



City of Cambridge

Agenda Item Number 16

IN CITY COUNCIL

November 8, 1982

ORDERED:

That the City Manager be and hereby is authorized to convey to the 1000 Cambridge Street Trust of 18 Roosevelt Road, Medford, Massachusetts, a construction, surface and subsurface easement for the purpose of installing remote teller equipment at the University Bank and Trust Company branch.

The meets and bounds of said easement are as follows:

Beginning at a point, said point being the southwesterly property corner of tract No. 3C;

Thence running $S15^{\circ}-24'-35''$ W along the westerly sideline of Windsor Street a distance of fourteen and no hundredths (14.00') feet to a point;

Thence turning and running $N78^{\circ}-26'-10''$ W across tract No. 3B a distance of eighty-two and fifty hundredths (82.50') feet to a point;

Thence turning and running $N15^{\circ}-24'-35''$ E across tract No. 3B a distance of fourteen and no hundredths (14.00') feet to a point on the southerly side line of tract No. 3C;

Thence turning and running $S78^{\circ}-26'-35''$ E along the southern line of tract No. 3C a distance of eighty-two and fifty hundredths (82.50') feet to a point of beginning.

Containing a total of one thousand one hundred fifty-five (1,155') square feet, more or less.

The consideration for the grant of this easement is to be the nominal sum of one dollar (\$1.00).

In City Council November 8, 1982.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

Paul E. Healy
Paul E. Healy, City Clerk.



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Thence turning and running N78⁰-26'-10" W across tract No. 3B a distance of eighty-two and fifty hundredths (82.50') feet to a point;

Thence turning and running N15⁰-24'-35" E across tract No. 3B a distance of fourteen and no hundredths (14.00') feet to a point on the southerly side line of tract No. 3C;

Thence turning and running S78⁰-26'-35" E along the southern line of tract No. 3C a distance of eighty-two and fifty hundredths (82.50') feet to a point of beginning.

Containing a total of one thousand one hundred fifty-five (1,155') square feet, more or less.

The consideration for the grant of this easement is to be the nominal sum of one dollar (\$1.00).

In City Council November 8, 1982.

Adopted by a yea and nay vote:-

Yeas 8; Nays 0; Absent 1.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-

Paul E. Healy
Paul E. Healy, City Clerk.

Revised 1/6/83

RECEIVED BY
OFFICE OF GRANT OF EASEMENT AND AGREEMENT

11/8/82

JAN 6 2 48 PM '83
CAMBRIDGE, MASS.

D-82

WHEREAS, on November 8, 1982 the City Manager of the City of Cambridge (the City Manager) submitted to the City Council of the City of Cambridge (the City Council) the request of the 1000 Cambridge Street Trust for the granting of construction, surface and subsurface easements for the installation and maintenance of remote bank teller equipment and a drive through and parking spaces appurtenant to the bank tenant of 1000 Cambridge Street, Cambridge; and

WHEREAS, said request has been approved by the City Council; and

WHEREAS, on November 8, 1982, the City Council ordered that the City Manager be authorized to convey said easements; and

WHEREAS, the City Manager and the City Council have complied with the requirements of Massachusetts General Laws and the Ordinances of the City of Cambridge:

NOW THEREFORE the City of Cambridge, for one (\$1.00) dollar, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to BERNARDINO PASQUALE, TRUSTEE OF 1000 CAMBRIDGE STREET TRUST, u/d/t April 9, 1982 recorded at Middlesex South Registry of Deeds in Book 14591 at Page 462, and his successors and assigns, an exclusive construction, surface and subsurface easement for the installation and maintenance of remote bank teller equipment and a drive through and parking spaces appurtenant to the bank tenant of 1000 Cambridge Street, Cambridge as follows:

The meets and bounds of said easement are as follows:

Beginning at a point, said point being the southwesterly property corner of tract No. 3C;

Thence running S15-24'-35"W along the westerly sideline of Windsor Street a distance of fourteen and no hundredths (14.00') feet to a point;

Thence turning and running N78-26'-10"W across tract No. 3B a distance of eighty-two and fifty hundredths (82.50') feet to a point;

Thence turning and running N15-24'-35"E across tract No. 3B a distance of fourteen and no hundredths (14.00') feet to a point on the southerly sideline of tract No. 3C;

Thence turning and running S78-26'-35"E along the southern line of tract No. 3C a distance of eighty-two and fifty hundredths (82.50') feet to a point of beginning.

Containing a total of one thousand one hundred fifty-five (1,555') square feet, more or less, all as may be shown on a plan of land of the Cambridge Redevelopment Authority, recorded with the

Also granted herewith is a non-exclusive easement over and through the area behind said exclusive easement and grantee's land owned by the City of Cambridge which runs between Cambridge Street and Windsor Street for drive through traffic and access to parking spaces in common with others legally entitled thereto.

