

## CITY MANAGER'S AGENDA

1. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the transfer of unexpended bond proceeds borrowed to pay the costs of the Kennedy Longfellow Roof Replacement project which came under budget \$1,819,787.72.  
Agenda Item Number 1 June 10, 2019  
ORDERED: That in accordance with Chapter 44, Section 20 of the General Laws, the unexpended balance of funds originally appropriated and borrowed to pay costs of the project set forth below, which amount is no longer needed to complete the project for which it was initially borrowed and for which no further financial liabilities remain, is hereby appropriated by this Council to pay additional costs of King Open and Cambridge Street Upper School and Community Complex Project, including the payment of any and all costs incidental and related thereto, and to reduce the amount previously authorized by an order of the City Council passed June 1, 2015 for such purpose by a like amount:  
Original Project and Amount Originally Authorized;  
Kennedy Longfellow Roof (\$4,200,000)  
Date of Original Project Authorization: 06/01/2015  
Date of Bond Issue with Unexpended Proceeds: 03/08/2017  
Unexpended Proceeds to be Transferred: \$1,819,787.72
2. A communication transmitted from Louis A. DePasquale, City Manager, relative to the appointment of the following persons as a members of the Future of Mobility Implementation Blueprint Technical Advisory Group. The Advisory Group is expected to meet up to six times between July 1, 2019 and June 30, 2020: Yonah Freemark, David Keith, Steven Miller, Kathryn Carlson, Melissa Chan, Christopher Tassone, Roy Russell, Raymond Hayhurst, Ruth Allen, Jane Gould, David BlockSchachter, Zef Vataj, Will Dickson, Stephen Russell, James Cater, Bruce Kaplan, Megan Aki, Ilya Sinelnikov, Cambridge Housing Authority Rep (TBD).
3. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of a grant of \$5,000.00 from the Tufts University Tisch College Voices for Youth program to the Grant Fund Community Development Department Other Ordinary Maintenance account to support the City's efforts related to the Glocal Challenge contest for Cambridge High School students.
4. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 18-15, regarding a report on who is purchasing buildings in Cambridge.
5. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of \$50,000 from Free Cash to the General Fund Executive Department Other Ordinary Maintenance account to support the cable television license renewal process.

6. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 18-134, regarding a gender neutral City website.
7. Transmitting Communication from Louis A. DePasquale, City Manager, relative to the appropriation of \$95,000 from Free Cash to the General Fund Law Department Other Ordinary Maintenance account to be used to cover unanticipated increases in costs relating to outside counsel legal services, stenographers and court reporters, constable services, consultants and experts, as well as filing fees and related costs in matters pending in courts and/or administrative bodies.
8. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 18-100, regarding a report on Linear Path preservation and restoration.
9. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Numbers 19-63 and 19-68, regarding a report on Eversource Gas' Contractor Feeney Brothers and coordination of gas infrastructure Improvements with the Inman Square Project.

## CHARTER RIGHT

1. An application was received from East Boston Savings Bank, requesting permission for one internal illuminating projecting sign and four awnings at the premises numbered 1739 Massachusetts Avenue approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutter.
2. An application was received from City of Cambridge Community Development Department requesting permission for 25 twenty five temporary banner along Hampshire Street and Cambridge Street announcing I Love Inman Square from Spring of 2019 thru Fall of 2023.
3. That the City Manager is requested to instruct the City Solicitor to work with the local taxi industry and other interested parties to prepare a Home Rule Petition for the City Council to submit to the State Legislature that would address Cambridge-specific issues and give the City Council the ability to ensure TNCs operate in a safe and responsible manner.

