillor Braude convened the hearing and explained the purpose. He invited City Manager Healy to summarize his February 14, 2000 memo to the City Council in which he provided cost analyses of three different models for staff assistance to the City Council (Attachment A). Mr. Healy explained the three options. Mr. Healy also outlined his concerns about Council assistants giving directions to the City staff.

Councillor Braude said that the problem seems fairly similar to the City Councillors making the same phone calls themselves. The critical issue is job description. The terms of employment and the parameters must be clear. Mr. Healy agreed that his major concern is a very clear line as to what these staff could do or not do.

Councillor Davis said that her concern is more support for committees. Richard Rossi said that if a councillor has a committee meeting, asks the City Manager to send staff to the meeting and then request that the staff do some research for this committee, that staff person has been taken away from her or his regular, fully scheduled tasks.

Councillor Davis said that there is not now even the capacity to do basic research on how other

communities handle these issues. She would also use more staff time to set up mailing lists and to do outreach for committee topics and meetings.

Councillor Sullivan said that there needs to be an assessment of what the City Council has for staff resources. He is concerned that staff will create even more work for councillors. He still must maintain contact with his constituents; anything that buffers those contacts would not be useful. Councillor Sullivan said that to date, the City Manager's staff has responded adequately to his requests for assistance.

Councillor Braude raised the issue of lawyering. The City's legal staff is very talented and hardworking, but there is a healthy tension between the legislative and the executive branches of Cambridge government. He asked Mr. Healy and Mr. Rossi for their comments. Mr. Rossi said that currently the City Manager is legally responsible for the City's actions in the end. Mr. Healy said that he believes that there is a legal issue under the charter.

Councillor Braude said that the Law Department and other City staff have provided anything that he has asked for in the last few months. But he knows from his twenty-five years of experience that he would be more effective if he had staff. Mr. Healy said that this is really the way this form of government is intended to operate. Individual City Councillors do not have strong power; the City Council as a body does.

Councillor Born stated that additional and individual contact with a City Council lawyer could be helpful, for example, in the area of zoning.

Councillor Davis noted the usefulness of informal roundtables with staff, like those Councillor Sullivan had a couple of years ago prior to budget hearings.

Councillor Born said that when she first requested information that led to this meeting, information about staff for the City Council, she was neither for nor against, but she knew many members of the City Council were interested in getting staff.

In response to a question from Councillor Braude, Mr. Healy said that his concern is both the nature of the interaction with his staff and the time constraints on the administrative staff.

Councillor Born said that her assumption is that staff would abide by the same pathways that are required for the City Council.

Councillor Braude then invited public comment.

John Gintell, 9 West Street, stated that he is opposed to staff. The question of what the staff is going to really do has not been answered. Councillors have to do their own research; there is enough administrative help. He suggested that City Council members take notes for a month on what they would want assigned if they had staff. There is also a question of who would supervise them. Cost is also a problem. Already there are two City Council staff, four to five Mayoral staff, some of the Clerk's Office staff – that adds up to over \$1 million. He said that he believes it would also be a problem at election time.

Robert Winters, Broadway, stated that he agrees with Mr. Gintell's comments. He also sees the Mayoral staff and the Clerk's Office as providing support for the City Council. He doesn't agree with the idea of staff for the Mayor. He completely disagrees with individual staff. He is very concerned about problems of separating the political and governmental work, especially at election time.

Councillor Braude invited suggestions on how the City Council can go about assessing the need for staff.

Councillor Sullivan said that there should be conversations with the Clerk's Office and the City Council employees.

Councillor Davis said that she would like to have more administrative assistance with paper work. She added that she does not think the Council Office needs another person with the qualifications of Sandra or Mary, but it would be useful to have someone to answer the telephone to free up Sandra and Mary. The telephone in the Council Office rings constantly.

Councillor Decker said that she worked as a legislative aide for a representative in state government. It is clear to her that the City Council needs staff. This is a "no brainer." Staff will help the City Council be more effective.

Mayor Anthony Galluccio stated that he has done the job while holding other full time and part time jobs and while going to school, and in all situations he has felt that he could have done a better job with staff. Constituents will not deal with a staff person unless they get to know that person as staff to "their" councillor. Staff is also needed to keep the City Councillors from becoming just independently wealthy persons who do not need to hold another job to earn their living. At an appropriate salary, the job will attract appropriate candidates. He added that space is an issue. He has concerns about either part time or full time staff without appropriate space. The Council should deal with the space issue first, but he is committed to full time staff for each person.

Councillor Timothy Toomey stated that he would support individual part time staff for each person and that full time staff would be better. He said that issues about supervision and election time problems are red herrings. The City Councillors have been elected by the people to make responsible decisions and take responsible action, and they can clearly make responsible decisions about what activities they assign to staff.

Councillor Kenneth Reeves said that he can see two sides. On the one hand, City Councillors are paid to do a job and they can just do it. However, there is no way he can be as effective as someone with staff. It means he has to pare down the job from what he would want to do.

Councillor Braude said that the City Council does not communicate well with the public about the sheer volume of the communication required.

Vice Mayor David Maher said that his is still slightly undecided. Sandra and Mary are a huge

help; but he has to refrain from making additional requests to not overburden them. He said that if he were Richard Rossi or Robert Healy, he would be concerned about going from nine to eighteen demanding people.

Councillor Sullivan asked for an update on the space issue. Mr. Rossi said that the space plan has always been eight individual offices for members of the City Council and a place for Sandra and Mary. To add additional staff offices to this plan would mean that some department would have to leave the building. They looked at using the Assessor's Office or the Credit Union/Retirement Office, or using the fourth floor attic space to create the City Council space.

Councillor Born stated that this is another reason for a facilities plan, but she doesn't want to use the space issue as a red herring to put off discussion of the staff issue. She said that because they are employees rather than self-employed persons, members of the City Council could not deduct costs of paying staff if they chose to hire and pay staff themselves. They would have to pay with after-tax dollars. She suggested increasing the salary of the City Council members and letting them choose whether to use the increase to pay staff.

Councillor Davis said that she sees an advantage of having staff supervised in the Clerk's Office and the Council Office. She gave an example of the kind of issue she cannot get to – support for the Pearl Street victims.

Councillor Reeves said that when he first came here, the salary was \$30,000 and he spent \$20,000 to hire someone. He could also use the flexibility of someone who could work later than 5:00 o'clock. People do not understand what City Councillors do. With computerization, the space issue is not as important. He suggested part-time staff for each individual member of the City Council.

Councillor Braude said that everyone he has talked to has said it will be very difficult to find the right kind of staff for nineteen hours a week. The City Council needs to look at this issue institutionally.

Councillor Born noted that the City Council is elected to be the policymakers, not to get potholes fixed.

Councillor Reeves said that there is a very serious policy role that the City Council could be playing, but as long as councillors are always trying to catch up on returning phone calls, they are not going to get there.

Councillor Braude suggested holding the issue in committee and authorizing the chair to have individual conversations with staff and the individual members of the City Councillors and to bring back a draft recommendation to the committee in two weeks or so, based on the input from these individual meetings. All committee members present agreed on this plan. It was further agreed that this will be discussed again at 4:00 to 5:30 on May 25th.

Councillor Braude thanked those present for their attendance.

The meeting was adjourned at 5:50 p.m.

For the Committee,

Councillor Jim Braude, Chair

In City Council June 5, 2000

ORDINANCE COMMITTEE MEMBERS

Councillor Kathleen L. Born, Co-Chair

Vice Mayor David P. Maher, Co-Chair

Councillor Jim Braude

Councillor Henrietta Davis

Councillor Marjorie C. Decker

Councillor Kenneth E. Reeves

Councillor Michael A. Sullivan

Councillor Timothy J. Toomey, Jr.

Mayor Anthony D. Galluccio

The Ordinance Committee held a public hearing on May 10, 2000, beginning at 4:48 P.M. in the Sullivan Chamber for the purpose of considering the petition of Ralph Yoder, et al. to rezone as open space an area adjacent to the MDC Reservation at Alewife now zoned 0-2.

Present at the hearing were Vice Mayor David P. Maher and Councillor Kathleen L. Born, Co-Chairs of the Committee, Mayor Anthony D. Galluccio, Councillor Jim Braude, Councillor Henrietta Davis, Councillor Marjorie C. Decker, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury. Also present were Lester Barber, Director of Zoning and Land Use Planning for the Community Development Department (CDD), Roger Boothe, Director of Urban Design for CDD and Donald Drisdell, Deputy City Solicitor.

Councillor Born convened the hearing and explained the purpose. She invited a presentation by the proponents of the petition.

Sheila Cook, 34 Follen Street, Secretary of the Alewife Coalition, began the presentation. She submitted a packet of written information (**ATTACHMENT A**). Ms. Cook began with a statement of the reasons for the petition: (1) to protect the Alewife Reservation and its wildlife; (2) to limit neighborhood flooding, and (3) to keep the already-gridlocked area traffic from getting worse. Ms. Cook stated that the current zoning with an allowed height of 85 feet would allow a possible build out of over four million square feet.

Ralph Yoder, 364 Rindge Avenue, continued with a description of the Alewife Reservation area. It is one of the oldest and most studied urban natural history areas in the country. Alewife (the fish) are still a significant presence as are great blue herons and heron roosts. It is a mating ritual area for the American Woodcock and significant habitat of birds of prey.

Mr. Yoder displayed some pictures of the reservation area, Little Pond, Perch Pond, culverts up from the Fresh Pond area – the source of the Alewife Brook, and stressed the importance of protection of this wildlife habitat. The pictures are outside the area to be rezoned.

