



City of Cambridge

Consent Communication #29

IN CITY COUNCIL

~~September 14, 1998~~

September 28, 1998

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates.

Peter Synowiez

1575 Cambridge Street

In City Council September 28, 1998.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script, reading "D. Margaret Drury".

D. Margaret Drury
City Clerk



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, City Hall Annex, 57 Inman Street, Cambridge, Massachusetts 02139.
617/349-4683, Fax 617/349-4669, TTY 617/492-0235.

John A. Moos, *Chairman*, Anthony C. Platt, *Vice Chairman*, Sarah J. Zimmerman, *Acting Secretary*.
M. Wyllis Bibbins, Karen Larsen, Andrew Oldman, *Commission Members*.
Steven Cohen, Martha Osler, *Alternates*.

July 7, 1998

Ranjit Singanayagam
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Mass. 02139

re: curb cut application (Youville Lifecare)

Dear Ranjit:

I am writing to give you some background on the pending application for an additional curb cut on Hovey Avenue which was recently submitted by Youville Lifecare. The application relates to the first case ever brought before the Mid Cambridge Neighborhood Conservation District Commission for construction of Youville Hospital's new wing in 1986. At that time, the Commission approved a parking lot plan that called for a separate lot (Lot E) on Hovey Avenue. The lot as it was constructed included a connector behind the building at 35 Hovey Avenue. In order to correct this deviation, close the connector (for all but emergency vehicle use), and achieve the approved plan, Youville Lifecare is seeking an additional curb cut to allow egress from Lot E onto Hovey Avenue. The Commission fully supports this curb cut application.

Please call me if you have any questions.

Sincerely,

Sally Zimmerman
Preservation Planner

cc: Martha Bil Manevich, Youville Lifecare

INSPECTIONAL SERVICES
JUL 8 PM 2 41

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

HARVARD Vanguard Medical Associates,

☒

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at

YOUNVILLE Life Care PARKING Lot F

Signed:

[Signature]

Date:

6/1/98

Address:

1611 CAMBRIDGE ST CAMBRIDGE MA

To Whom It May Concern:

As owner or agent of

JAMIE Scarborough, Trustee Hovey Avenue Realty Trust,

☒

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at

YOUNVILLE Lifecare Parking Lot F

Signed:

[Signature]

Date:

6/12/98

Address:

57 Hovey Ave, Cambridge, MA

To Whom It May Concern:

As owner or agent of

☐

approval

Cambridge, Massachusetts, I do hereby declare

☐

disapproval

of the installment of:

Off-Street Parking Facility located at

Signed:

Date:

Address:

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

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Signed: _____ Date: _____

Address: _____



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

July 7, 1998

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Peter M. Synowiez, requesting curb cuts at the premises numbered **1575 Cambridge Street, Parking Lot F, Youville Lifecare, Cambridge, Massachusetts**. The City Council has directed that all curb cut petitions be submitted to the appropriate Neighborhood Associations for the locality where the curb cut would be made, so that the association may have an opportunity for review, prior to action by the City Council.

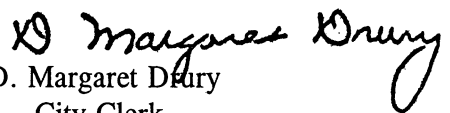
Please indicate by return mail your approval or disapproval of the petition within twenty one days from the date of this letter. If the response is "disapproval" please state reasons. Be sure to sign the form and include a daytime phone number. I have enclosed a self-addressed stamped envelope to facilitate your reply.

As soon as this office has received both the completed application and your neighborhood association response, I will place the petition on the agenda for the next City Council meeting. If I do not receive a response from your neighborhood organization by twenty one days from the date of this letter, I will place the petition on the agenda for the next City Council meeting.

If your neighborhood association cannot complete its review by twenty one days from today, you may extend the reply time another seven days by requesting an extension by letter to me with a copy to the petitioner. However, I urge you to make every effort to complete your review as soon as possible.

Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mid-Cambridge Neighborhood Association, John Pitkin, Chair

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner
CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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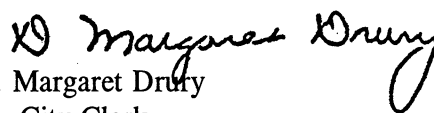
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Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mid-Cambridge Neighborhood Conservation District Commission, John Moo:

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner

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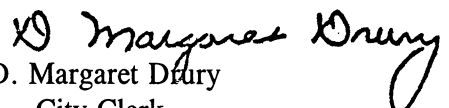
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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Mid-Cambridge Neighborhood Conservation Dist. Comm, Sally Zimmermar

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner
CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139



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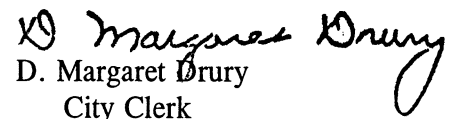
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Thank you for your cooperation.

Sincerely yours,


D. Margaret Drury
City Clerk

Name of Neighborhood Association: Inman Square Improvement Association, Karen Larson

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner
CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139

19980605

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



'98 JUN 25 AM 8 55

RECEIVED

AUG 5 3 34 PM '98

INSTRUCTIONS:

In order to obtain permission for a driveway cut or opening you must first get approval from the Department of Inspectional Services on the zoning requirements for off-street parking, including the cooperation of your immediate abuttors.

To receive a review from Inspectional Services you must fill out Part I of the application. Be sure to draw your plot plan on Drawing 1, choosing the lot that represents your lot's position, i.e. corner or interior. You must also include a sketch of the proposed driveway, including dimensions, on Drawing 2. You may then calculate the cost of the driveway by using the formula based on your choice of surfaces. You must also include a signed abuttor sheet for each of your abuttors: back yard, one on either side and the abuttor directly across the street.

Once you have gathered this information on the application, it should be submitted to:

**Zoning Officer
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139**

If the application is approved by Inspectional Services, it will then be sent on to Traffic and Parking, the Historical Commission and the Department of Public Works. If approved by Public Works, the application and backup will be sent to the City Council for their approval. Once the City Council approves, the driveway curb cut can be installed. However, the full cost of the cut must be paid to Public Works before the work will start.

If, however, Inspectional Services denies your application you may then appeal to the Zoning Board of Appeals.

DATE:

5/29/98

PART I:

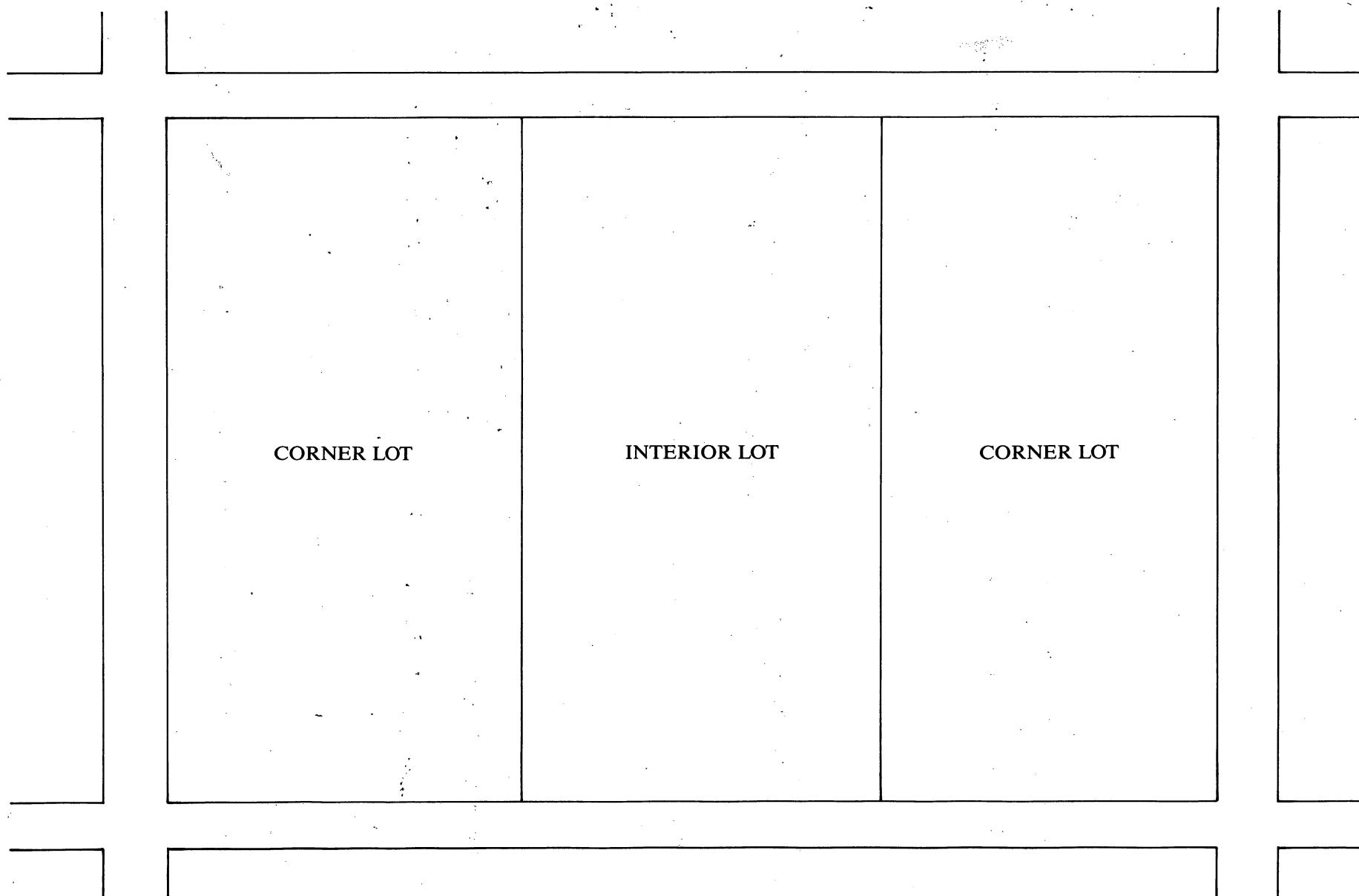
Address of proposed curb cut or off-street parking facility: <u>HOVEY AVENUE - PARKING LOT F</u>	
<u>330 YUVILLE LIFECARE 1575 CAMBRIDGE STREET</u>	
Frontage: <u>578.11 ON HOVEY AVENUE</u>	Block and Lot: <u>Assessor's map # 140 #63, 117, 118 #66, 67</u>
Setback (distance from building to sidewalk): <u>NA - There is no building proposed</u>	
Distance from proposed driveway to surrounding structures and property line: <u>NA</u>	
Dimensions of proposed driveway: <u>14'</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>6' to a utility pole</u>	