## UNFINISHED BUSINESS

4. A communication transmitted from Louis A. DePasquale, City Manager, relative to proposed amendments to the following ordinance: and proposed amendments to Chapter 14.04 of the Cambridge Municipal Code (the "Fair Housing Ordinance"). Fair Housing (passed to a 2nd reading) [AWAITING HOME RULE LEGISLATION-BEFORE PROPOSAL CAN BE ORDAINED]
5. A communication transmitted from Louis A. DePasquale, City Manager, relative to Awaiting Report Item Number 18-108, regarding a report on offering early voting in City

Council and School Committee Elections. [PENDING RESPONSE FROM LEGISLATURE]

6. A communication transmitted from Louis A. DePasquale, City Manager, relative to the proposed Cannabis Business Permitting Ordinance. [ON OR AFTER APR 22, 2019 THE QUESTION COMES ON PASSAGE TO BE ORDAINED]

#### **APPLICATIONS AND PETITIONS**

1. An application was received from Sean Hope, requesting permission for a curb cut at the premises numbered 2 Chetwynd Road; said petition has received approval from Inspectional Services, Traffic, Parking and Transportation, Historical Commission and Public Works. No response has been received from the neighborhood associations.
2. An application was received from Ashley Jimenez, requesting permission for a projecting sign at the premises numbered 1326 Massachusetts Avenue approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutter.

#### **COMMUNICATIONS**

1. A communication was received from Nicolai Cauchy, regarding opposing the proposed re-zoning overlay.
2. A communication was received from Alex Hershey, 53 Standish Street, regarding resolution on environmental justice bills.
3. A communication was received from Peter Valentine, regarding dealing with the vastness.
4. A communication was received from Carol O'Hare, 172 Magazine Street, regarding Affordable Housing Overlay.
5. A communication was received from Mashichique Earl S. M. Burley, Sovereign Hereditary Ponca Chief and U.S. Treaty Holder, Ponca Tribe of Indians, regarding Massachusetts Flag Removal Article.
6. A communication was received from Ann Stewart, 31 Wheeler Street, regarding Policy Order - Jerry's Pond.
7. A communication was received from Fran A. Cronin, 1 Kimball Lane, regarding the redevelopment of the Sullivan Court House.
8. A communication was received from Nicholas DeGirolamo, regarding Cambridge Side Zoning.
9. A communication was received from Michael Beaudry, 2 Earhart Street, regarding the CambridgeSide Zoning.
10. A communication was received from Suzanne Preston Blier, President, Harvard Square Neighborhood Association, regarding support of the Affordable Housing Overlay (Policy Order 3 & 6).
11. A communication was received from Carol O'Hare, 172 Magazine Street, regarding Information/Interactive AHO Neighborhood Summer Workshops.

#### **RESOLUTIONS**

1. Retirement of Robert Wilbur, Jr. from the Department of Public Works. Mayor McGovern

#### **ORDERS**

1. That the City Manager is requested to direct the Police Commissioner and any other pertinent City staff to review safety issues at City buildings and provide the City Council with relevant recommendations designed to maximize the safety of municipal employees and members of the public while ensuring that City buildings and services remain open and accessible to all. Councillor Simmons, Councillor Mallon, Councillor Kelley
2. City Council support of H.R. 2148: BE HEARD in the Workplace Act, and in encouraging both the City of Cambridge and all employers doing business in Cambridge to embrace the principles put forth in this legislation. Councillor Simmons, Councillor Siddiqui, Vice Mayor Devereux, Councillor Mallon
3. That the City Manager is requested to establish a working committee to review the monuments, memorials, and markers throughout Cambridge to determine whether any of these commemorate those who were linked to the slave trade or engaged in other similarly shameful acts and to determine which individuals should be newly recognized with a monument, memorial, or marker. Councillor Simmons
4. That the City Manager is requested to work with the Traffic, Parking and Transportation Department, the Community Development Department, Metropolitan Area Planning Council, and other regional partners such as the Central Transportation Planning Staff to explore the feasibility of partnering with a local research institution to conduct a study that determines how many ride-hail vehicles are on the roads during both on and off-peak times and their impacts on congestion and safety. Councillor Mallon, Councillor Kelley, Vice Mayor Devereux
5. That the City Manager is requested to meet with the Traffic, Parking and Transportation Department, the Department of Public Works, and the property owners and management of the Fresh Pond Mall to identify additional traffic-calming and safety features and to discuss with the mall owner the potential for creating a formal street connection between Terminal Road and New Street. Vice Mayor Devereux, Councillor Siddiqui, Councillor Carlone
6. That the City Manager be and hereby is requested to direct the appropriate departments to televise and record the City Clerk interview meeting on June 17, 2019, starting at 2:30pm in the Sullivan Chamber. Vice Mayor Devereux, Mayor McGovern, Councillor Carlone
7. That the City Manager is requested to confer with relevant City staff and representatives of both Harvard University and the Harvard Square Business Association to determine a suitable, publicly available and recognizable space to install more bike racks adjacent to the Smith Center. Councillor Kelley