Lewis Weitzman, 124 Montgomery Street, stated that it is really extraordinary that such an area still exists in Cambridge. If Cambridge does not act quickly, it will be lost. Under the Yoder proposal there can still be 1.3 million square feet of additional development, 2.5 times the current development. He said that protection of Cambridge's beautiful areas increases the value of Cambridge to businesses.

Councillor Born invited questions from members of the committee.

Councillor Henrietta Davis asked for a description of what land is being proposed as open space. Mr. Les Barber demonstrated it on the map. Ms. Cook stated that the present owners want to build housing on wetland areas.

Councillor Davis asked whether unbuildable wetlands can be counted as FAR for purposes of the allowed density. Mr. Barber answered in the affirmative. Councillor Davis said that not all Massachusetts towns and cities provide for this.

Councillor Michael A. Sullivan asked what are the permissible uses in the MDC lot. Mr. Yoder read the list of allowed uses for open space zones from the Zoning Ordinance. Permissible uses include libraries, municipal service facilities, commercial recreation, halls for public gathering, all by special permit.

Mr. Barber noted that the MDC is not subject to Cambridge Zoning regulation. Councillor Sullivan asked if the MDC could build a building and then sell it to private owners. Mr. Barber stated that the answer to that question is not clear.

Councillor Marjorie C. Decker said that she would not like to limit the possibility of appropriate housing.

Mr. Yoder said that the spot where housing is being proposed is one of the most sensitive areas. Ms. Cook added that all the traffic from the proposed housing area would have to come out onto Route 2.

Mr. Weitzman said that there is not unanimity among the petitioners about what should happen; but all agree that what is currently allowed is not appropriate.

Councillor Kenneth E. Reeves asked whether there are any citywide impacts from this petition.

Ms. Cook stated that there would be a change in all open space.

Councillor Born asked for a further explanation from Mr. Barber. Mr. Barber said that the part of the petition that amends the FAR of all open space districts is a citywide provision. For example, the rear part of the Fitzgerald school lot is zoned open space, which already has a low FAR. If

that is lowered enough, it lowers the potential development on the school lot; it could mean a variance could be required for an addition onto the school.

Councillor Reeves asked what it would do to the Tobin School, and the Maynard Fletcher School.

Councillor Sullivan asked if it could affect changing spaces near playing fields. Mr. Barber stated that he suspects it would not affect small structures in large areas of open space.

Vice Mayor David Maher asked about the negotiations with the MDC regarding the parking lot.

Julia Bowdoin, Director of the Conservation Commission, said that the most recent MDC decision that she is aware of is the MDC's vote to issue a permit to allow the new owner to continue to use it as a parking lot. The permit for the parking lot is a one-year permit, renewable for up to five years.

Ms. Bowdoin said that virtually all of the subject area is wetlands so it is subject to the restrictions of the Wetlands Protection Act.

Councillor Davis said that the result is that the allowable FAR is generated by the whole area but since a large part of the area is unbuildable, all of the development will be squeezed into a small area, so it will be much denser than one would ordinarily see in a district zoned thusly.

Councillor Born asked for an explanation of flood plain restrictions. Ms. Bowdoin stated that a developer is required to recreate the same amount of flood storage area removed by the development.

Councillor Born asked how this compensation could occur. Ms. Bowdoin explained that a developer can reshape the area by digging out another area.

Councillor Born requested Donald Drisdell's reaction to a letter from O'Neil Properties, one of the owners, stating that the owners did not receive notice of the Planning Board and Ordinance Committee hearings and thus they should be rescheduled.

Mr. Drisdell stated that the only legal notice required is the notice published in the newspaper and posted at City Hall. There is a Council policy that provides for notice to owners and abutters to be sent to the owner of record in the Assessors' files. That was done. He also noted that the Planning Board has held the record open for additional written testimony.

Councillor Born then invited public comment in support.

Roger Frymire, 22 Fairmont Avenue, stated that this region is getting special attention from the other bordering cities. Belmont has passed a one-year moratorium. Arlington currently has a warrant article to look into purchasing the Lugar site. He suggested getting all three municipalities together for some planning. Mr. Frymire then stated his concern with the health issues connected with flooding. The fill from previous development will continue to occasion

problems of sewer overflow into the streams and floodplains. He urged conservation of the area for wild life and submitted historic maps and other documents for the record (**ATTACHMENT B**).

Sue Bass, 530 Concord Avenue, Belmont, town meeting member in Belmont, described the actions Belmont has taken. Belmont passed a moratorium on development of the Belmont area of approximately 12 acres of wetlands zoned for one and two family houses in small lots. They are hoping for a very limited area of development, probably not housing, something with a smaller footprint and less impact. The moratorium is for a year and was enacted at the end of April.

Vince Dixon, Harvard Street, spoke in support of the petition. It will strengthen a conservation area. The petition area is not a good place for housing. It already provides a type of housing - wildlife housing.

Eli Yarden, 143 Pleasant Street, spoke in support of the petition. Building in flood plains is very destructive of human and natural habitat.

John Moot, 44 Coolidge Hill Road, spoke in support of the petition on behalf of the Association of Cambridge Neighborhoods. This area is the gateway to the city and deserves a better image. Also, Alewife Brook is an extremely important link to the Mystic River and Lakes system. He submitted a letter to the Ordinance Committee. (**ATTACHMENT C**).

Stash Horowitz, 12 Florence Street, spoke in support of the petition. He noted this all began when the MDC tried to renew the parking lot permit with no public notice. He emphasized the problem of inappropriate development on the area, particularly the existence of sewage spills and other toxic materials. The City has done many prior studies suggesting preservation of the area. The site is overzoned. Mr. Horowitz added that housing on the Martignetti site would be a good entrance to the City. He also noted support for the Broussard petition.

Peter Cignetti, Theriault Court, spoke in support of the petition and noted the flood plain issues. The sewers and the water system need attention. Affordable housing attention in this area should be focused on maintaining the existing expiring use housing.

Kathy Erit, 32 Normandy Avenue, stated that her residence abuts Blair Pond, owned by the MDC. She described the process that this neighborhood has gone through to protect this area. The amount of development should be decided based on projected revenue needs and targets for affordable housing.

Councillor Born then invited comments in opposition.

Rich McKinnon, 39 Lee Street, stated that he is a developer working with the Martignetti family to redevelop the site of the former establishment "Faces.". Their intention is to develop housing of 130-160 units, 20-25% affordable, about 30-40 units of affordable housing. Good development can take place adjacent to important public spaces and each can help the other.

Steve Corridan, 5 Mystic Avenue, Winchester, one of the principals in O'Neil Properties, owner

of the majority of the land. O'Neil Properties has been trying to work cooperatively with neighbors/residents in Belmont and Cambridge. He feels somewhat let down because he has tried to work cooperatively. Limiting heights is not the best way to go; it results in horizontal spread and additional footprint area. It also immediately puts his site into nonconformance with regard to parking requirements; about 80 new parking spaces over what is there now would be needed under 0-1 zoning. That could force ADL out of Cambridge. ADL has just signed a 10 year lease to remain. He detailed the other problems with a nonconforming building, for example, difficulty of obtaining financing, etc. Rezoning is not necessary to accomplish the petitioners' goals.

Bud Shadrawy, Attorney, 15 Broad Street, stated that he is representing Martignetti Brothers Realty Trust. He spoke in opposition to the petition and submitted written testimony. **(ATTACHMENT D)**. The petition tries to paint with a broad brush remedies for a much more specific, narrower problem. There are 30 open space districts in Cambridge that this petition will affect.

Anthony Martignetti, 65 Myopia Road, Winchester, spoke in opposition. He is most interested in Part B.0.2. of the petition which will rezone his property. He described the community activities, the tax revenue and good community relations of Martignetti. The Yoder petition would be devastating. It would cut the property value in half. There are no wetlands on Martignetti property, which is located up by the highway.

Councillor Davis stated that she would be interested in more information and made the following motion.

ORDERED: That the City Manager be and hereby is requested to direct appropriate staff to create an opportunity to meet with Belmont and Arlington for cooperative planning; and be it further

ORDERED: That the City Council receive a complete analysis and report on the development potential of the site under existing and proposed zoning.

The motion passed without objection on a voice vote.

Councillor Born entered two letters into the record, a letter from Representative Alice Wolf in support of the petition **(ATTACHMENT E)**, and on a letter from FOR Mike Nakagama, 51 Madison Street **(ATTACHMENT F)**.

Councillor Decker asked Mr. Martignetti why it has taken so long to get a plan to develop the site which has been an eyesore for years. Mr. Martignetti said that the time is right with regard to their business plans, the market and the Yoder petition.

Vice Mayor Maher asked Mr. Martignetti whether he would see the development of this land as a joint venture between the two

present owners. Mr. Martignetti said that he has never had this discussion but it could be an interesting discussion.

Vice Mayor Maher asked about plans for the bowling alley and the hotel. Mr. Martignetti said that they are not part of the current development plans.

Councillor Sullivan made a motion to refer the petition to the full City Council and also that the City Manager be requested to confer with the Community Development Department to report the following information to the City Council:

FAR and height as they relate to ability to preserve as much open space as possible.

Information about the parking issue – what effect would downzoning have on ADL and the existing business.

What is the citywide effect of the petition and what would be the legal effect if it just focused on this area.

What is the potential for housing and affordable housing in this area.

Review of Martignetti's spot zoning issue.

The motion passed without objection on a voice vote.

Mayor Galluccio submitted a copy of a letter that he submitted to the Planning Board (**ATTACHMENT G**) and urged the Law Department to pay close attention to both legal issues raised. He stated that he sees the Faces site as the site where there is the best potential for housing. It would be an excellent gateway use. Mayor Galluccio emphasized that his interest in protecting this area and his sympathy with the petitioners' goals to get the parking lot back for natural uses and to protect the area in general.

Councillor Born urged the petitioners and owner to meet together and talk.