- ☒ Plot plan is included
- ☐ Sketch of driveway with cost estimate is included
- ☒ All abuttor's forms are included

DRAWING 1:

SEE ATTACHED DRAWING C-1 PARKING LOT IMPROVEMENT PLAN DATED 5/6/98

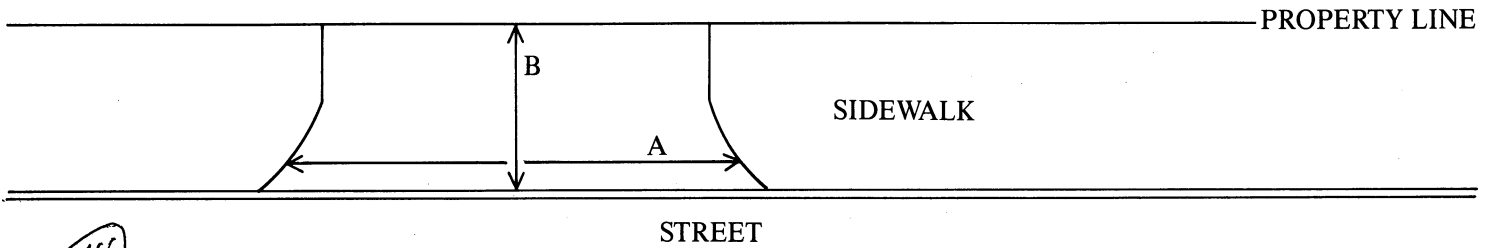
PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.



DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$A = \frac{14}{26} \text{ FT.} \div 3 = 8.67 \text{ YARDS}$

14x6 Conc. OK ✓

$B = \frac{6}{6} \text{ FT.} \div 3 = 2 \text{ YARDS}$

$A \times B = 17.33 \text{ SQUARE YARDS}$

COST ESTIMATE:

BRICK: _____ SQUARE YARDS $\times$ \$70/SQUARE YARD = \$ _____

BRICK ON CONCRETE: _____ SQUARE YARDS $\times$ \$85/SQUARE YARD = \$ _____

CONCRETE: $\frac{9.4}{17.33}$ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 693.33

\$375

8mk

ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

/ /

DEPARTMENT OF PUBLIC WORKS STATED FEE: \$ _____

The undersigned agrees to pay the stated fee for the driveway installation in full within two (2) weeks of the estimated starting date of construction before the Department of Public Works shall proceed with construction:

Owner's signature: _____

Peter M. Synowiez

Interim
Resident
CEO

Date: 5/29/98

Address: 1575 Cambridge street Cambridge, MA 02138

Funds Received: \$ _____

Check Number: _____

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

7/27/98

Title:

2000

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

8/4/98

Title:

DEPT TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

8/5/98

Title:

Designated Property Administrator

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

8-11-98

Title:

ENGINEERING DEPT

LANDSCAPE NOTES

1. ALL PROPOSED PLANTING LOCATION SHALL BE STAKED CAREFULLY AS SHOWN ON THE PLANS FOR FIELD REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND NOTIFY OWNERS IMMEDIATELY IN WRITING OF ANY CONFLICTS.
3. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. A 3-INCH DEEP SHARPEDED PINE BARK SHALL BE INSTALLED UNDER TREES AND SHRUBS, AND IN ALL PLANTING BEDS, AS SHOWN ON THE PLANS, OR AS DIRECTED BY OWNERS REPRESENTATIVE.
5. ALL TREES SHALL BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN LIST AND ON THE PLAN.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSEMTEN.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY SNOUCE BERTS. SNOUCE BERTS SHALL BE PROTECTED WITH THE LANDSCAPE AREA AND AS SHOWN ON THE PLANS. ANY DAMAGE TO THE LANDSCAPE AREA SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. AREAS DESIGNATED "LOAM 4 SEED" SHALL RECEIVE 6" OF LOAM AND SPECIFIED SEED MIX. LAWS 4000 OR 3:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
12. LOAM AND SEED ALL AREAS NOT OTHERWISE TREATED.
13. THIS PLAN IS INTENDED FOR LANDSCAPING PURPOSES ONLY. REFER TO SITE PLAN FOR ALL OTHERS. SEE ALL OTHERS FOR ALL OTHER SITE CONSTRUCTION NOTIFICATION.

- CONSTRUCTION NOTES

1. ALL CONSTRUCTION WITHIN THE CITY OF CAMBRIDGE STREET RIGHT-OF-WAY SHALL CONFORM TO CITY OF CAMBRIDGE CONSTRUCTION SPECIFICATIONS. THE CONTRACTOR IS SPECIFICALLY DIRECTED TO
- ITEM 701.10 6" CEMENT CONCRETE SIDEWALKS
 - ITEM 516.00 GRANITE CURB CORNER TYPE A
 - ITEM 580.00 GRANITE CURB REMOVED AND RESET
2. ALL CONSTRUCTION WITHIN THE YOVILLE HOSPITAL PROPERTY SHALL ALSO CONFORM TO THE CITY OF CAMBRIDGE CONSTRUCTION SPECIFICATIONS, EXCEPT AS FOLLOWS
- PRE-CAST CONCRETE CURB SHALL BE 6" x 18" STEEL REINFORCED PRE-CAST CONCRETE CURB (4000 PSI)
 - BITUMINOUS CONCRETE SHALL BE 1 1/2" SURFACE COURSE OVER A 1 1/2" BINDER COURSE OVER A 12" DEEP GRAVEL BASE COURSE.

ENLARGED PLAN
SCALE: 1"=10'

N/F
HARVARD COMMUNITY HEALTH

No.	Revision	Date	Approved
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale 1"=20'		Date	5/6/98
Project Title			

**Youville Hospital and
Rehabilitation Center**

Cambridge, Massachusetts
Issued for
City Review

Parking Lot Improvement Plan

Drawing Number

C-1

Sheet of

1

Project Number

05982

Seal of the Commonwealth of Massachusetts
ROBERT A. LACOURSE
No. 28126
REGISTERED PROFESSIONAL ENGINEER

Robert A. Lacourse

Consent Communication #29

H 131

Petition was received from Peter
Synowiez requesting a curb cut
at the premises numbered 1575
Cambridge Street.

In City Council September 14, 1998

No Action Taken

SEP. 28 1998

ORDER ADOPTED