8. That the proposed Special Permit Criteria amendments to Article 19 of the Cambridge Zoning Ordinance (as attached) be referred to the Ordinance Committee and the Planning Board for hearing and report. Councillor Zondervan, Councillor Carlone
9. That the City Manager is requested to instruct the City Solicitor to draft for discussion several ordinances to reduce or prohibit campaign donations from donors seeking to enter into a contract, seeking approval for a special permit or up-zoning, seeking to acquire real estate from the city, or seeking financial assistance from the city. Councillor Carlone, Vice Mayor Devereux, Councillor Zondervan
10. City Council opposition to the proposed regulatory changes by the Department of Energy Resources, and in support of promoting truly renewable energy sources including solar, wind, geothermal and small hydro. Councillor Zondervan, Councillor Siddiqui, Vice Mayor Devereux

**COMMUNICATIONS AND REPORTS FROM OTHER CITY OFFICERS**

1. A communication was received from Interim City Clerk Paula M. Crane transmitting a memorandum from Iram Farooq, Assistance City Manager for Community Development, providing additional information regarding the application for banners in Inman Square and their duration.
2. A communication was received from Interim City Clerk Paula M. Crane, transmitting memorandum from Vice Mayor Devereux regarding a special public meeting for the City Clerk interviews.  
June 6, 2019  
To my colleagues:  
I would like to update you on progress toward hiring a new City Clerk.  
Over the past several weeks the interview committee conducted two rounds of interviews with a range of qualified applicants for the position and has selected four finalists to invite back for the full City Council’s consideration.  
The City Council will hold a special public meeting for the clerk interviews on Mon, June 17, 2019, starting at 2:30pm in the Sullivan Chamber. I have requested that the interview meeting be televised and recorded. The candidates’ names and resumes will become public when the agenda for the June 17 interview meeting is posted on Thursday, June 13. The committee also asked each of the finalists to write a personal statement (500-700 words) to describe their qualifications and interest in the position, and their statements will be posted with the agenda.  
On June 17 the Council will interview the candidates one at a time. Every candidate will be asked the same set of questions with follow-ups as needed. Councillors may

send suggestions for questions to Personnel Director Sheila Keady Rawson by Friday, June 14 at 11am. Sheila will synthesize our questions into the final list. Each Councillor will be assigned one question to ask to all candidates.

Following the interviews, we will convene our regular Monday meeting as usual and open public comment. If they wish, members of the public may comment on what they heard in the clerk candidate interviews along with other items on the regular meeting agenda.

After the public comment period the Council will recess to executive session to deliberate on the clerk candidates, and then return to the Sullivan Chamber to publicly vote on our choice for a new City Clerk.

I thank the other members of the interview committee (Mayor McGovern, Councillor Carlone, Personnel Director Sheila Keady Rawson, Executive Assistant to the City Council Naomie Stephen and City Solicitor Nancy Glowa) for the significant time and careful thought they have contributed to this process thus far.

Jan Devereux, Vice Mayor

3. A communication was received from Interim City Clerk Paula M. Crane transmitting a memorandum from Councillor Siddiqui, submitting the Mayor’s Blue-Ribbon Task Force on Tenant Displacement May 21, 2019 meeting minutes.