The Co-Chairs thanked all thanked those present for their participation. The hearing was adjourned at 8:00 p.m..

For the Committee,

Vice Mayor David P. Maher, Co-Chair

Councillor Kathleen L. Born, Chair

In City Council June 5, 2000

ORDINANCE COMMITTEE MEMBERS

Councillor Kathleen L. Born, Co-Chair

Vice Mayor David P. Maher, Co-Chair

Councillor Jim Braude

Councillor Henrietta Davis

Councillor Marjorie C. Decker

Councillor Kenneth E. Reeves

Councillor Michael A. Sullivan

Councillor Timothy J. Toomey, Jr.

Mayor Anthony D. Galluccio

The Ordinance Committee held a public hearing on May 10, 2000, beginning at 8:05 P.M. in the Sullivan Chamber for the purpose of considering a petition filed by Ann M. Tennis, et al. to amend the zoning.

Present at the hearing were Vice Mayor David P. Maher and Councillor Kathleen L. Born, Co-Chairs of the Committee, Mayor Anthony D. Galluccio, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury.

Vice Mayor Maher convened the hearing and explained the purpose. He invited the petitioners to present the petition.

Natalie Graham, 67 Griswold Street, presented the petition on behalf of the Cambridge Highlands Neighborhood Association. She explained that the Association was requested to consider an 85 foot apartment building at the Fusilli site. At that time they discovered that an 85 foot office building could be built as-of-right on the site. Ms. Graham said that this is not an anti-development proposal. This petition attempts to strike a balance. She noted the importance of Concord Avenue as a gateway to the city, and the problems of traffic gridlock on Concord Avenue.

Vice Mayor Maher then invited questions from members of the Committee.

Councillor Kathleen L. Born asked if the petition would reduce the allowed floor area ratio (FAR) as well as height. Ms. Graham responded in the negative. Councillor Born asked how far back from Concord Avenue the height limit would extend. Ms. Graham said it would extend 200 feet from the center line of Concord Avenue.

Vice Mayor Maher then invited public testimony in support of the petition.

John Forster, 777 Concord Avenue, residential address in Belmont, spoke in support of the petition. He stated that he is one of the property owners of 777 Concord Avenue. He displayed a series of photographs, all to the same scale. He noted that the majority of the current buildings are relatively modest. Even with the proposed zoning change, a lot of development is possible. The proposed 35 foot height limit is appropriate. It allows for three floors. This is a modest limitation.

Katherine Erit, Normandy Avenue, stated that she supports the petition. Traffic is the issue that concerns her the most. Her second concern is an aesthetic concern. Eighty-five foot buildings will not fit into the overall characteristic of this area.

Rob Barber, 25 Arlington Street, parent of a child at the Fayerweather School, stated that he is here as a part of the school community and also representing Susan Hoover, head of the Fayerweather School, to express the school's support for the petition. This is a reasonable proposal.

Vice Mayor Maher then invited testimony in opposition.

Alexander Adams, attorney, 97 Concord Avenue, stated that he represents the owners of 775 Concord Avenue. There is a group of individuals who are looking to purchase this site. The present owners think that 85 feet is too high but that a 35 foot height limit is not appropriate. The owners are in the process of meeting with the neighbors. They are not totally opposed, but they do not support the current proposal.

Carol Spinelli Hickey, 25 Moulton Street, stated that she represents the Spinelli family, who have had a presence in the Alewife area for many years. The 35 foot height is not enough; it will only allow two stories of quality building which really requires 13 feet per floor. She said that she agrees that 85 feet is too high. She suggests a 55 foot limit with a setback and something other than 20,000 square feet as the trigger point that would require a special permit. She asked whether a special permit would be required to renovate a 21,000 square foot building and said that 45,000 square feet would be a more reasonable point to start the requirement for a special permit.

Councillor Michael A. Sullivan said that it is his understanding that discussions are taking place between residents and property owners. He hopes that these discussions will continue.

Councillor Sullivan moved that the petition be referred to the full City Council without a recommendation but that the Ordinance Committee maintain jurisdiction for further meetings on the matter if necessary.

The motion passed on a voice vote without objection.

Mayor Galluccio stated that he sent a letter to the Planning Board which he will submit for the record (**ATTACHMENT A**). The present height allowed is too much; he is not sure exactly what the right number is, but he is confident that the neighbors and the property owners can

reach a mutually satisfactory resolution.

Vice Mayor Maher stated that this is the beginning of the dialogue. The Co-Chairs of the Ordinance Committee will do all possible to assist this dialogue.

The Co-Chairs thanked all those present for their participation. The meeting adjourned at 9:45 P.M.

For the Committee,

Vice Mayor David P. Maher, Co-Chair

Councillor Kathleen L. Born, Chair

In City Council June 5, 2000

ORDINANCE COMMITTEE MEMBERS

*Councillor Kathleen L. Born, Co-Chair
Vice Mayor David P. Maher, Co-Chair
Councillor Jim Braude
Councillor Henrietta Davis
Councillor Marjorie C. Decker
Councillor Kenneth E. Reeves
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.
Mayor Anthony D. Galluccio*

The Ordinance Committee held a public hearing on May 10, 2000, beginning at 8:50 P.M. in the Sullivan Chamber for the purpose of considering a petition filed by Barbara Broussard, et al. to amend the Zoning Ordinance to rezone an area of land bounded by Bent, Third and Binney Streets from Industry B-1 to Industry A-1.

Present at the hearing were Councillor Kathleen L. Born, Vice Mayor David P. Maher, Co-Chairs of the Committee, Councillor Michael A. Sullivan, Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury.

Vice Mayor Maher convened the hearing and explained the purpose. He invited the petitioners to make a presentation.

Barbara Broussard, 128 Third Street, Secretary for the East Cambridge Planning Team, described their concern for the area. The area is presently zoned IB-1. Most of the buildings along Binney Street are quite low and provide a transition between the high office buildings and the neighborhood. However, this area, with its Industry B zoning, does not provide any zoning protection for a transition. She said that the neighborhood does not need more

telecommunications industry. It needs life and housing. It is dangerous to walk through a street lined with empty buildings.

Councillor Michael A. Sullivan asked about the boundaries that are proposed to be rezoned.

Carol Bellew, 257 Charles Street, stated that most of the houses in the neighborhood are one and two stories, with a maximum of three stories. The telecom buildings are 70 feet plus 20 feet allowed for HVAC systems. The area behind the 1A-1 buffer, which is only one-half of a block long is IB-1, and allows 70 feet plus 20 feet for HVAC with an FAR of 3.0. The 1A-1 zoning provides for a 45 foot height limit and 1.25 FAR. The neighborhood is suffering. Big buildings with telecom uses create "black holes" with no activity, no life. Ms. Bellew said that the petitioners understand that the East Cambridge Study Committee has been formed but study committees don't make policy. She explained that the proposal is aiming for more of a wholeness in this area, with a transition from the huge development on the other side of Binney Street.

Councillor Born asked how many separate property owners owned parcels of land involved in this petition. Her worry is that the petition may be too late if all of the owners of the affected land already have the permits they need to develop the area under IB zoning. Ms. Broussard said that the permitted property is between Sixth and Fulkerson Streets, the area past Sixth Street needs protection. All of the rest of the area is already IA-1. There are houses on Sixth Street just one-half of a block from the IB-2 zone.

Ms. Broussard stated that buildings built to the allowed height of a 1B-1 district will also cast a large shadow on the nearby playground field.

Vice Mayor Maher then invited public testimony in support.

Vince Dixon, 287 Harvard Street, spoke in support of the petition. It would strengthen the Larken planning process. There are already enough telecommunications buildings in that area.

Vice Mayor Maher then invited public testimony in opposition.

Charles Adams, 84 State Street, stated that he is an attorney representing Metropolitan Pipe, 303 Binney Street, a plumbing wholesale business owned by the Brown family. Metropolitan Pipe has been in Kendall Square since 1925 and at its present site since 1965. The employees of Metropolitan Pipe include several Cambridge residents. The proposal would make Metropolitan Pipe a nonconforming use. There is already an IA-1 buffer zone all along the neighborhood edge. His client is subject to the three outstanding zoning petitions – that is a hardship. He questioned what effect the change would have on minor renovations of the building.

Councillor Sullivan noted that neither he nor Vice Mayor Maher, nor Councillor Born voted in favor of telecommunications use of the area and asked the petitioner what are the differences in allowed uses for IB-1 and IA-1 zoning. No one present could answer this question, so it was agreed that the Community Development Department (CDD) would be consulted regarding the answer to this question.

Councillor Sullivan moved referral to the full City Council and that the City Council request the City Manager to consult with the Assistant Director of Community Development to provide a delineation of the differences in uses in the two districts. The motion passed on a voice vote without objection.

Councillor Toomey noted that there have been attempts to downzone this area since 1991. He voted for downzoning but there were not seven votes.

The Co-Chairs thanked all those present for their participation. On motion of Councillor Toomey the meeting was adjourned at 9:23 P.M.

For the Committee,

Vice Mayor David P. Maher, Co-Chair

Councillor Kathleen L. Born, Chair

In City Council June 5, 2000

HEALTH AND ENVIRONMENT

Councillor Henrietta Davis, Chair

Councillor Kathleen L. Born

Councillor Jim Braude

The Health and Environment Committee held a public hearing on Thursday, May 11, 2000, beginning at five o'clock and forty-five minutes P.M. in the Sullivan Chamber.

The purpose of the meeting was to discuss the Public Health Assessment.

