

## CITY MANAGER'S AGENDA

1. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of five members to the **Cambridge Commission for Persons with Disabilities** (CCPD). (CM#291) [[text of report](#)]
2. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of the following people as members of the **BEUDO Review Board**. (CM25#292) [[text of report](#)]
3. A communication transmitted from Yi-An Huang, City Manager, relative to the appointment of Sue Walsh as a member of the **Community Benefits Advisory Committee**. (CM25#293) [[text of report](#)]
4. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-66, regarding a dedicated position or function focused on triaging and directing senior residents to appropriate services and supports. (CM25#294) [[text of report](#)]
5. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-64, regarding poison ivy control at Fresh Pond. (CM25#295) [[text of report](#)]
6. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-57, regarding body-worn cameras. (CM25#296) [[text of report](#)]
7. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-54, regarding review of current crisis prevention protocols and deployment of mental health professionals. (CM25#297) [[text of report](#)]
8. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-49, regarding development of a policy for future private development. (CM25#298) [[text of report](#)]
9. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-40, regarding updates to the Community Benefits Ordinance. (CM25#299) [[text of report](#)]
10. A communication transmitted from Yi-An Huang, City Manager, relative to AR#25-65, regarding Connectivity North of Rindge Ave. (CM25#300) [[text of report](#)]
11. A communication transmitted from Yi-An Huang, City Manager, regarding **proposed parking fine increases**. (CM25#301) [[text of report](#)]
12. A communication transmitted from Yi-An Huang, City Manager, relative to an update on the Roadway Safety Audit Program. (CM25#302) [[text of report](#)]
13. A communication transmitted from Yi-An Huang, City Manager, transmitting an update on federal grant funding. (CM25#303) [[text of report](#)]
14. Transmitting Communication from Yi-An Huang, City Manager, relative to the appropriation of \$935,497 to the Grant Fund Human Service Programs Salary and Wages

account (\$67,493), to the Grant Fund Human Service Programs Other Ordinary Maintenance account (\$858,004) and to the Grant Fund Human Service Programs Travel and Training account (\$10,000). (CM25#304) [[text of report](#)]

## ORDERS

1. Cancellation of the Dec 29, 2025 City Council Meeting. Mayor Simmons, Vice Mayor McGovern (PO25#170)
2. That the City Manager is requested to instruct the Community Development Department to reduce the recommendations for the Massachusetts Avenue subdistrict (MAS-12) from a maximum of 12 stories to 11 stories with ground floor active use/retail as consistent with the recommendation of the Mass Ave. Planning Study. Councillor Nolan, Councillor Zusy, Councillor Wilson (PO25#171)

## CHARTER RIGHT

1. That the City Manager is requested to instruct the Community Development Department to reduce the recommendations for the Inman Square zoning sub-district (CAM-10) from a maximum of 10 stories to 8 stories with ground floor active use/retail as consistent with the majority of the Cambridge Street corridor. [Charter Right – Sobrinho-Wheeler, Dec 8, 2025] (PO25#165)

## ON THE TABLE

2. A communication transmitted from Yi-An Huang, City Manager, relative to AR #25-22, regarding a request to work with the School Department, the Department of Public Works, and other relevant departments to open the publicly owned parking at the King Open/Cambridge Street Upper School Complex for either residential free parking or commercial parking opportunities during “off” hours. [Tabled – May 5, 2025] (CM25#113)
3. That the City Manager is requested to explore with the Government Operations Committee whether the functions of the Peace Commission may be improved and enhanced by bringing them within another City Commission or Department, such as the Human Rights Commission, and report back in a timely manner. [Charter Right – Simmons, May 19, 2025; Tabled June 2, 2025] (PO25#76)
4. That the City Council go on record thanking SEIU 32BJ for their vigilance, partnership and advocacy on behalf of unionized workers. [Charter Right – Simmons, June 16, 2025; Tabled – June 23, 2025]