**COMMITTEE REPORTS**

1. A communication was received from Donna P. Lopez, former City Clerk, transmitting a report from Vice Mayor Jan Devereux, Chair of the Transportation & Public Utilities Committee, for a public hearing held on May 22, 2019 to discuss with Eversource any plans it has for meeting the anticipated electricity needs of Cambridge businesses and residents by expanding capacity on land it owns throughout the City, with a focus on sites in East Cambridge (Kendall Square and Fulkerson Street).
2. A communication was received from Paula Crane, Interim City Clerk, transmitting a report from Councillor Sumbul Siddiqui, Chair of the Economic Development and University Relations Committee, for a public hearing held on Apr 30, 2019 to discuss a Cambridge vacant storefront registration ordinance.
3. A communication was received from Donna P. Lopez, former City Clerk, transmitting a report from Councillor Dennis J. Carlone and Councillor Craig A. Kelley, Co-Chairs of the Ordinance Committee, for a public hearing held on May 1, 2019 to discuss a petition to amend the Municipal Code in Chapter 8.16 entitled “Noise Control” by deleting sections 8.16.081-8.16.087 to prohibit the use of leaf blowers.
4. A communication was received from Donna P. Lopez, former City Clerk transmitting a report from Vice Mayor

Jan Devereux, Co-Chair and Councillor Quinton Zondervan, Co-Chair of the Health and Environment Committee for a public hearing held on May 21, 2019 to discuss the “City of Cambridge getting to Net Zero Action Plan: Fiscal year 2018 progress report” and to receive a general update on the Net Zero Action Plan.

## HEARING SCHEDULE

### Mon, June 10

5:30pm City Council Meeting (Sullivan Chamber)

6:30pm The City Council will conduct a public hearing to discuss the petition filed by Kenneth S. Barron, 614 Massachusetts Avenue, et al property owners, pursuant to MGL Chapter 40 section O petitioning that a Business Improvement District (BID) be established for the Central Square Business Improvement District. (Sullivan Chamber)

### Mon, June 17

5:30pm City Council Meeting (Sullivan Chamber)

### Wed, June 19

2:00pm The Human Services and Veterans Committee will conduct a public hearing to discuss the results of the City Manager’s Opioid Task Force Report and the recommendations that could be implemented to reduce the harmful effects of the opioid crisis in the City of Cambridge. (Sullivan Chamber - televised)

### Mon, June 24

5:30pm City Council Meeting (Sullivan Chamber)

### Wed, June 26

3:30pm The Ordinance Committee will conduct a public hearing to discuss a petition received from Self Storage Group, LLC to amend the Zoning Ordinance by creating a New Street Overlay District. (Sullivan Chamber - televised)

### Thurs, June 27

3:30pm The Ordinance Committee will conduct a public hearing to continue discussions on a proposed amendment to the Municipal Code to add a new Chapter 5.50 entitled “Cannabis Business Permitting Ordinance.” (Sullivan Chamber - televised)

### Tues, July 2

5:30pm The Ordinance Committee will conduct a public hearing to discuss a proposed amendment to the Zoning Ordinance to create an Affordable Housing Overlay District. (Sullivan Chamber - televised)

### Thurs, July 11

5:30pm The Ordinance Committee will conduct a public hearing to discuss the refiled petition from Alexandria Real Estate Equities, Inc. to amend the Zoning Ordinance in Article 20 to add at the end thereof the creation of a Grand Junction Pathway Overlay District. (Sullivan Chamber - televised)

### Mon, July 29

5:30pm Special City Council Meeting (Sullivan Chamber)

## TEXT OF ORDERS

O-1 June 10, 2019

COUNCILLOR SIMMONS

COUNCILLOR MALLON

COUNCILLOR KELLEY

WHEREAS: The entire nation was sickened following news of the May 31, 2019 [workplace shooting](#) in which an [individual opened fire](#) on his colleagues in a Virginia Beach municipal building, killing twelve people; and

WHEREAS: Municipal buildings across the country are, by design, meant to be open and accessible to the public at large so that official city business, for everything from applying for marriage licenses, to applying for work permits, to paying tax bills, can be conducted – yet in an increasingly turbulent era, that openness must also be balanced with measures designed to ensure the safety of municipal employees and all who enter these buildings; and

WHEREAS: In the wake of the recent horrific incident that took place in Virginia Beach, the City of Cambridge must be proactive and deliberate in assessing any safety vulnerabilities in its municipal buildings and operations, and it must take reasonable steps to better provide for the safety of municipal employees and the members of the public; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the Police Commissioner and any other pertinent City staff to review safety issues at City buildings and provide the City Council with relevant recommendations designed to maximize the safety of municipal employees and members of the public while ensuring that City buildings and services remain open and accessible to all, and to report back to the City Council on this matter in a timely manner.