Present at the hearing were Councillor Henrietta Davis, Chair of the Committee, Councillor Kathleen L. Born, Councillor Jim Braude, Councillor Marjorie Decker,

John O'Brien, Chief Executive Officer of the Public Health Alliance, Joan Marconi, Executive Assistant to the CEO, Harold Cox, Chief Public Health Officer, Sam Lipson, Director of Environmental Health, Carol Cerf, Chair, Cambridge Public Health Subcommittee and Member of the Joint Public Health Board and the Cambridge Health Alliance Joint Hospital Board, Virginia Chomitz, Assistant Director, Health of the City, Lynn Schoeff, Director of Community Health, Jeff Nussbaum, Coordinator, Healthy Homes Project, Dr. Melvin Chalfen, Member Cambridge Health Alliance Joint Hospital Board and Cambridge Public Health Subcommittee, Robin Harris, Member, Cambridge Public Health Subcommittee and Joint Public Health Board, Jill Herold, Assistant City Manager for Human Services and Member of the Cambridge Public Health Subcommittee and Joint Public Health Board, Allyson Doyle, Director, Five City Tobacco Collaborative, Ricki Lacy, Director, Public Health Nursing, Dan Curley, Executive Director, Cambridge Cares About AIDS and Donna P. Lopez, Deputy City Clerk.

Councillor Davis convened the hearing and stated that the Public Health Assessment was presented to the City Council in January. The City Council referred it to this committee for a public hearing and the results of the hearing will be reported to the full City Council.

John O'Brien gave the committee an overview of the Public Health Assessment. The Cambridge Health Alliance, he stated, continues to go through changes and navigate its way through the public health system and to invest in public health improvements. The Alliance currently has 2700 full and part time employees and has an operating budget of \$270 million. The Public Health Alliance staff has been successful in bringing in new resources and grant resources in a health care environment in which hospitals in Massachusetts will continue to close. He requested support from the City Council in the area of advocacy in state government. There is an anticipated \$88 million cut in the uncompensated care pool. In the next two to three years locally and nationally hospitals will be affected by the balanced budget amendment.

Councillor Davis asked Mr. O'Brien for an explanation of the agreement between the City and the Public Health Authority. Mr. O'Brien responded that there is a seven-year agreement between the Cambridge Public Health Authority and the City of Cambridge. The first six years the hospital receives \$7.5 million from the City. During 2002-2003 this sum decreases to \$6.5 million. The tax levy allocation drops in the seven-year period. The allocation from the City goes from 11% to less than 3%. The City of Boston in comparison is spending \$62 million.

Councillor Born inquired about the hospital funding. Mr. O'Brien stated that the hospital has transferred all costs to the Cambridge Health Alliance. Mr. O'Brien stated that the Public Health Alliance is the last publicly owned publicly financed health care system in Massachusetts.

Harold Cox, Chief Public Health Officer, outlined the responsibilities of the Public Health Officer as contained in the organization chart of the Cambridge Public Health Department. **ATTACHMENT A.** The Public Health Officer oversees many functions, he said. He stated that this Public Health Assessment is the fourth edition. The document looks at what has been happening in the six initiative areas. Key substantive areas were reviewed. The document includes geriatric issues in the community, provides information on tobacco control, the public health nursing program, dental health and information on asthma.

The committee heard from Allyson Doyle, Director, Five-City Tobacco Collaborative. She stated that the Collaborative includes the cities of Cambridge, Somerville, Everett, Chelsea and Revere. She stated that most smokers begin to smoke at the age of twelve. Ms. Doyle stated that there are 193 retailers of tobacco products in the city. In 1999 there were 342 educational on-site visits made to the retailers with 190 additional visits made in 2000. Three community-wide retail trainings took place in 1999 and one additional training occurred in 2000, she said. She informed the committee of the amount of compliance checks that occurred in which youth working for the Collaborative attempted to purchase tobacco products, 23 in 1999 and 185 in 2000. She stated that minors were successful in purchasing tobacco products at a rate of 16% in 1998, 9% in 1999 and 6.25% in 2000. She stated that an increase in compliance checks is expected in the future. Ms. Doyle stated that mass mailings to restaurants, visits to restaurants and permits granted by the Cambridge Public Health Department to allow smoking have occurred from June 21, 1999 through January 2, 2000. She stated that since implementation of the most recent amendments to the Smoking Ordinance, Ordinance Number 1225, 80% of Cambridge restaurants are smoke-free. Smoke free restaurants in the city are advertised in local newspapers, she said. There is a proposal for requiring some establishments that have entertainment to be smoke-free. **ATTACHMENT B.**

Ricki Lacy, Director of Public Health Nursing, stated that she works with public health nurses and school nurses. She informed the committee that the Newborn Homevisiting Program is a program that started in North Cambridge. In 1999 the program conducted 84 home visits and in 2000, 57 new families were visited. Computerized data is now received from those families who are visited by nurses in the program. Seventy-three percent of families were reached on the follow-up calls made by the nurses. The program, she stated, is well received by the community. The Public Health Nurses conducted 2,268 visits in the TB Clinic, she said. The languages of Creole, Portuguese and Spanish are utilized in the clinics, she said. Patients and health care providers, she said, are contacted regarding communicable diseases. The Public Health Nurses distributed 7,400 doses of flu vaccines. During the 1998-1999 school year there were 69,000 visits to the school nurse's office, she said. She stated that the initiative last year was to have all children who enter kindergarten to be immunized. **ATTACHMENT C.**

Lynn Schoeff, Director of Community Health, informed the committee about the Children's Dental Project. In 1994-1995 a baseline study was done on the dental health of children. Forty-four percent of grade one students had cavities with thirty percent of the cavities not treated. This study, she said, found that existing treatment services were inadequate to service the needs of the youth of the city. Funding for the Children's Dental Project is received from the Bullock Fund. In the fall of 1997 the Children's Dental Health Project began. It initially screened 3,000 children. In July 1999, a new dental clinic was opened at the Windsor Street Health Center, she said. Dental education is provided in the classroom by a dental hygienist, and dental hygienists and dentists conduct screening. A report of the dental screening is done and referral is sent to the parent of the child. The Program Coordinator will contact the parents of the children who require urgent care. The program showed that 51% of children screened needed no treatment; 41% had a need for dental care and 7% were in urgent need of dental care. **ATTACHMENT D.**

Jeff Nussbaum, Coordinator, Healthy Homes Program, stated that the program provides free home assessments for families with young children with asthma and provides asthma education to families. He informed the committee that over the last

twenty years asthma rates have risen 70%. In Cambridge seven percent of school children in grades kindergarten through eighth grade have asthma or an asthma related diagnosis. He stated that rodent, or mouse droppings, cockroaches and excessive mold

are all asthma triggers. He stated that the home assessment results indicated that 56% of homes have rodents; 44% of homes have cockroaches; 39% of homes have mold and 33% of homes have broken smoke detectors.

ATTACHMENT E.

Councillor Born asked if there was any attempt to strengthen the Smoking Ordinance. Mr. Cox responded that he wanted to evaluate and assess the current ordinance. There are 84 establishments that allow smoking and over the next year the ordinance will be evaluated. Councillor Born stated that she received a complaint about a coffeehouse that would not allow children in because it wanted to be an establishment that allows smoking. Councillor Davis asked if smoking is permitted in restaurants if there is a ban. Ms. Doyle responded in the negative.

Councillor Braude asked what is done in the kindergarten through grade eight in the schools to educate the children about tobacco. Ms. Lacy responded that education is done in the elementary schools and at the high school. There is a tobacco policy for children who are caught smoking in the school and cessation classes are required. Councillor Braude asked if the data available shows that the number of people who smoke is leveling off. Ms. Doyle responded that Massachusetts is the most aggressive state in advertising the dangers of tobacco. Councillor Braude asked if there is a list of citywide smoke free restaurants. Ms. Doyle responded in the affirmative. Councillor Braude inquired if out-reach is done with these restaurants. Ms. Doyle stated that a smoke free dining guide will be done.

Councillor Davis spoke about the new fluorescent Marlboro signs. She asked if there is any kind of regulations about this type of advertising and who is responsible to enforce the regulation. Ms. Doyle stated that the Inspectional Service Department is the enforcing agent. She works with youth groups and they are going to stores and asking the storeowners to take these signs down. The stores get money to install these signs, she said.

Councillor Born asked what triggers testing for asbestos. Mr. Sam Lipson, Director of Environmental Health, stated that testing is done if the property is covered by the Environmental Protection Agency (EPA) or if it is covered by the city ordinance or the historical use of the property involved asbestos. He informed the committee that the Cornerstone Development volunteered to have the property screened.

Councillor Davis asked about the public health concern of West Nile Fever caused by the geese and crows. Mr. Cox responded that the State Department of Public Health gives an advisory or directive. The State Laboratory works with the community on what it needs to do and the Public Health Department informs the City Manager. Mr. Lipson stated that the state of New York is doing investigation to see if the virus is occurring in the mosquito population. The virus was found in some mosquitos, he said.

Councillor Davis discussed the public health risk to females of the date rape drug, a tasteless, colorless drug that is dumped into a beverage. She asked if anything is being done to tell women about this issue and who is responsible. Mr. Cox stated that the Public Health Department does not have an initiative. The Health Department works with the

schools and universities on this matter. The universities, he said, are more willing to cooperate when there is a problem.

Councillor Davis inquired about youth mental health programs, what does the city have and what should the city provide for the mental health of the youth. Mr. O'Brien stated that the Public Health Alliance is meeting with principals of the schools to review the need for mental health programs. There are two issues. There is a big need and the city needs to identify youth that need mental health treatment. Councillor Davis stated that the city needs to have resources if the youth need assistance. Mr. O'Brien stated that there is not an abundance of grant funds; the need is for the school to expand its services. Councillor Davis stated that an audit of school mental health services is needed. Ms. Schoeff stated that the School Department has done an RFP.