BERNARDINO PASQUALE, TRUSTEE OF THE 1000 CAMBRIDGE STREET TRUST, agrees for himself and his successors in title to hold harmless and indemnified (including defending the City against any action brought against it) from and account of liability which the City of Cambridge may incur to third persons arising from the rights granted hereunder, but only to the extent such liability is not due to or caused by negligence or wrongful acts of the City of Cambridge.

There has been full compliance with Massachusetts General Laws, Chapter 44, Section 630A.

Executed under seal this day of January, 1983.

1000 CAMBRIDGE STREET TRUST

THE CITY OF CAMBRIDGE

by: _____
Bernardino Pasquale
Trustee

by: Robert W. Healy
Robert W. Healy
City Manager

APPROVED AS TO FORM

by: Sumell B. Healy
City Solicitor

Middlesex, s.s.

Then personally appeared the above Robert W. Healy, City Manager and acknowledged the foregoing to be the free act and deed of the City of Cambridge, before me,

Sumell B. Healy
Notary Public

My commission expires: 12/23/85

Middlesex, s.s.

Then personally appeared the above named Bernardino Pasquale, Trustee of the 1000 Cambridge Street Trust and acknowledged the foregoing to be his free act and deed, before me,



City of Cambridge

IN CITY COUNCIL

November 8, 1982

ORDERED: That the City Manager be and hereby is authorized to convey to Federal Construction Incorporated of 17 Caldwell Street, Boston, Massachusetts, a construction, surface and subsurface easement for the purpose of installing remote teller equipment at the University Bank and Trust Company branch.

The meets and bounds of said easement are as follows:

Beginning at a point, said point being the southwesterly property corner of tract No. 3C;

Thence running S15°-24'-35" W along the westerly sideline of Windsor Street a distance of fourteen and no hundredths (14.00') feet to a point;

Thence turning and running N78°-26'-10" W across tract No. 3B a distance of eighty-two and fifty hundredths (82.50') feet to a point;

Thence turning and running N15°-24'-35" E across tract No. 3B a distance of fourteen and no hundredths (14.00') feet to a point on the southerly side line of tract No. 3C;

Thence turning and running S78°-26'-35" E along the southern line of tract No. 3C a distance of eighty-two and fifty hundredths (82.50') feet to a point of beginning.

Containing a total of one thousand one hundred fifty-five (1,155') square feet, more or less.

The consideration for the grant of this easement is to be the nominal sum of one dollar (\$1.00).

#16 Agendas
City of Cambridge

MASSACHUSETTS

In City Council

11/8

198 *2*

	YEA	NAY	ABSENT	PRESENT
Mr. Daniel J. Clinton	✓			
Mr. Thomas W. Danehy	✓			
Mr. Francis H. Duehay	✓			
Ms. Saundra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan			✓	
Mr. Wylie	✓			
Mayor Vellucci	✓			

8 0 1



City of Cambridge

IN CITY COUNCIL

November 8, 1982

PROPOSED DESCRIPTION OF EASEMENT FOR
THE UNIVERSITY BANK & TRUST COMPANY AT THE CORNER OF
CAMBRIDGE AND WINDSOR STREET

Beginning at a point, said point being the southwesterly property corner of tract No.3C;

Thence running S15⁰-24'-35" W along the westerly sideline of Windsor Street a distance of fourteen and no hundredths (14.00') feet to a point;

Thence turning and running N78⁰-26'-10" W across tract No. 3B a distance of eighty-two and fifty hundredths (82.50') feet to a point;

Thence turning and running N15⁰-24'-35" E across tract No. 3B a distance of fourteen and no hundredths (14.00') feet to a point on the southerly side line of tract No.3C;

Thence turning and running S78⁰-26'-35" E along the southern line of tract No. 3C a distance of eighty-two and fifty hundredths (82.50') feet to a point of beginning.

Containing a total of one thousand one hundred fifty-five (1,155') square feet, more or less.



Federal Construction Incorporated

17 Caldwell Street, Boston, MA 02129, Telephone (617) 242-3100

November 2, 1982

City of Cambridge
Cambridge, Massachusetts 02139

Attn: Robert Healey,
City Manager

Re: Request of an easement on the
public way at the corner of
Cambridge and Windsor Street.

Dear Mr. Healey:

We respectfully request that an easement be granted at the rear of our property located at 1000 Cambridge Street. Such easement is necessary to accommodate a drive-up unit for our tenant "University Bank and Trust".

In order to execute the work before the incumbent winter we would appreciate a decision by the City as soon as possible.

Enclosed you will find a description of the boundaries of said easement, and a letter of request from University Bank and Trust.

Should you necessitate any further information please contact us as soon as possible.

Sincerely yours,

Federal Construction, Inc.

Berardino Pasquale, President

BP:d1

CC:UBT

Enclosures

617-431-1200



232 Boylston Street
Chestnut Hill
Massachusetts
02167

November 3, 1982

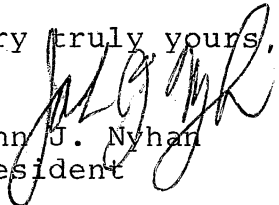
Mr. Dino Pasquale
Federal Construction Co., Inc.
17 Caldwell Street
Charlestown, MA

Dear Dino:

Confirming our conversation regarding the 1,000 Cambridge Street building, it is an absolute sine qua non that we have a drive-up window at that location.

