

617-864-3100

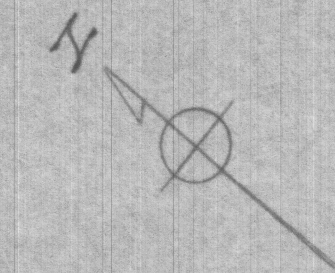
EXT. 460

*Call Davis
re: Dave
regarding Dave
Dave
order
Call
Tuesday*

FREDERIC G. DAVIS

MANAGER OF TRANSPORTATION
AND BUILDING SERVICES
NEGEA SERVICE CORPORATION

NEW ENGLAND GAS
AND ELECTRIC SYSTEM
130 AUSTIN STREET
CAMBRIDGE, MASS. 02139



PROSPECT STREET

STREET

Existing City Trees

Existing City Trees

WESCOTT STREET

Existing Locust Trees - 1 Moved from Corner

5 Foot Setback from Property Line

Lot

Parking

Paved

Existing Locust Tree

NEW Locust Tree

Existing Locust Trees

NEW Locust Trees

Existing Locust Trees

2 Benches in Blacktop Setback

Cardinal
Two Way
Gate by Ordinate

BIS410\$ RICHARD

ALLEN DRIVE

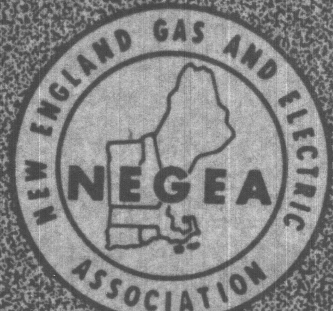
LEGEND

- 1. --- Property Line
- 2. x --- Chain Link Fence
- 3. --- 5'-0" Parking Setback
- 4. ☆ Spreading Yew (6)
- 5. ☆ Standing Yew (??)
- 6. ■ Blacktop at Benches & Drives

NOTES-

- 1. Blacktop to be removed from Property Line to Fence.

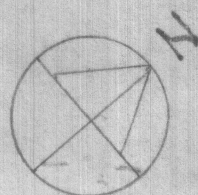
NO.		DESCRIPTION	DATE	APPR.
REVISION				
NEGEA REALTY TRUST				
675 Massachusetts Ave.				
PROSPECT-AUSTIN PARKING LOT				
LANDSCAPING				
NEGEA SERVICE CORPORATION				
CAMBRIDGE, MASSACHUSETTS				
SCALE: unless noted 1 inch = 20 feet		DATE 6-28-76	DRAWN F.G. Davis	CH'KD. APPR.
		DRAWING NO. 76-14		REV.



Approved JUL 1 1976 19

Charles F. Sprague

Supt. of Bldgs. & Insp. of Bldgs.



PROSPECT STREET

30' Radius Taking By
City of Cambridge

New 2" ϕ Locust Tree

DRIVE

Existing NEGEA
Locust Trees (4)

New 2" ϕ Locust Tree

5' Chainlink Fence &
Property Line

ALLEN

New 2" ϕ Locust Trees (2)

4' Chainlink Fence

6' Wintergreen
Arborvitae

Existing NEGEA
Locust Trees (3)

New 2" ϕ Locust Tree (1)

Benches

One Way

Existing CITY Trees

ESSEX

STREET

NEGEA REALTY TRUST
AUSTIN ST. PROSPECT ST. LOT
Scale: 1" = 20' 10.23.1973 F.G.D.
Rev. 5.28.1976

- Preliminary -

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

CASE NO. 4314-Za - 54 PROSPECT STREET - Business-A Zone
 4314-Zb - 60 PROSPECT STREET - Business-A & Residence C-1 Zones
 4314-Zc - 101 AUSTIN STREET - Business-A Zone
 4314-Zd - 103 AUSTIN STREET - Business-A Zone
 4314-Ze - 107 AUSTIN STREET - Business-A Zone
 4314-Zf - 111 AUSTIN STREET - Business-A Zone
 4314-Zg - 19 ESSEX STREET - Business-A & Residence C-1 Zones

PETITIONER: NEGEA REALTY TRUST, by RICHARD E. ROLLS, Secretary

DATE OF REJECTION OF PERMIT BY SUPT. OF BLDGS. & APPLICATION: August 7, 1973.

DATES OF PUBLIC NOTICE: October 4 & 11, 1973 - Cambridge Chronicle

DATE OF HEARING: OCTOBER 18, 1973.

PETITION: Requesting Special Permit, to continue use as parking lot (98 cars), under provisions of Article VII, Sec. 3, Par. 5 (attendant parking); and Article VII, Sec. 3, Par. 6 (less than 5 ft. from lot line & bldg.); and Article IV, Sec. 2, Par. 3-q (Bus. use partially in Res. C-1 Zone) of the Zoning Ordinance, and Board of Appeal Decision, Case 4007-Z, dated 9/20/68.