Councillor Davis stated that she hopes that the Cambridge Walks program is being expanded at all levels. She urged more publication be done for the elderly and children. Mr. Cox stated that he is hoping to expand the walking initiative. Councillor Braude asked what is done for outreach for a program like Walk/Run. Mr. Cox responded that outreach is done by direct mail to all residents, radio, web site and publication in the Chronicle. Councillor Braude asked if the Public Health Alliance web site is linked to the city. Mr. Lipson responded in the affirmative.

Councillor Davis thanked all those present for their participation.

The meeting adjourned at seven o'clock and thirty minutes p. m.

For the Committee,

Councillor Henrietta Davis,

Chair

00HEALTHANDENVIRONMENT.000511.PUBLICHEALTHASSESSMENT

In City Council June 5, 2000

HOUSING COMMITTEE MEMBERS

*Councillor Jim Braude, Chair
Councillor Kathleen L. Born
Councillor Henrietta Davis
Councillor Marjorie C. Decker
Vice Mayor David P. Maher*

The Housing Committee held a public hearing on May 16, 2000, beginning at 4:10 P.M. in the Ackermann Room for the purpose of discussing a report on the City's current "linkage" program which requires the developers of commercial building projects to provide funds to the Affordable Housing Trust for new affordable housing.

Present at the hearing were Jim Braude, Chair of the Committee, Councillor Kathleen L. Born, Councillor Henrietta Davis, Councillor Marjorie C. Decker, Councillor Kenneth E. Reeves, Councillor Timothy T. Toomey and City Clerk D. Margaret Drury. Also present were Beth

Rubenstein, Assistant City Manager for Community Development Department (CDD), Elizabeth Steinberg, CDD, John Woods, CDD, and Vali Buland, Legal Counsel, City Solicitor's Office.

Councillor Braude convened the hearing and explained the purpose. He invited Beth Rubenstein to make a presentation. Ms. Rubenstein started with an introduction of the CDD housing staff present and requested that Darcy Jameson provide a brief introduction summary and description of the city's linkage program, authorized by the incentive zoning provisions set forth in Section 11.200 of the Zoning Ordinance. She noted that the written material distributed to committee members (**ATTACHMENT A**) also provides a description of the linkage program.

Ms. Jameson described the mechanics of incentive zoning. The current incentive zoning covers commercial development projects of 30,000 square feet or greater for research, office and laboratory, or retail uses where a special permit is needed increase the density or integrity of a particular use.

In response to a question from Councillor Braude, Ms. Jameson stated that the fee which developers must pay to the Affordable Housing Trust is based on the nexus study done in 1988. The fee is \$3 per square area for all gross floor area over 2500 square feet. The fees are quite similar to those of other cities. The Affordable Housing Trust can increase it based on inflation, and did so in 1997.

Councillor Decker asked if the Trust makes an inflation adjustment every year. Ms. Rubenstein said that it has not been done every year.

Councillor Braude asked if the City Council could make increases in addition to inflation adjustments without a new nexus study. Ms. Jameson answered that a new nexus study would be required.

Councillor Braude asked if a CPI adjustment could be done from 1988. Ms. Jameson said that the 1997 CPI increase took it from 1988 to 1997. So there could be an adjustment from 1997 to 2000, and CDD staff will recommend to the Affordable Housing Trust that there be an annual cost of living index adjustment.

Councillor Braude asked if the present heat of the housing market would be a relevant factor in a new nexus study, and Ms. Rubenstein answered in the affirmative.

Councillor Decker asked what would be considered valid reasons for a new nexus study, and Ms. Rubenstein said that the changes in the environment, for example, the hot development market and the termination of rent control, would be reasons for doing a new nexus study.

Councillor Braude asked how major an undertaking in terms of cost a new nexus study would be. Ms. Rubenstein said that she did not have that information but she would be glad to report back on the matter. She said that it would involve outside consultants.

Councillor Decker asked who did the last study and said that she would like a copy.

Councillor Braude requested copies for the entire committee. A copy is attached to this report (**ATTACHMENT B**).

Laura Booth, CEOC, asked why the Incentive Zoning Ordinance does not require the delivery of actual units.

Ms. Jameson said that she wasn't employed by CDD at the time of that decision, but it is typically done for flexibility.

Ms. Rubenstein added that in Cambridge, there are strong nonprofit affordable housing agencies with good track records of obtaining other types of government loans, tax credits, etc., so that the Trust's money can go further.

Councillor Decker said that she would prefer to see developers come up with units rather than payments to the Trust. Ms. Jameson said that commercial developers are not necessarily equipped to do the residential development.

Councillor Decker said that such a statement is too much of a generalization. She has had conversations with commercial developers who have said that they are in a much better position than City staff to hear about and act upon opportunities to obtain sites and produce good housing at good prices.

Councillor Braude asked whether the ordinance could provide for the City to make the choice of whether to supply units or money to the Trust instead of leaving it up to the developer as in the current ordinance. Ms. Jameson said that might be possible.

Councillor Henrietta Davis asked how much money Cambridge has received as linkage payment. Ms. Rubenstein answered that over the last ten years the Affordable Housing Trust has received \$600,000. CDD projects that the Trust will receive another \$500,000 from the Cambridge Research Park development during the next three years and that over the next 5-7 years the Trust will be paid a total of \$2.5 million from the Cambridge Research Park project.

Councillor Davis said that \$3 per square foot does not come anywhere near capturing the real impact on housing. She asked how the City can get to the real core of what would be true compensation for the housing impact.

Councillor Braude asked the staff to report on the legal limits of what can be charged, and the practical limits of what can be charged without creating a disincentive to the commercial development that provides the linkage fees.

Ms. Jameson said that many communities tie incentive zoning to particular uses to encourage certain types of development. For example, San Francisco is setting different fees for different uses.

Councillor Davis said with regard to the question of who builds, the City and its nonprofits or the private developer, the real question is who can get more for the money, the private developer or the City.

Councillor Decker said that there are times that private developers can identify opportunities better than the City staff. She said that she would like to know more about the costs. She has been told that the nonprofits may be paying more than private developers would pay for the same things.

Councillor Braude asked what Boston does in terms of incentive zoning. Ms. Jameson said that Cambridge, San Francisco and Boston are the leaders in this area. Right now in Boston, the fee is triggered by the request for a variance for developments of 100,000 square feet or greater for hospital, university, hotel, retail and office uses. The Boston fee is \$5 per square foot, based on their nexus study done in the late 1980's. Boston is currently seeking a straight inflation adjustment to \$7.00 per square foot.

Councillor Decker moved that the City Council request the City Manager to direct the Community Development Department to proceed with a new nexus study. The motion passed on a voice vote without objection.

Councillor Braude requested that by the date that the City Council will vote on this motion, CDD provide an estimate of the cost of a new nexus study.

Councillor Born said that after some conferences she had attended, it has appeared to her that Cambridge's incentive zoning, which was cutting edge when enacted, is now somewhat outdated.

Councillor Davis asked whether a nexus study is the best idea, considering the limitations of this tool. Is there something that will bring better results?

Ms. Rubenstein said that there should be a new nexus study to be ready for either the current or the next upswing, but the City can and should do more. For example, the zoning could be changed to require housing in commercial districts.

Councillor Davis said that in Florida there are impact fees; she thinks they apply to as-of-right development. Why does Cambridge have to condition fees upon applications for special permits?

Councillor Reeves said the linkage fee is too low and that Cambridge missed the upswing in the market. He added that the housing that Cambridge does not have is housing that a young family can buy and live in. He hopes the City will focus on city-assisted housing for small families.

Councillor Decker raised the issue of incentives. She asked what would make developers build housing. She said that she took a tour of the telecom building in East Cambridge. These businesses are owned by out-of-state corporations. The payroll is out of state. What value is the City actually getting from them other than property taxes?

Councillor Braude asked whether Cambridge can get to a point in which all development including as-of-right development, is required to pay linkage fees.

Councillor Davis moved that the City Manager be and hereby is requested to confer with the Assistant City Manager for CDD to provide a report on whether impact fees can apply to all development, including as-of-right development. The motion passed on a voice vote without objection.

Councillor Decker stated that she would like more information about the pros and cons of developers providing the units rather than money to the Affordable Housing Trust.

Ms. Rubenstein noted that Cambridge Research Park is an example of a developer providing both fees and units for the same project. The Planning Board pushed for units, and the development was also subject to the Incentive Zoning Ordinance.

Councillor Braude asked when the fees are due, and Ms. Jameson said at the time that a certificate of occupancy is granted.

Councillor Braude thanked those present for their participation. The meeting was adjourned at 5:20 P.M.

For the Committee,

Councillor Jim Braude, Chair

In City Council June 5, 2000

HOUSING COMMITTEE MEMBERS

*Councillor Jim Braude, Chair
Councillor Kathleen L. Born
Councillor Henrietta Davis
Councillor Marjorie C. Decker
Vice Mayor David P. Maher*

The Housing Committee held a public hearing on May 16, 2000, beginning at 5:32 P.M. in the Sullivan Chamber for the purpose of hearing the concerns, opinions and suggestions of Cambridge residents regarding housing issues, housing goals, which housing programs are successful and which need improvement.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Councillor Kathleen L. Born, Councillor Henrietta Davis, Councillor Marjorie C. Decker, Councillor Kenneth E. Reeves, Councillor Michael A. Sullivan, Councillor Timothy T. Toomey and City Clerk D. Margaret Drury. Also present were Beth Rubenstein, Assistant City Manager for Community Development Department, Darcy Jameson, Housing Director for Community Development Department (CDD), John Woods, CDD, Elizabeth Sternberg, CDD.

Councillor Braude convened the hearing and made a brief opening statement. He explained that the City Council is here to listen, as are members of the City's housing staff. He invited other members of the City Council to make brief introductory statements.