## UNFINISHED BUSINESS

5. An Ordinance has been received from Interim City Clerk Paula M. Crane, relative to amend the Zoning Map and Articles 3.000, 17.000, and 19.000 of the Cambridge Zoning Ordinance as follows with the intent of establishing four new zoning districts for the Cambridge Street corridor. [Passed to 2nd Reading, Dec 8, 2025; Eligible to be Ordained Dec 22, 2025] (ORD25#17) [[Revised](#)][[Published](#)]

6. An Ordinance has been received from Interim City Clerk Paula M. Crane, relative to amend the Zoning Map and Articles 2.000, 3.000, 4.000, 5.000, 6.000, 11.000 17.000, and 20.000 of the Cambridge Zoning Ordinance as follows with the intent of establishing four new zoning districts for the Massachusetts Avenue corridor. [Passed to 2nd Reading, Dec 8, 2025; Eligible to be Ordained Dec 22, 2025] (ORD25#16) [\[Revised\]](#)[\[Published\]](#)

### APPLICATIONS AND PETITIONS

1. An application was received from Brian Chipman representing Curie.Bio, requesting permission for two (2) projecting blade signs at the premises numbered 196 Broadway approval has been received from Inspectional Services, Department of Public Works, Community Development Department and abutters proof of mailing has been provided. (AP25#43)

### COMMUNICATIONS

1. Allan Sadun, re: Support corridor zonings.  
2. Young Kim, re: Support for PO#1 and Request to Reject Ordinance Committee Zoning Reports.  
3. Wendy Jacob, re: Please vote NO on the proposed upzoning.  
4. Wayne Welke, re: Please Support Abundant Housing on North Mass Ave and Cambridge Street.  
5. Virginia Youngren, re: Please vote NO on the proposed upzoning.  
6. Tom Lindsley, re: Please vote NO on the proposed upzoning.  
7. Susan Ringler, re: VOTE NO on the 2 NEW UPZONING Ordinances.  
8. Susan Markowitz, re: Cambridge St Upzoning.  
9. Susan Markowitz, re: Firing 7 Cambridge City employees.  
10. Amy Meltzer, re: opposition to upzoning changes.  
11. Susan and Bruce Leslie-Pritchard, re: We Need the Upzoning Petitions to Expire.  
12. Su Chiang, re: resident feedback on housing-related issues.  
13. Amy Rothschild, re: Support Mass Ave and Cambridge Street Zoning.  
14. Steve Fitzsimmons, re: Please vote NO VOTE NO on the 2 NEW UPZONING Ordinances.  
15. Amy Rugel, re: No upzoning of Cambridge St.  
16. Steve Kovacs, re: Please vote NO on the proposed upzoning.  
17. Steve Bardige.  
18. Shelley Rieman, re: The Manhattanization of Cambridge.  
19. Sheli Wortis, re: Zoning petitions in PO25#163 and PO25#164, also PO25#167.  
20. Shelagh Hadley, re: Please vote NO.  
21. Ruth Josimovich, re: Please vote NO on the proposed upzoning.  
22. Ruth Carretta, re: Mass Ave and Cambridge St Upzoning Petitions.  
23. Russell Windman, re: Please vote NO on the proposed upzoning.  
24. Rosamund Coquillet, re: Please vote NO on the proposed upzoning.  
25. Rosalind Michahelles, re: Vote NO on ordinances.