O-2 June 10, 2019

COUNCILLOR SIMMONS

COUNCILLOR SIDDIQUI

VICE MAYOR DEVEREUX

COUNCILLOR MALLON

WHEREAS: On Apr 9, 2019, Representative Ayanna Pressley and Representative Katherine Clark introduced [H.R. 2148: BE HEARD in the Workplace Act](#), which is designed to increase transparency, accountability, and [protect against incidents of harassment](#) and discrimination in the workplace; and

WHEREAS: This legislation, which is an acronym for “Bringing an End to Harassment by Enhancing Accountability and Rejecting Discrimination in the Workplace,” is designed to, in the words of its sponsors, “...take critical steps to ensure that businesses have more resources to prevent harassment, workers are supported when they seek accountability and justice, and those who think they can get away with assault or harassment on the job [will] get a clear message [that] time is up;” and

WHEREAS: The City of Cambridge, being a progressive community in which people continually strive to show respect for one another in all public spheres, and in which employers are continually encouraged to take measures to create positive, supportive work environments, should wholeheartedly embrace the spirit behind this legislation, and encourage the adoption of its recommendations both in our municipal workforce and in all businesses located here; now therefore be it

ORDERED: That the City Council go on record in strong support of H.R. 2148: BE HEARD in the Workplace Act, and in encouraging both the City of Cambridge and all employers doing business in Cambridge to embrace the principles put forth in this legislation; and be it further

ORDERED: That the City Clerk be and hereby is requested to forward suitably engrossed copies of this legislation to Representative Pressley and Representative Clark on behalf of the entire City Council.

O-3 June 10, 2019

COUNCILLOR SIMMONS

WHEREAS: On Apr 8, 2019, the [City Council passed a policy order asking the City Manager](#) to direct the appropriate City personnel to compile a full accounting of streets, schools, and public buildings that may be named in honor of those who have ties to the American slave trade with a view toward renaming these; and

WHEREAS: The intent behind this endeavor is not to erase the sometimes complicated history of our city – certainly, we must acknowledge that even some of our country’s most [celebrated historical figures engaged in acts that would surely earn](#) them condemnation in contemporary society – but to force us to more honestly confront our history and the questions of whom we choose to celebrate, how we understand the fullness of their lives and their actions, and whether there are other, lesser-known but no-less-important figures we ought to be lifting up and celebrating in the ongoing desire to more fully understand our city’s history; and

WHEREAS: With this concept in mind, the City should review the various monuments, memorials, and markers throughout our community to determine whether any of these honor those who were involved in the slave trade or other similarly reprehensible acts, and whether they should be replaced with monuments and memorials of women, people of color, and those from other marginalized communities who have, to this point, been underrepresented in their contributions to the history of this great city; and

WHEREAS: The City of Cambridge would be wise to review and borrow from the template that [New York City](#) has recently established for their own, similar efforts to review, assess, and update their own monuments, memorials, and markers; now therefore be it

ORDERED: That the City Manager be and hereby is requested to establish a working committee to review the monuments, memorials, and markers throughout Cambridge to determine whether any of these commemorate those who were linked to the slave trade or engaged in other similarly shameful acts, to determine which individuals – particularly women, people of color, and those from other historically marginalized communities – should be newly recognized with a monument, memorial, or marker, and to report back to the City Council on this matter in a timely manner.