Councillor Kathleen L. Born noted the changes in Cambridge and expressed a hope that there will be new attention to affordable housing on the national agenda.

Councillor Marjorie C. Decker thanked all those present for coming and expressed her interest in hearing from residents about their concerns and suggestions.

Councillor Jim Braude then invited public testimony.

Lenore Schloming, 102R Inman Street, said that when you look at the City's actions in the area of zoning law, it is clear that open space and lowering density are valued more highly than affordable housing. She also urged support for vouchers and changes to the state landlord/tenant law.

Councillor Kathleen L. Born asked Ms. Schloming who would pay for more housing vouchers, and whether she would be willing to have the City pay with tax revenues. Ms. Schloming said that she does not care which entity pays for them.

Skip Schloming, Small Property Owners' Association (SPOA), 102 R Inman Street, submitted a written proposal (**ATTACHMENT A**). He stated that since the end of rent control SPOA has put a lot of thought into how to make housing more affordable. Restricting the supply of housing makes it less affordable. Downzoning is one example of such a restriction. The City should allow owners to subdivide units to make more housing. Transportation must be improved. Everyone will not be able to afford to live in Cambridge, but with good transportation those who no longer live there can come back to their favorite "haunts." There should be a public conversation about NIMBYism. Density should be encouraged where it is likely to be acceptable – industrial and commercial zones. The City should guard against laws that restrict housing supply, like condo conversion protection. No more subsidized units should be built. Subsidized housing should be "vouchered out" to private landlords.

Michael Turk, 24 Prescott Street, former Co-Chair of the Cambridge Tenant Union, stated that the City of Cambridge, along with the whole Boston area, is in the middle of a huge housing crunch, based largely on demand. He submitted a written analysis and proposal (**ATTACHMENT B**). The City needs some type of rent regulation to significantly and directly protect the many tenant households who will otherwise be pushed out. The City should adopt a

windfall profits tax on profits that represent rent gouging. He suggested collecting information from large landlords about rent increases since the end of rent control.

Councillor Reeves noted that it is not likely that rent control will come back and stated his hope that people here will not be misled about what is possible.

Gwen Noyes, 175 Richdale Avenue, stated that her company, Oaktree Development, builds housing. There are several housing producers who want to produce affordable housing who are meeting and expect to produce some specific suggestions. It is very difficult to develop housing in Cambridge. Most commercial developers don't want to develop housing. After four sessions to apply for permits that were unanimously granted they are now faced with an appeal, which means more delay and more costs.

Louise Dunlap, 24 McTernan Street, stated that many people in Cambridge are desperately trying to stay in Cambridge. The most affordable form of ownership is limited equity cooperatives. She lives in one which the City helped to establish seventeen years ago. It is a program that works. Residency is a precious resource. Resources need regulation.

Councillor Braude asked John Woods about the limited equity program in Cambridge. Mr. Woods said that the City sponsored eight buildings during the 1980's. There are also scattered site limited equity condominiums made and kept affordable with City assistance.

Peg Connolly, 678 Massachusetts Avenue, stated that she has been involved with the Greater Boston Interfaith Organization (GBIO); she knows there are ongoing attempts in Cambridge to increase the amount of affordable housing, but it will not be enough. She supports more affordable housing, but while the rental market is out of control, the need will be never-ending. Some kind of tenant rent protection is needed. She emphasized that there are some fine landlords and real estate agents who are trying to maintain fair rents; they should be recognized and applauded.

Pat Cassola, 364 Rindge Avenue, thanked the members of the City Council who have worked with the Fresh Pond Tenant Association for their assistance in working out twenty more years of affordability in negotiations with the owner and HUD. Property owners need to get involved in the solution.

William Cavellini, 9 Speridakis Terrace, stated that he is a member of the Eviction Free Zone and active in GBIO. Building new affordable housing helps, but it is not the solution. There is not enough vacant land in Cambridge to build enough affordable housing to house all the tenants in need. No amount of money will make a dent. The loss of affordable housing is the result of the end of rent control. Waiting lists for affordable housing have never been longer. All of the city programs are good. There does need to be more funding for legal services, which is swamped. Dollars spent to move tenants out of the city are not dollars well spent.

Councillor Decker thanked Mr. Cavellini for his many years of work for affordable housing and expressed her concern about the lack of involvement of housing activists.

Mr. Cavellini stated that actually several housing activists have been involved in the growth policy discussions. Cambridgeport provides an example of how zoning can affect affordable housing. You can achieve lower density and affordable housing. You downzone to upzone for affordable housing.

Councillor Born thanked Mr. Cavellini for restating the fact of the insatiable demand for housing in Cambridge. She urged consideration of a transfer fee. If it had been enacted when first proposed, it would have brought in several millions of dollars for affordable housing.

Councillor Davis asked Mr. Cavellini what are the three things that are most promising in terms of a positive effect on affordable housing in Cambridge. Mr. Cavellini responded that he sees condo conversion protection, a transfer tax and tax breaks for homeowners who commit to keeping their rental units affordable as the most promising areas for policy development to support affordable housing.

Terry Crystal, 1200 Massachusetts Avenue, stated that she and several neighbors are being forced out of their units. In her building, the owners are charging \$1,040 for 13' x 13' studios. Those are the market rents. People with vouchers cannot find landlords to take them in Cambridge or surrounding towns because the vouchers do not pay what the owners can get on the open market. She submitted a list of recommendations for tenant protections (**ATTACHMENT C**), including hiring tenant ombudsmen, creating more incentives for landlords to negotiate with existing tenants, legal representation for all tenants, and legislation to protect tenants through rent stabilization and a requirement that landlords pay realtor fees.

Alfred Paolili, 9 Fairfield Street, said that low income people need housing.

Marie D'Aoust, 19 Upland Avenue, Dorchester, stated that she lived in Cambridge for twenty-five years and could no longer afford to live there. Affordable housing is finally getting the attention that it deserves. The City has money at this time; and should spend it on affordable housing while it can. She urged support for a constructive housing action plan. Possible solutions include condo conversion protection, increased support for legal services, increase of the City budget for housing to \$10 million and passage of the transfer tax. She criticized the Committee for having this hearing after the City budget has been adopted.

Councillor Braude stated that the purpose of this hearing is to look at the housing agenda for the next two years. The comments so far have included many non-budget items, and in addition, there is always the possibility of a post-budget supplementary adjustment.

Elie Yarden, 143 Pleasant Street, stated that what is going on in Cambridge is not that different from what is going on in Seattle or Philadelphia. There is a national housing crisis, which is the result of bad thinking. Cambridge is wealthy and has a plethora of intellectual wealth. Harvard should be working on this problem. He criticized the attitude of cynicism as an inhibitor of imagination. One must understand a city as a collection of citizens rather than as a collection of real estate parcels. The vision of a city as commerce at the east and west ends to support an artificially low tax rate for rich residents is not sustainable. Achieving an optimal density in each area would result in thriving businesses throughout the City. Cambridge should also get rid of the zoning requirement that every dwelling unit has to have a car.

Dan Bouchard, Plymouth Street, said that he is an organizer with the Eviction Free Zone. He used to be a tenant at 11 Vail Court but he was forced out by rent increases and eviction proceedings. He suggested that the City help in retaining the remaining low and moderate income tenants. He also recommended adopting a condo conversion protection ordinance, supporting expiring use tenants, providing more money to legal services, and creating new affordable housing by increasing the budget for new permanently affordable housing and supporting the transfer tax.

James Williamson, 17 Perry Street, spoke in support of condo conversion laws, the transfer tax, and more money for legal services. He noted the important question of community values. If you have lived here for a certain amount of time, especially if you were born here, you have the right to live here. If you have lived here since rent control, you should be able to continue to live here. He suggested charging universities a fee for all students housed off campus, and a cap on the number of students. However, the need for universities to house their students shouldn't be used as an excuse to build a 21-story building across the river. Also, Cambridge must put limits on commercial development. The City shouldn't overlook the possibility of the use of eminent domain. Finally, the issue of money and resource allocation throughout society at federal, state and city levels, must be addressed.

Lloyd Smith, 4 New Towne Court, stated that he is very discouraged. He gave up coming to City Council meetings because he decided that it was a sham. He praised Councillor Born for supporting rent caps. He said that speaking up for rent control can be compared to Rosa Park's actions for civil rights.

William Marcotte, 19 Agassiz Street, stated that the tenants who came to tell their stories are a rearguard action. It is worthwhile. What is needed is state law protection and a tenants' bill of rights. Landlords who are trying to keep fair rents are the exception, not the rule. The orders the City Council has passed to urge landlords to negotiate with tenants facing loss of housing have had some effect. He said that he feels like the tenants were misled about the amount of free cash in the City budget that could have been diverted to affordable housing at the end of rent control. He urged the City Council to tax windfall profits from rent increases, to double the funding for legal services, to budget \$10 million for affordable housing, and to pass a condo conversion protection ordinance.

Washington Taylor, 7 R.C. Kelly Street, stated that he is a home owner in Cambridge. Every home owner in Cambridge is profiting from this real estate bubble. Cambridge can choose – everyone who owns property can contribute to affordable housing. He does not want to live in Wellesley or Winchester.

Nancy Hall, Putnam Gardens, suggested using the City's increased revenue from the end of rent control for affordable housing, using eminent domain powers, and working on the state level for just cause eviction and rent control.

Mark Moses, 68 Gore Street, stated that he has been a resident of Cambridge all his life and is now being evicted. His father, who owned the house where he lived with his wife and three

children, passed away. Instead of building a new library, the City's money could be better spent on housing.

Jean Keldyz, 14 Allen Street, stated that she has lived in her rented apartment for over fifty years. She has been fighting eviction for five years. It is not a unit, it is her home. Five years ago the house was sold at an IRS auction. So far \$800,000 has been made on the building. She also questions the definition of "affordable." She urged increasing the affordable housing budget to \$10 million, doubling the City funding for legal services, passing the condo protection law, passing a transfer tax, and supporting expiring use buildings.