At the public hearing held on Thursday, October 18, 1973, the petitioners were represented by Frederick G. Davis, of NEGEA, of 41 Landsdowne Street, Squantum, Mass. and 130 Austin Street, Cambridge, and Ernest Graves of Cambridge Electric Light Co., 130 Austin Street, Cambridge, home address, 152 Page Road, Bedford, Mass.; they agreed to be heard by the four members present, in the absence of the fifth member, Mrs. Louise W. Counihan, absent because of illness. The Board also heard all those present who expressed a desire to be heard either in favor of or in opposition to the petition.

The Board is familiar with the location of the appellants' property, the layout and other characteristics, as well as the surrounding district, and therefore, after due deliberation, the Board finds that:

1. The requested continued use, as granted, is appropriate for the function of the parking lot which tends to alleviate parking problems in the area.
2. The strict application of the standards of the Zoning Ordinance would deprive the petitioners of a reasonable use of the property.
3. The granting of the requested Special Permit will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
4. This is a use permitted by Special Permit and does not derogate from the intent and purpose of the Zoning Ordinance.

DECISION: Therefore, the following undersigned members of the Board of Zoning Appeal voted unanimously to GRANT the relief sought, and hereby annul the refusal of the Superintendent of Buildings and request him to issue a Special Permit to allow continued use of the above-listed premises as a parking lot for not more than ninety-eight (98) automobiles, for a period of five years (5) from date of this decision, with the following CONDITIONS:

Petition is granted, on the basis of parking requirements stipulated in the Cambridge Zoning Ordinance, as may be implemented and modified by an agreement with the Model Cities Board of Design Review, subject to approval of the Superintendent of Buildings; the issuance of a permit to be conditional upon the Supt. of Buildings' approving final plans reached by agreement with the Model Cities Board; and the Supt. of Buildings is to have the final authority for supervising the carrying-out of the final plan and the issuance of a Certificate of Occupancy upon completion of the work.

William A. Harris, Chairman

Milton T. Reschke

Paul C. [Signature]
[Signature]

MEMBERS OF THE BOARD OF ZONING APPEAL

ATTEST: A true and correct copy of decision filed with the office
 of the City Clerk on: NOV 9 1973 by: [Signature] Secretary.

RECEIVED BY
 OFFICE OF CITY CLERK

NOV 9 9 42 AM '73
 CAMBRIDGE, MASS.

Negea Realty Trust

of New England Gas and Electric System

POST OFFICE BOX 190 • CAMBRIDGE, MASSACHUSETTS 02139 • AREA CODE 617 864-3100

June 24, 1976

Mr. Charles Sprague
Superintendent of Buildings
City of Cambridge
City Hall
Cambridge, Massachusetts 02139

Ref: BZA Case #4314-Z
BZA Case #4315-Z

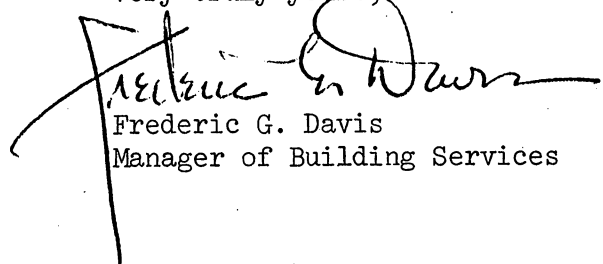
Dear Mr. Sprague:

In compliance with the conditional approval of the Board of Zoning Appeals, I have tried on numerous occasions to contact personnel of the Model Cities Administration. After our hearing I gave prints of both parking lots to Mrs. Maxine Turner, Urban Beautification Co-ordinator for Model Cities for her recommendations for methods of visual screening. It is my understanding that the Model Cities is no longer in existence and would like to resolve those problem areas wherein our lots fail to comply with the Zoning Ordinance.

I am, therefore, respectfully submitting 2 drawings of the Prospect-Austin Street lot (BZA-Case #4314-Z) and 2 drawings of the Prospect Street lot (BZA Case #4315-Z) showing suggested layouts of the lots for your approval.

It is, and has been, our intent to comply with both the letter and spirit of the Zoning Ordinance and we will cooperate with you in any suggestions or recommendations you make relative to the enclosed drawings.

Very truly yours,



Frederic G. Davis
Manager of Building Services

FGD:eg
Enclosures

THE PRINTED MATTER ON THE BACK HEREOF IS A PART OF THIS LETTER

4315-2
September 8, 1975

Model Cities Administration
City of Cambridge
City Hall
Cambridge, Massachusetts 02139
c/o Cambridge City Manager

Gentlemen:

On October 18, 1973 we had a hearing before the Board of Zoning Appeal of the City of Cambridge. At that time we agreed to work with the Model Cities Administration in complying with the off street parking requirements. Our contact at the time was Mrs. Maxine Turner. Mrs. Turner took prints of the two parking lots in question and was to return them to me with the Model Cities recommendations.

Recently Mr. Sprague, the Building Commissioner for the City of Cambridge contacted me and wanted to know our progress in this matter. I was embarrassed to have to say very little. In addition to hearing from Model Cities we are also awaiting a taking by the City for the installation of traffic signals at the corner of Prospect Street and Bishop Richard Allen Drive.