The reasons are numerous, but one of the salient reasons is the fact that parking is very tight, access and traffic are a concern and in that manner, with the drive-up, we can minimize the problem both for ourselves, our customers and the other people in the neighborhood.

Very truly yours,


John J. Nyhan
President

JJN/s



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Robert Healy, City Manager

Date Nov. 8, 1982

From *A. Teso*
George, Teso, Traffic Director

Reference

Subject Proposed Easement on Webster Avenue

I have talked to the three abutters of Webster Avenue concerning making Webster Avenue one way from Windsor Street to Cambridge Street. All three have stated that they have no objections providing that the employees of the proposed building do not park all day at the meters.

The owner of the property has stated that he has leased eight parking spaces in the gas station across the street.

I, therefore recommend that this easement be given with the provisions that all costs for making these changes be borne by the owners of the property and that all liabilities on that section of Webster Avenue be turned over to the owners of the building. The final roadway construction should be approved by the Commissioner of Public Works and the Director of Traffic and Parking.

GT:rd

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Nov 8 2 59 PM '82

OFFICE OF THE
CITY MANAGER



Cambridge Redevelopment Authority

336 Main Street
Cambridge, Massachusetts 02142
617 492 6800

NOV 8 1982

Charles C. Nowiszewski
Chairman

Thomas J. Murphy
Vice Chairman

Frank S. Maragioglio
Treasurer

Gustave M. Solomons
Assistant Treasurer

Jacqueline S. Sullivan
Member

Joseph F. Tulimieri
Executive Director
and Secretary

Mr. Robert W. Healy
City Manager
City of Cambridge
795 Massachusetts Avenue
Cambridge, Massachusetts 02139

Re: Recommendation to Revise Traffic Pattern
to Support Drive-Up Teller on Tract Number 3B

Wellington-Harrington Neighborhood Renewal Area
Project No. Mass. R-108

Dear Mr. Healy:

The Authority has reviewed the plans and petition transmitted to the City Council by Berardino Pasquale, developer of the new commercial building being erected on Tract Number 3C. The petition requests the alteration of the traffic pattern and City approval of an easement for a strip of land in the public way to be utilized as a remote drive-up teller in the area on the southerly side of Cambridge Street between Columbia and Windsor Streets, known as Tract Number 3B.

This land area recently was transferred by the Authority to the City for use as a public way, together with metered public parking, to service both the residential and business community. Mr. Pasquale is proposing to alter the traffic pattern by reversing the present one-way system, changing the entrance from Cambridge Street to Windsor Street and the exit from Windsor Street to Cambridge Street. The existing traffic pattern requires all traffic to turn south on Windsor Street creating traffic flow into the neighborhood prior to re-entering Cambridge Street. The revised traffic pattern requested will allow all traffic to have direct access to Cambridge without being routed through the residential neighborhood.

The Authority's staff and George Teso have reviewed the changes necessary to the public way in order to accommodate these uses and find that this request will not interfere with the public way, subject to some minor alternative of the

roadway system. Authority staff and Mr. Pasquale have met with the three direct abutters of the public way to discuss this proposal. Mr. John DaSilva, owner of the property located at 1004-1006 Cambridge Street, Mr. Norman Dana and Mr. Morey Hirsch, owners of the property located at 1032 Cambridge Street, and Mr. James Ferreira, representing the owner of the property located at 250 Webster Avenue, fully support both the traffic pattern reversal and the remote drive-up teller.

The Authority believes that the request by Mr. Pasquale will not negatively impact the three direct abutters nor the community at large. The opening of a branch of University Bank and Trust Co. in this location should help stabilize the business community along Cambridge Street and be of a benefit to the neighborhood. Therefore, the Authority supports this request and recommends that the Council approve both the easement and the traffic pattern reversal.

Sincerely yours,



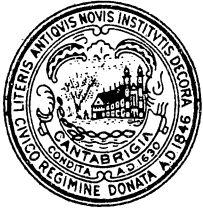
Joseph F. Tulimieri
Executive Director

JFT:aah

RECEIVED

Nov 8 2 38 PM '82

OFFICE OF THE
CITY MANAGER



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

November 8, 1982

To the Honorable, the City Council:

Attached for your consideration is a vote authorizing the City Manager to grant an easement to Federal Construction, Inc. for the rear of their property at 1000 Cambridge Street.

The purpose of the easement is to permit access to a drive-up unit for the University Bank and Trust Co. Federal Construction, Inc. will bear all the construction and associated costs of this project.

Enclosed are letters from the Traffic Director and the Cambridge Redevelopment Authority signing off on this project.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Encs.

Re: authorization for the City Manager to grant an easement to Federal Construction, Inc. at 1000 Cambridge St.

In City Council,

November 8, 1982

11/8/82

*Connection on granted
required -*

MV Order Adopted

8-07