Stash Horowitz, 12 Florence Street, suggested the following solutions. In the rezoning area, he agrees with the suggestion that some additional zones be housing only, that the Zoning Ordinance give a FAR bonus to housing and FAR reduction to commercial, and that the special permit criteria include traffic impact. He urged reduction of the competition from the university by encouraging them to house more students. He supported decreasing the pressure on existing land to be developed as biotech uses and providing incentives to switch it to housing. He noted that the Planning Board says there may be only another 10 million square feet of development over the next twenty years. He also suggested eliminating the parking requirement for residential construction. There is a great deal that the City Council can do.

Hatch Steritt, 333A Harvard Street, emphasized the importance of motivating values to the consideration of this critical issue and the need for realism and close attention to how we use our words in the characterization of the problem and the discussion of the issue. He emphasized that we all share our humanity and must value community together. One quarter of the population here under rent control can no longer afford to be here. Realism demands acknowledgment of the limitations of proposed solutions that sound reassuring but that cannot actually be accomplished. Realistically, where would new, affordable housing buildings for all the displaced residents fit? Cambridge, as a community, has a real problem. Thousands of people have been evicted in Cambridge. Politicians must stop posturing and start speaking the truth to the property interests.

Councillor Braude urged those present to see this as the beginning of a process and to focus on what the goals are and should be.*

Councillor Timothy Toomey stated that he hopes that all can work together but it's not an easy task.

Councillor Braude thanked those present for coming. The hearing was adjourned at 8:00 p.m.

For the Committee,

Councillor Jim Braude, Chair

*A summary list of the suggestions presented in public testimony is attached to this report.

In City Council June 5, 2000

**GOVERNMENT OPERATIONS, RULES
AND CLAIMS COMMITTEE MEMBERS**

Councillor Jim Braude, Chair
Councillor Henrietta Davis
Vice Mayor David P. Maher
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.

The Government Operations, Rules and Claims Committee held a public hearing on May 17, 2000, beginning at 4:08 o'clock p.m. in the Sullivan Chamber to discuss the creation of a "welcome-wagon" to greet new residents; a unified public information program "one stop" customer service and public access to the Hansen complaint system.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Vice Mayor David P. Maher, Councillor Henrietta Davis, Councillor Michael A. Sullivan and City Clerk D. Margaret Drury. Also present were City Manager Robert W. Healy; Deputy City Manager Richard Rossi; Lisa Peterson, Assistant to the City Manager; Ini Tomeu, Cambridge Public Information Officer; Paul Schlaver, Executive Director of the Consumer Council; Alice Turkel, member of the School Committee; Lois Sullivan, Public Information Officer for the School Department; Lenore Preusser, School Department; Lisa Brown, Executive Director, MIS Department; Rafael Morales, MIS Department; Lieutenant Michael Walsh, Community Relations, Police Department; Sergeant Frank Pasquarella, Public Information Officer, Police Department; Vickie Boulrice, Community Relations Specialist, Police Department; George Fosque, Executive Director, Emergency Communications; and David O'Connor, Executive Director, Emergency Management.

Councillor Braude convened the hearing and explained the purpose. He explained that he believes that the committee will want to work with staff over the summer to prepare a proposal for the City Council in the fall.

He invited Mr. Rossi to begin the meeting with a brief discussion of the view and expectations of city staff regarding this issue.

Mr. Rossi stated that city staff are very interested in these issues. Cambridge has made major steps toward creating an infrastructure and developing the tools for a whole new level of communication with citizens. He said that there has been a lot of discussion among city administrative staff and with city councillors about these issues and it is his impression that the goals of staff and councillors are quite similar.

Councillor Davis described her concept of unified public information. First, specific goals of what the City's public information is about are needed. Whatever the goals are and whatever the

message is, all the possible ways all of the City's public information capacity can be used to get the message out, the web, Cable, print, radio. Also needed is some special consideration of the purposes of the Internet web site.

Mr. Healy noted the logistical aspects of public information coordination, for example, accessing information outlets in the early morning hours.

Mr. Rossi emphasized that Cambridge has the systems in place and administrative staff who are interested in the issue. The City Council can provide the policy guidance.

Councillor Braude stated that his hope is for a collaborative process. He then explained the welcome wagon concept – to welcome new residents, to reach out to them, to welcome them to the City and encourage their involvement and participation in civic life.

Ini Tomeu distributed a chart on unified public information and welcome-wagon ideas (**ATTACHMENT A**), and went through how the City's public information works now. She said that external communications is a big goal for the office – to get the good news out. Relations with the media are slowly improving.

Councillor Braude asked who decides what goes on the web. Lisa Brown said that for most announcements she defers to the City Manager's office. That is one reason that Ms. Tomeu is here. Ms. Tomeu described her work with other departments.

Councillor Braude asked how many "hits" per day there are on the City's homepage. Ms. Brown said there are 41,000 per month. The four most visited pages are the Library, CDD, the GIS page, and the Police Department (9500).

Councillor Davis asked where public information calls should be referred. She gave examples of phone calls she got that day: when will trees be pruned, can I dig a well in my back yard, tell me something about Fort Washington, and how can I get a pothole filled.

Councillor Davis said that a big issue for city councillors is community relations – answering the public's questions. George Fosque described a new enhancement to the switchboard to enable the operator to make referrals more easily. Mr. Healy said that the most appropriate number to call for information is the City Manager's office. His support staff are highly skilled in this area.

Councillor Davis suggested keeping track of what the calls are and putting answers to the most common questions on the website. Ms. Tomeu agreed and said that she is working on that.

Councillor Braude asked what citizens can do to get answers after 5:00 o'clock or on Saturday. Mr. Healy said that Extension 4300 – the main number – goes to voice mail at night and on Friday night for the weekend. Tapes are reviewed on Monday, so the response comes on Monday.

Councillor Braude said that some of the councillors have talked about a number that would be available twenty-four hours, seven days a week. Councillor Sullivan said most people will call

the Police Department on the weekend. Mr. Rossi said that you can divide calls into emergencies, issues that should have attention now but are not emergencies and others that can wait.

Councillor Braude said that many citizens don't know what number to call and thus put off calls that should have some attention. Mr. Healy said that there should be a clear and simple listing in the telephone book of whom to call for information. Affordable housing information is a different issue.

Councillor Davis suggested a telephone option of "press O for an emergency."

Councillor Braude said there are calls that are not emergencies, but they have to be made at off hours because of the callers' schedules.

Mr. Rossi said that he has seen over the years the problems that result when the wrong person answers the phone. If the City implements a program, staff will need to deal with these issues with training and by removing the traditional institutional barriers.

Alice Turkel described an emergency that was hard for her to deal with. A huge sheet of copper molding on the Graham and Parks School was flapping in the wind over the playground on the weekend. None of the normal numbers seemed appropriate. She resorted to the Superintendent's home phone number. Ms. Turkel said that the average citizen has very little information about how the City works. Clear listings in the telephone book are needed.

Mr. Healy said that in terms of the best utilization of resources, everyone knows that the Fire Department and Police Department are open 24 hours a day. Now these calls are answered by Emergency Communications.

Councillor Braude said that the people at this meeting would be surprised at how many people would not know to call the Police or Fire Department.

Mr. Rossi asked how we would get this information out to the public.

Councillor Braude said that this is a marketing question. 1-800-GIANT; 1-800-MATTRESS – everyone knows what number to call for glass replacement and mattresses.

Robert Winters, Broadway, agreed with Mr. Rossi's comment about how important it is to have the right person answer the phone.

Ms. Tomeu said that the City could publicize the telephone numbers as follows: 9:-5:, call 349-4300; after 5:, call 349-3300. She then continued summarizing her written material. She noted that the web and cable channel are crucial tools for the City's public information. She emphasized that the challenge is in the off-hours.

Lieutenant Walsh stated that the City is so service-rich that coordination is the key.

Councillor Braude asked about school closing information. Lois Sullivan stated that this information is broadcast on cable TV on Channels 77 and 98, radio and the telephone link line and will be on the School website. The website is improving. There is a link between city and schools websites. Ms. Sullivan stated that she cannot access and set up the message for the link line telephone and TV from home. The link line is a 24-hour tape.

Mr. Rossi said that not all residents watch cable TV. Sergeant Frank Pasquarella said there are 22,000 cable subscribers. Sergeant Pasquarella said that a lot of the information calls made to the police are after hours. These should be directed away from emergency service lines.

Councillor Davis asked about reverse 911. Sergeant Pasquarella said that the police do not want to use it as an information service. If it is overused, it will lose its effectiveness as an emergency information communication tool.

Councillor Davis asked how long it takes to notify all residents with phones by reverse 911. Lieutenant Walsh said that there are eight phones that can be used. It took four days for the street cleaning calls.

Councillor Braude then moved the discussion to the welcome wagon and asked how the City could identify new residents.

Ms. Tomeu described her work so far on this issue. She reported that she met with Sarah Klipfel, Chamber of Commerce and Robin Thieringer, Office for Tourism. they are interested in cooperating with the City on such an initiative.

Ms. Tomeu noted the material in her handout regarding this issue.

Councillor Sullivan suggested adding Commonwealth Gas and Electric and other utility suppliers to the list of possible sources for identifying new residents.

Mr. Schlaver reported that he has had some conversations with Postmaster Marsha Cannon about how to identify new residents. She would like to be helpful and may be able to work with the City to have a mail carrier fill out a card. This is probably the quickest way to get the information. Then the City could mail a packet of information to the new resident.

Councillor Davis raised a concern about violating the privacy of these residents.