26. Robert C McCarthy, re: Please vote NO on the proposed upzoning.  
27. Rika Welsh, re: Please vote NO on the proposed upzoning.  
28. Rebecca Pries, re: Please vote NO on the proposed upzoning.  
29. Phyllis Simpkins, re: Upzoning proposals.  
30. Peter Kelsey, re: Please vote NO on the proposed upzoning.  
31. Andrea Saltzman.  
32. Peter and Karen Falb, re: Two overlays tonight.  
33. Anne and Anand Sundaram, re: No to the 2 proposed ordinances.  
34. Pauline Demetri, re: upzoning.  
35. Aram Harrow, re: remove legal barriers to housing supply.  
36. Barbara Lewis, re: Please vote NO on the proposed upzoning.  
37. Barbara Powell, re: Please vote NO on the proposed upzoning.  
38. Ben Wurgaft, re: Please vote NO on the proposed upzoning.  
39. Brad Kucab, re: Please vote NO on the proposed Upzoning.  
40. Brennan Waters, re: Supporting Mass Ave and Cambridge St without Solar Step Backs.  
41. Bud Evans, re: Please vote NO on the proposed upzoning.  
42. Candace Young, re: housing.  
43. Candice Driver, re: Dec 8 Meeting - Agenda Item 6.  
44. Paul Raccuglia, re: Comment w.r.t. PO25#162.  
45. Carol Waldo, re: Please vote NO on the proposed upzoning.  
46. Paul Funk, re: Cambridge St upzoning petition.  
47. Carole Stern, re: Please vote NO on the proposed upzoning.  
48. Paul Breneman, re: New Upzoning Ordinances.  
49. Pat McCarthy, re: Please vote NO on the proposed upzoning.  
50. Norma Wassel, re: Recommend that the Mass Ave and Cambridge St zoning expire.  
51. Nonie Valentine, re: CMA#8 and CMA#9.  
52. Nike Tirman, re: Please vote NO on the proposed upzoning.  
53. Nicole Bryant, re: Please vote NO on the proposed upzoning.  
54. Carolyn Magid, re: public comment on proposed upzoning.  
55. Neheet Trivedi, re: Support North Mass Ave and Cambridge Street upzoning.  
57. Cassandra Ling.  
58. Catherine Hoffman, re: comments on zoning for Cambridge St and Mass Ave.  
59. Nancy E. Phillips, re: zoning proposals for Mass Ave and Cambridge St.  
60. Mira Simon, re: Concerned Residents, Cambridge Street Upzoning.  
61. Michael Rogove, re: PO25#162.  
62. Charles Honnet, re: Vote No.  
63. Michael Matfess.  
64. Michael Buck, re: Cambridge St upzoning building heights.  
65. Maureen Whitehouse, re: Vote NO ON 2.  
66. Maureen Mueller, re: Please vote NO on the proposed upzoning.  
67. Matt Goldstein, re: Build more housing on Mass Ave in North Cambridge!  
68. Mary Shetterly.  
69. Mary Jane Kornacki, re: NO on Mass Ave upzoning.