O-4 June 10, 2019

COUNCILLOR MALLON

COUNCILLOR KELLEY

VICE MAYOR DEVEREUX

WHEREAS: The City of San Francisco has recently completed a study of the impact of ride-hail services, like Uber and Lyft, on traffic congestion and commute time; and WHEREAS: The [results of the study](#) revealed that the presence of these ride-hailing services increased traffic delays by 40 percent; and

WHEREAS: A recent [study](#) also found that Boston has the worst rush hour traffic in the nation, and [data](#) released by the Massachusetts Department of Utilities (DPU) in 2017 showed that over 6 million ride-hail trips originated in Cambridge, with a yearly average of 64 ride-hail trips per person; and

WHEREAS: Uber and Lyft are not transparent about their data, and refused to comply with San Francisco’s request for a count of how many ride-hail cars were on the roads; and

WHEREAS: Understanding what percentage of our total traffic comes from ride-hail alone in the City of Cambridge will help inform other areas of policymaking such as curb allocation, traffic and parking studies, and strategies to reduce congestion; now therefore be it

ORDERED: That the City Manager be and hereby is requested to work with the Traffic, Parking and Transportation Department, the Community Development Department, Metropolitan Area Planning Council, and other regional partners such as the Central Transportation Planning Staff to explore the feasibility of partnering with a local research institution to conduct a study that determines how many ride-hail vehicles are on the roads during both on and off-peak times and their impacts on congestion and safety; and be it further

ORDERED: That the City Manager be and hereby is requested to work with the Traffic, Parking and Transportation Department and Metropolitan Area Planning Council to determine the feasibility of partnering with other municipalities who may be interested in collecting this data, and how such a study may be funded; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council in a timely manner.

O-5 June 10, 2019  
VICE MAYOR DEVEREUX  
COUNCILLOR SIDDIQUI  
COUNCILLOR CARLONE

WHEREAS: The entrance to the Fresh Pond Mall parking lot from New Street is an access point used daily by many people in cars, on foot and on bicycles; and

WHEREAS: In addition to providing access to the businesses within the mall, this entrance and the adjoining portion of the parking lot function as an unregulated corridor for individuals traveling to and from Alewife Brook Parkway and Terminal Road and destinations on New Street, including Danehy Park; and

WHEREAS: The current conditions in the lot compromise pedestrian and bicyclist safety by failing to clearly separate where vehicles should travel and where to expect pedestrians and cyclists moving safely; and

WHEREAS: A future connection between Terminal Road and Wheeler Street is planned and potentially could be extended through the mall parking lot to connect to New Street, which is clearly a desire line that people travel now without the benefit of any guidance or a formal route; now therefore be it

ORDERED: That the City Manager be and hereby is requested to meet with the Traffic, Parking and Transportation Department, the Department of Public Works, and the property owners and management of the Fresh Pond Mall to identify additional traffic-calming and safety features, as well as to discuss with the mall owner the potential for creating a formal street connection between Terminal Road and New Street; and be it further

ORDERED: That the City Manager be and hereby is requested to report back on progress to the City Council on this matter as soon as possible.

O-6 June 10, 2019  
VICE MAYOR DEVEREUX  
MAYOR MCGOVERN  
COUNCILLOR CARLONE

WHEREAS: The City Council will hold a special public meeting to interview finalist candidates for the position of City Clerk on Mon, June 17, 2019, before the regular City Council meeting begins; now therefore be it

ORDERED: That the City Manager be and hereby is requested to direct the appropriate departments to televise and record the City Clerk interview meeting on June 17, 2019, starting at 2:30pm in the Sullivan Chamber.

O-7 June 10, 2019  
COUNCILLOR KELLEY

WHEREAS: Harvard Square has a number of popular locations that are central to its vitality, most of which have ready and visible access to bike racks; and

WHEREAS: The area around the newly renovated and very popular Smith Center has no meaningful amount of such bike racks, leaving cyclists in the awkward position of either not securely locking the bicycles as they visit the Smith Center, or searching for some other distant bike rack or of not visiting the Smith Center or other nearby amenities; and

WHEREAS: The City has a policy of encouraging cycling as an alternative to using cars to move around Cambridge, but such an alternative is more challenging when parking a bicycle, or, in the future, some other Micromobility device, is so challenging; now therefore be it

ORDERED: That the City Manager be and hereby is requested to confer with relevant City staff and representatives of both Harvard University and the Harvard Square Business Association to determine a suitable, publicly available and recognizable space to install more bike racks adjacent to the Smith Center; and be it further

ORDERED: That the City Manager be and hereby is requested to report back to the City Council on this issue.