Councillor Sullivan suggested that perhaps the City could arrange to have the carrier drop off the packet of information.

Councillor Braude said that the first question is the legality. If it is legal, his sense is that almost everyone who gets the packet will react very positively.

It was agreed that Mr. Schlaver will talk to Postmaster Cannon about the legality and logistics.

Mr. Rossi said that the universities can also be a good source of information about new residents.

With regard to the suggestion of getting information about new residents from utility companies, David O'Connor said that Com Energy is very protective of its customers' privacy.

Councillor Braude asked whether the City ever engages in joint ventures with other entities like the Chamber of Commerce in order to share costs with other interested entities. Mr. Rossi said that staff can certainly look at this.

Councillor Davis said that she would absolutely not want someone else's "brand name" on the City's welcome wagon.

Councillor Braude then raised the issues of hours of operations. Could the City have evening and/or weekend hours? Mr. Healy said that it would have to be negotiated with the unions. Also, the hours are set by ordinance, so the City Council would have to amend the ordinance. He added that he expects that staying open evenings, or an evening to close early on Friday during the summer would be an easier negotiation than the addition of Saturday hours.

Councillor Braude asked whether the City Manager has thought about the policy implications. Mr. Healy said that a schedule of extended hours for an evening a week was used during a property tax revaluation period, but it was not well utilized. That could have been because it was not well-enough publicized or because it would take time to catch on. Ms. Peterson said a survey would be useful in this regard.

Councillor Davis noted a program in another city about having department heads available one night a week. Councillor Davis said that Monday night might be a time to have extra hours, to have department heads available to meet with citizens.

Mr. Schlaver said that the Postal Advisory Committee sent out a survey to all postal addresses (44,000). They received 10,000 responses and these responses lead to significant changes like early and late hours. He added that there are ways to partner with private entities and gave the example of his Car Smart brochure, in which private entities that contributed funds for the brochure were mentioned by name as contributors, but there was no additional advertising. Mr. Schlaver then outlined some positive ideas that have come from his consumer experience. There is a lot that can be done with the web. He submitted a written description of these suggestions (**ATTACHMENT B**).

Councillor Braude asked whether the City has information about how many residents have personal computers.

Councillor Davis then brought up the question of whether the public can have access to Hansen. Ms. Peterson said that although there are security issues of the public having direct access to the internal database and work order system, it is definitely possible for the public to have a means to ask a question electronically and to report a pothole or lodge a complaint.

John Gintel, 9 West Street stated that the system should provide easy customer access.

Mr. Fosque said that voice responses should be investigated.

Councillor Braude suggested continuing to work on this topic over the summer with the idea that through the summer meetings, the committee and staff can have recommendations for the City Council in the fall.

Councillor Davis suggested that the Committee give guidance on what it would like to see and have the City Manager staff create a design for further discussion by the committee.

Councillor Braude stated his agreement with that general approach noted that it is important to continue a dialogue between the staff and the Committee.

Vice Mayor Maher said that he would like to have the price tag for the items that are being discussed. He said that he is sure that all present would agree that Cambridge would like to have the most accessible and complete communications possible with its citizens. As with most issues, costs will probably dictate some compromise.

Councillor Braude agreed with the need for a balance.

Vice Mayor Maher said that he would like to see experimentation on extended hours.

Councillor Braude said that he agrees as long as the marketing is done, so that citizens know about the extended hours.

Councillor Sullivan stated that in an effort to improve customer service, Mayor Guerriero of Melrose designated himself as the official greeter. Mr. Rossi said that when he was first elected, Mayor Guerriero came to meet with Cambridge's executive staff because Cambridge has a very good representation for being customer-friendly.

Councillor Davis suggested looking into using senior citizens to staff an information booth in City Hall. Councillor Sullivan agreed.

Councillor Braude said that the State House has senior citizen volunteers in that capacity, and their presence has humanized the building a great deal. He also noted that Mayor Menino's area meetings to greet new residents. They have elicited a favorable response from many more residents than just the people who actually attended the meetings.

Ms. Sullivan said that she would like to see a focus group of residents to discuss what public information/customer service enhancements they would prefer. Ms. Boulrice said that neighborhood meetings and going out to the community are very helpful in getting community feedback.

Councillor Braude agreed, but noted that they are self-selecting. If the City chooses to try a focus group, it is important to give some careful thought to the way groups are selected.

Mr. Gintel urged the Committee to recommend that the City to take full advantage the web. Web usage is increasing and the Internet can provide customers with service twenty-four hours, seven days a week. He suggested looking at models of what some other cities do, like Boston, and organizations do, for example, the Boston Globe, Hewlett Packard, etc. and collecting information to improve customer service.

Councillor Davis moved that the City Manager be and hereby is requested to provide information to the Committee as to how a focus group and community survey can be structured, along with cost estimates.

It was agreed without objection that the committee and staff would continue the meeting on this topic over the summer.

Councillor Braude thanked those present for their attendance.

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

For the Committee,

Councillor Jim Braude, Chair

ORDERED: That the City Manager be and hereby is requested to provide information to the Committee as to how a focus group and community survey can be structured, along with cost estimates.

In City Council June 5, 2000

**GOVERNMENT OPERATIONS, RULES
AND CLAIMS COMMITTEE MEMBERS**

Councillor Jim Braude, Chair
Councillor Henrietta Davis
Vice Mayor David P. Maher
Councillor Michael A. Sullivan
Councillor Timothy J. Toomey, Jr.

The Government Operations, Rules and Claims Committee held a public hearing on Thursday, May 25, 2000, beginning at five o'clock and forty minutes p.m. in the Ackermann Room for the purpose of reviewing and making recommendations regarding claims filed against the City by members of the public.

Present at the hearing were Councillor Jim Braude, Chair of the Committee, Vice Mayor David

P. Maher, Councillor Michael A. Sullivan and Councillor Timothy J. Toomey, Jr., and City Clerk D. Margaret Drury. Also present was Deputy City Solicitor Donald Drisdell.

Councillor Braude convened the hearing and explained the purpose. Thereupon, the Committee moved to the consideration of the following claims:

| <u>Claimant</u> | <u>Nature of Claim</u> | <u>Award</u> |
|---|--|---------------------|
| Beverly Courtney 27 Brookford Street Cambridge, MA 02140 | Injured a as a result of tripping over a raised cement sidewalk panel in front of 2508 | Approved |
| Vera J. Barad 4 Channing Street Cambridge, MA 02138 | Fence was damaged when City workers removed a tree from in front of her property at 4 Channing Street. | Approved |
| Kim Fish 26 Shea Road Cambridge, MA 02140 | Injured as a result of falling over a raised portion of the sidewalk in front of 27 Putnam Avenue | Approved |
| Archy La'Salle c/o Cambridge Rindge & Latin School 459 Broadway Cambridge, MA 02138 | Eyeglasses were accidently broken by a student | Approved |
| Marie McFadden c/o Tobin School 197 Vassal Lane Cambridge, MA 02138 | Vehicle was damaged by a sign blown over by a strong wind while exiting the parking lot of the school. | Approved |
| Loretta Roach 115 Summer Street Arlington, MA 02474 | Paint from a Public Works truck splattered on her car while travelling on Hampshire Street | Approved |

| | | |
|--|--|----------|
| Duangjai Samranvedhya 320 Memorial Drive Cambridge, MA 02139 | Two tires were damaged as a result of striking a pothole on Raymond Street. | Approved |
| Edward A. Walpin 200 East Santa Fe Avenue Santa Fe, NM 87501 | Vehicle's oil pan was damaged as a result of striking a pothole on Thorndike Street between Third and Second Streets. | Approved |
| Stacy A. Walsh 40 Linnaean Street Cambridge, MA 02138 | Tire was damaged as a result of striking a pothole on New Street. | Approved |
| Lynn Wickwire 309 Strawberry Hill Road Concord, MA 01742 | Tire and rim were damaged as a result of striking a pothole while driving through the Harvard Tunnel(Cambridge Street Underpass) | Approved |
| Ramona J. Young 17 Colburn Street Framingham, MA | Vehicle's sideview mirror was damaged as a result of being parked in front of 701 Saw Mill Brook Parkway, Newton. | Approved |

Councillor Braude thanked those present for their attendance.

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

For the Committee,

Councillor Jim Braude, Chair

000525.Gov.Op,Rules&Claims.CLAIMS

COMMITTEE REPORT #

June 5, 2000

COUNCILLOR SULLIVAN
COUNCILLOR BRAUDE
VICE MAYOR MAHER
COUNCILLOR TOOMEY

WHEREAS: There is a defect in the sidewalk at the premises numbered 2008 Massachusetts Avenue; and

WHEREAS: This defect was the subject of a claim against the city which occurred on February 10, 2000; and

WHEREAS: This defect has not been repaired; now therefore be it

ORDERED: That the City Manager be and hereby is requested to instruct the Commissioner of Public Works to immediately repair the defect in the sidewalk at 2008 Massachusetts Avenue.

COMMITTEE REPORT #

June 5, 2000

COUNCILLOR BRAUDE

VICE MAYOR MAHER

COUNCILLOR SULLIVAN

COUNCILLOR TOOMEY

ORDERED: That the City Council hereby approves payment of claims against the City of Cambridge in accord with the recommendations set forth in the report of June 5, 2000 Government Operations, Rules and Claims Committee, in the total amount of \$3,285.66.

**COMMUNICATIONS AND REPORTS FROM CITY
OFFICERS
FOR THE CITY COUNCIL MEETING OF MONDAY,
JUNE 5, 2000**

1. A communication was received from the School Committee, transmitting the Cambridge School Committee's 2000-2001 Sub-Committees.
2. A communication was received from D. Margaret Drury, City Clerk, transmitting a letter from Peter Neirinckx, relative to median beautification in Kendall Square.