70. Charles Teague, re: Manager Agenda 8 & 9 - let these two zoning amendments expire.
71. Mary Browne, re: Please vote NO on the proposed upzoning.
72. Mark Kon, re: Please Vote NO on the Proposed Upzoning of Mass Ave.
73. Chris McElroy, re: No to UpZoning.
74. Marilee Meyer, re: Please let the two zoning petitions expire or postpone the vote.
75. Christine Tessier, re: Proposed upzoning for Mass Ave and Cambridge St.
76. Marie-Ovide Gina Dorcely, re: Please vote NO on the proposed upzoning.
77. Claire Silvers and Mark Feeney, re: Please vote NO on the proposed upzoning.
78. Connie Saems, re: Upzoning.
79. Crystal Leslie, re: DOCUMENT the results of upzoning and please RETHINK UPZONING in small residential neighborhoods.
80. Dan Sprague, re: Support for N. Mass Ave Rezoning.
81. Marie Elena Saccoccio, re: Opposition to Largest Zoning Deregulation of Cambridge Street in over a Century.
82. Daniel Hidalgo, re: Zoning Reforms.
83. Daniel Mascoop, re: Pass Pro-Housing Zoning.
84. Maria Kosovsky, re: Please vote NO on the 2 upzoning ordinances.
85. Darren Buck, re: Support for N Mass Ave upzoning.
86. Dave Halperin, re: Support corridor zoning proposals.
87. Deborah Hulihan.
88. Diane Brancazio, re: Please vote NO on the proposed upzoning.
89. Donnie Harding.
90. Ed Bacher, re: Please vote NO on the proposed upzoning.
91. Elisabeth Werby, re: Mass Ave Upzoning.
92. Elizabeth Gombosi.
93. Elizabeth Greywolf re: upzoning development.
94. Elizabeth Keating, re: Vote No on Both Upzoning Ordinances.
95. Elizabeth Kon, re: Please Vote NO on the Proposed Upzoning of Mass Ave.
96. Ella Lesatele, re: Proposed rezoning of Cambridge Street.
97. Eoin Power, re: Support for North Mass & Cambridge Street Zoning.
98. Erin.
99. Ethan Frank, re: Don't reduce Inman square to 8 stories.
100. Fleet Hill, re: 25 Lowell Neighbors.
101. Fritz Donovan.
102. Gary Mello.
103. Gaylen Morgan, re: NO to Upzoning.
104. Georg Kirchner, re: Please vote NO on the proposed upzoning.
105. Guillemette Simmers, re: New Upzoning Ordinances.
106. Lynne Hall, re: Let Mass Ave and Cambridge St zoning expire so it can be amended (CM#8 and CM#9).
107. Luis Mejias, re: Support housing.
108. Louise Venden, re: Public comment City Council 12/8.
109. Louide Henri, re: Opposition to renewing Half Crown Marsh NCD.
110. Lois Josimovich, re: Please vote NO on the proposed upzoning.
111. Liz Cabot, re: 2 upzoning ordinances.
112. Lee Farris, re: Residents Alliance concerns on Mass Ave and Cambridge St zoning.
113. LaQueen Battle.
114. Kosar Mohamed.
115. Kevin Whalen, re: Please vote NO on the proposed upzoning.
116. Kathleen Moore, re: Support Abundant Housing.
117. Katherine Merseth, re: Please vote NO on the proposed upzoning.
118. Julie Altman, re: Please vote NO on the proposed upzoning.
119. Julia Bishop, re: Please vote NO on the proposed upzoning.
120. Judy Somberg, re: CMA#8 and CMA#9.
121. Judith Bowman, re: New housing ordinances.
122. Fritz Donovan.
123. Judi Neu, re: Please vote NO on proposed up zoning.
124. Judi Neu, re: 25 Lowell Street, PO25#287.
125. Joyce Myers, re: Vote no on the upzoning proposals.
126. John Trever, re: Please vote NO on the proposed upzoning.
127. Joan Doolittle, re: Please vote NO on the proposed upzoning.
128. Gary Mello (same as #102).
129. Joan and Michael Frutkoff, re: Upzoning Ordinance.
130. Gaylen Morgan, re: NO to Upzoning.
131. Jessica Boyatt, re: Please vote NO on the proposed upzoning.
132. Georg Kirchner, re: Please vote NO on the proposed upzoning.
133. Guillemette Simmers, re: New Upzoning Ordinances.
134. Jess Sheehan, re: Support for Cambridge St & N. Mass Ave zoning, confusion about lowering heights in Inman.
135. Jeffrey Baron, re: Please vote NO on the proposed upzoning.
136. Jean Spera, re: Please vote NO on the proposed upzoning.
137. Heddi Siebel, re: Letter re: MFHO.
138. Janet Slemenda, re: Upzoning along Cambridge Street Corridor.
139. Helen Walker, re: Mass Ave and Cambridge St Zoning Petitions, IUR's.
140. Jaimie McNeil.
141. Heli Meltsner, re: Please vote no on two new upzoning proposals.
142. Jacqui Fahey Sandell, re: Please vote NO on the new proposed Upzoning.
143. Hugh Russell, re: Please do not vote to approve Cambridge St and Mass Ave upzoning.
144. Hunter Aldrich, re: Please vote NO on the proposed upzoning.
145. Jacquelyn Smith, re: Housing CMA#8 and CMA#9.
146. Ilisa Hurowitz, re: Please vote NO on Upzoning.
147. Jack Silversin, re: VOTE NO on the up-zoning proposals for North Mass Ave and Cambridge St.
148. Jacqueline King, re: Allow true community input on Cambridge St & Mass Ave zoning.
149. Jacob Lezberg, re: Support Mass Ave and Cambridge Street Zoning.