O-8 June 10, 2019  
COUNCILLOR ZONDERVAN  
COUNCILLOR CARLONE

ORDERED: That the proposed amendments to Article 19 of the Cambridge Zoning Ordinance (as attached) be referred to the Ordinance Committee and the Planning Board for hearing and report.

### **Proposed Amendments to Article 19 of the Cambridge Zoning Ordinance**

#### **Description**

With the alarming news that Eversource has reached maximum capacity in Cambridge for its electrical infrastructure and is moving ahead with transfer station expansions at Alewife and Putnam Ave, as well as planning a new transfer station in East Cambridge, at Fulkerson St., it's becoming glaringly obvious that our planning and approval processes for large developments in the city do not fully account for the utility infrastructure needs of additional buildings. Upon reviewing the zoning code we determined that the following changes may begin to address this concern, and so we put them forward as a proposal for consideration by the council.

ADD TO Section 19.24: This section outlines the application procedures for large projects, which require a Project Review Special Permit. It lists requirements such as a parking study, a tree study, sewer and water infrastructure narratives, and a noise mitigation narrative. So it seems relevant and appropriate to add requirements to this section around electrical service infrastructure and gas service infrastructure narratives, which is what we have proposed below.

ADD TO Section 19.25.2: Add a "project specific urban design overview" requirement. This requires a project

specific urban design analysis and set of recommendations that are presented to the planning board and the public.  
ADD Section 19.25.3: Utility Impact Findings. This section requires the planning board to grant the permit only if it finds that the utility impacts of the project would not be significant.

We further recommend that if these provisions are adopted, the application form be changed via regulation to add the following requirements:

Electricity Service Infrastructure Narrative Project Review Special Permit (19.20) (certified by Electrical Dept.)

Gas Service Infrastructure Narrative Project Review Special Permit (19.20) D (certified by Dept. of Public Works)

#### Zoning Language

ADD to Section [19.24](#):

(8)

**Electric Service Infrastructure Narrative. The application shall include a report by the applicant detailing the anticipated impact of the project on the city's electricity infrastructure and supply. It shall indicate the likely improvements to infrastructure necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the applicant to make such determination, their anticipated costs, and the schedule for their completion. The applicant shall provide certification that this report has been submitted to the Electrical Department and the Electric Utility (Eversource).**

(9)

**Gas Service Infrastructure Narrative. The application shall include a report by the applicant detailing the anticipated impact of the project on the city's methane gas delivery infrastructure and supply. It shall indicate the likely improvements to infrastructure necessary to accommodate the identified impacts. Where such determinations cannot be made at the time of application, the report shall indicate what investigations must be undertaken by the applicant to make such determination, their anticipated costs, and the schedule for their completion. The applicant shall provide certification that this report has been submitted to the Public Works Department and the Gas Utility (Eversource).**

EDIT Section 19.25.2:

Urban Design Findings. The Planning Board shall grant the special permit only if it finds that the project is consistent with the urban design objectives of the city as set forth in Section 19.30. In making that determination the Board may be guided by or make reference to urban design guidelines or planning reports that may have been developed for specific areas of the city, **or in their absence, there shall**

**be prepared a project specific urban design overview that will be presented to the Planning Board and the public at the appropriate hearing(s).** They shall apply the standards herein contained in a reasonable manner to nonprofit religious and educational organizations in light of the special circumstances applicable to nonprofit religious and educational activities.

ADD Section **19.25.3**:

**Utility Impact Findings. The Planning Board shall grant the special permit only if it finds that the project would not cause undue adverse impacts on the residents and the environment by requiring extensive additional utility infrastructure to be added to the city, including electrical, gas, sewer, stormwater and any other utility service.**

O-9 June 10, 2019

COUNCILLOR CARLONE

VICE MAYOR DEVEREUX

COUNCILLOR ZONDERVAN

WHEREAS: The perceived influence of money in politics leads to public mistrust of government on a federal, state and local level; and

WHEREAS: The City of Cambridge is considering several major developments seeking special exemption to the zoning code, and many such developers regularly contribute to political campaigns, creating a perceived conflict of interest, whether real or imagined; and

WHEREAS: Many applicants for city contracts do not reside in Cambridge and their sole interest in city government is related to the contracts they seek, yet still contribute to political campaigns; and

WHEREAS: The City of Los Angeles recently unanimously approved drafting legislation to ban contributions from developers and others doing business with the city or seeking approval on certain projects; and

WHEREAS: The State of New Jersey enacted "pay to play" laws limiting political contributions made by business entities that are party to or are attempting to obtain contracts with New Jersey government entities; and

WHEREAS: The Cambridge City Council deliberated numerous times on the importance of campaign finance laws with no meaningful legislation adopted; and

WHEREAS: The Cambridge City Charter gives the City Council strong influence over development, and campaign donations from applicants give the perception, whether real or imagined, of favoritism; now therefore be it

ORDERED: That the City Manager be and hereby is requested to instruct the City Solicitor to draft for discussion several ordinances to reduce or prohibit campaign donations from donors seeking to enter into a contract, seeking approval for a special permit or up-zoning, seeking to acquire real estate from the city, or seeking financial assistance from the city; and be it further

ORDERED: That the City Manager be and hereby is requested to refer said draft languages to the Ordinance Committee for deliberation and discussion.

O-10 June 10, 2019  
COUNCILLOR ZONDERVAN  
COUNCILLOR SIDDIQUI  
VICE MAYOR DEVEREUX

WHEREAS: It has come to the attention of the City Council that the Massachusetts Department of Energy Resources (DOER) under Governor Charlie Baker has [proposed](#) regulations that would increase subsidies to incineration of trash and of biomass energy sources in both Renewable Energy Certificates (REC) classes (I & II) of the Renewable Energy Portfolio Standard (RPS); and

WHEREAS: These proposed regulations would make it easier for energy producers to create RECs from burning trash and biomass, which can be sold on the market to consumers looking to purchase electricity generated from 100% renewable sources, including the city of Cambridge and Cambridge residents; and

WHEREAS: The RPS was adopted to ensure that a [https://commonwealthmagazine.org/opinion/get-ready-for-another-biomass-battle/ertain-percentage-of-energy-sold-in-the-Commonwealth-of-Massachusetts-would-come-from-truly-renewable-sources;](https://commonwealthmagazine.org/opinion/get-ready-for-another-biomass-battle/ertain-percentage-of-energy-sold-in-the-commonwealth-of-massachusetts-would-come-from-truly-renewable-sources/) and

WHEREAS: The incineration of municipal trash is an expensive, polluting, inefficient source of electricity and should not be considered a renewable resource for the purposes of the RPS because it has many negative impacts, including the annual production of nearly 750,000 tons of toxic ash in the Commonwealth, raising significant public health concerns, especially considering Massachusetts cities and towns already have the [highest rates](#) of asthma in the nation; and

WHEREAS: Trees and forests are a precious resource, important protectors against the impacts of climate change, and among the most effective forms of carbon sequestration on the planet, and in most cases, burning wood harvested by cutting down trees in forests should not be considered a renewable source for producing electricity; and

WHEREAS: Both the burning of trash and the burning of trees for producing electricity inevitably cause disproportionately adverse impacts on lower income and disadvantaged communities, as wood and trash burning power plants are [more likely](#) to be sited in those communities (environmental injustice); and

WHEREAS: The Massachusetts RPS is currently set to increase at 2% a year, which is not sufficient given the latest United Nations International Panel on Climate Change (IPCC) [report](#), and diluting the small progress we have made by allowing more non-renewable energy sources to qualify under the RPS is counterproductive to our climate goals; now therefore be it

RESOLVED: That the City Council go on record in opposition to the proposed regulatory changes by the Department of Energy Resources, and in support of promoting truly renewable energy sources including solar, wind, geothermal and small hydro; and be it further  
RESOLVED: That the City Clerk be and hereby is requested to forward suitably engrossed copies of this resolution to DOER Commissioner Judith Judson as well as Governor Baker on behalf of the entire City Council.