150. Van Wallach, re: Building projects.

151. Merry White, re: Concerns over development in Cambridge, thank you for your consideration.

**RESOLUTIONS**

1. Congratulations to Patrol Officer Keith Albert on his retirement from the Cambridge Police Department. Councillor Toner, Councillor Wilson, Mayor Simmons
2. Congratulations to Sikha Sen on retiring from the Department of Human Services. Councillor Toner, Mayor Simmons, Councillor Wilson
3. Congratulations to Umme Banu on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
4. Congratulations to Lieutenant David Schofield on his retirement from the Cambridge Police Department. Councillor Toner, Councillor Wilson, Mayor Simmons
5. Congratulations to Charles Antinoro on his retirement from the Cambridge Housing Authority. Councillor Toner
6. Congratulations to Maria Flores on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
7. Congratulations to Lisa Munson on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
8. Congratulations to Lynette O’Brien on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
9. Congratulations to Thomas Sullivan on his retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
10. Congratulations to Maria Eby on her retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons
11. Congratulations to Ronald Venancio on his retirement from the Cambridge Health Alliance. Councillor Toner, Mayor Simmons

**COMMUNICATIONS & REPORTS FROM CITY OFFICERS**

1. A communication was received from Paula Crane, Interim City Clerk, transmitting an update regarding legislative activity. (COF25#159)

**HEARING SCHEDULE**

**Mon, Dec 15**

5:30pm City Council Meeting

**Tues, Dec 16**

11:30am The **Economic Development and University Relations Committee** will hold a public hearing with the Cambridge Office for Tourism to provide an update on the Tourism Office’s efforts as it relates to destination marketing, visitor services, as well as an update on the Tourism Destination Marketing District program. (PO25#117)

3:00pm The **Housing Committee** will hold public hearing to begin a discussion around social housing as referenced in PO25#131.

**Wed, Dec 17**

3:30pm The City Council shall hold a **Special Meeting to review the City Manager’s evaluation.**

**Mon, Dec 22**

5:30pm City Council Meeting

**Mon, Dec 29**

5:30pm City Council Meeting

**Mon, Jan 5, 2026**

10:00am **City Council Inauguration** (Sullivan Chamber)

**TEXT OF ORDERS**

O-1 Dec 15, 2025

MAYOR SIMMONS

VICE MAYOR MCGOVERN

ORDERED: That the City Council meeting scheduled for Dec 29, 2025 be and hereby is canceled.

O-2 Dec 15, 2025

COUNCILLOR NOLAN

COUNCILLOR ZUSY

COUNCILLOR WILSON

WHEREAS: The Mass Ave Zoning Petition proposes to establish new zoning districts, allow additional residential height in key locations, and incentivize Active Uses on the ground floor as outlined in the [Mass Ave Planning Study](#) (MAPS); and

WHEREAS: MAPS was an 18-month community engagement project that touched hundreds of residents, business owners, stakeholders, community members, and experts that developed goals and strategies for a revitalization and 15-year vision plan for Mass Ave in support of an inviting neighborhood and destination, a vibrant and walkable corridor, and more housing options; and

WHEREAS: Page 81 of the MAPS indicates a preference for 11 stories along Mass Ave: “rezoning the corridor to allow building heights of 8-11 stories for the majority of the corridor, with 12-18 stories in Porter Square, would support the gradual, organic evolution of Mass Ave, creating opportunities for denser residential development over time;” and

WHEREAS: Under the draft zoning for MAS-12, the maximum residential building height is over 74’, which allows AHO projects to take advantage of [11.207.5.2.1c](#), which allows for AHO development of 13 stories and 150 feet; and

WHEREAS: Maintaining incentives for non-residential use, residential use, mixed use, and 100% affordable housing are important to allow different use-types and to promote city planning goals of achieving greater socioeconomic diversity and a more equitable distribution of affordable housing citywide; and

WHEREAS: Under the current draft of MAS-12, mixed use residential building height is capped at 12 stories, which is higher than the recommendation by MAPS, only maintaining a one-story advantage for AHO projects; now therefore be it

ORDERED: That the City Manager be and hereby is requested to instruct the Community Development Department to reduce the recommendations for the Massachusetts Avenue subdistrict (MAS-12) from a maximum of 12 stories to 11 stories with ground floor active use/retail as consistent with the recommendation of the Mass Ave Planning Study; 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.