We would appreciate hearing from someone in the Model Cities group in order that we may start the required work as soon as possible.

Sincerely,

F. G. Davis
Manager of Building Services

NRT
FGD:eg

cc: Mr. Charles F. Sprague
Building Commissioner
City Hall
Cambridge, Massachusetts 02139



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Paul Healy, City Clerk

Date September 15, 1976

From Charles F. Sprague, Building Commissioner

Reference

Subject NEGEA Parking lot - Prospect-Austin-Essex Streets

The Board of Zoning Appeal, on November 9, 1973, granted the requested continued use of the above-addressed parking lot subject to final plan approval by the Superintendent of Buildings.

Mr. Frederic G. Davis, Manager of Building Services for NEGEA, submitted a plan indicating proposed work to be done in compliance with the requirement of the Board and the Zoning Ordinance.

I have approved these plans and upon completion of the work will issue a Certificate of Occupancy.



City of Cambridge

Calendar #6
IN CITY COUNCIL
September 27, 1976

ORDERED:

That the Commissioner of Public Works be authorized to construct driveways 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 the abutting estates.

NEGEA Realty Trust

111 Bishop Allen Drive

In City Council September 27, 1976
Adopted by the affirmative vote of 8 members.
Attest: Paul E. Healy, City Clerk

A true copy,

ATTEST:

A handwritten signature in cursive script that reads "Paul E. Healy". The signature is written in dark ink and is positioned to the right of the "ATTEST:" text.

Cash Check #59-

AND see me PH
See Highway #59

(Referred to Board of Zoning Appeal)

For Next City Council Meeting



CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Paul Healy, City Clerk

Date September 15, 1976

From Charles F. Sprague, Building Commissioner

Reference

Subject NEGEA Parking lot - Prospect-Austin-Essex Streets

The Board of Zoning Appeal, on November 9, 1973, granted the requested continued use of the above-addressed parking lot subject to final plan approval by the Superintendent of Buildings.

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CITY OF CAMBRIDGE
INTEROFFICE CORRESPONDENCE

To Paul Healy, City Clerk **Date** September 15, 1976
From Charles F. Sprague, Building Commissioner **Reference**
Subject NEGEA Parking lot - Prospect-Austin-Essex Streets

The Board of Zoning Appeal, on November 9, 1973, granted the requested continued use of the above-addressed parking lot subject to final plan approval by the Superintendent of Buildings.

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I have approved these plans and upon completion of the work will issue a Certificate of Occupancy.

City of Cambridge ^{# 82}

Tubling

MASSACHUSETTS

In City Council Sept 13 1976

Tubling

	YEA	NAY	ABSENT	PRESENT
Mrs. Ackermann			✓	
Mr. Clem	✓			
Mr. Clinton	✓			
Mr. Danehy	✓ (2)		✓ (1)	
Mr. Duehay	✓			
Mrs. Graham	✓			
Mr. Russell		✓		
Mr. Sullivan	✓			
Mayor Vellucci	✓			

6 1 2
7 1 1
Tubling



RECEIVED BY
OFFICE OF CITY CLERK
CITY OF CAMBRIDGE

JUN 4 4 01 PM '76
57 INMAN STREET, CAMBRIDGE, MASSACHUSETTS 02139 • TEL. 876-6800

CAMBRIDGE, MASS.

DEPARTMENT OF
TRAFFIC & PARKING

June 4, 1976

George Teso
Director

Mr. Paul Healy
City Clerk
City Hall
Cambridge, Massachusetts

Dear Mr. Healy:

I have reviewed the revisions to the driveways to the existing parking facility at the intersection of Bishop Richard Allen Drive and Prospect Street and find no reason why this permit should not be approved. It is my opinion that this will ease the traffic circulation in the area.

Very truly yours,

George Teso
Traffic Director

GT:rd

Enc.

Cambridge, JUNE 1, 1976

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray that a driveway for commercial use may be constructed and agrees to deposit with the City Treasurer the sum of seventy five (\$75.00) dollars, subject to the following conditions, to wit: In case the amount so deposited is in excess of the cost of the driveway, the difference shall be refunded by the City Treasurer, but in case the cost of the driveway exceeds that deposit, said deposit shall be applied as a credit to the bill and the balance shall be paid to the City Treasurer within thirty days from the receipt of the bill.

Location of proposed driveway 111 Bishop Richard Allen ^{Drive} ~~Street~~

Owner or Owners Name NEGEA Realty Trust

Address 675 Massachusetts Avenue

Cambridge, Massachusetts 02139

Telephone Number 864-3100

46 820 7 H-59
PETITION

of NEGEA Realty Trust

for Driveway at premises

No. 111 Bishop Richard Allen Drive

June 1, 1976

Location of driveway approved by

[Signature]
Traffic Director

*Referred to the
Board of Zoning Appeals.*

In City Council, June 7 1976

Referred to the Committee on Roads and
Bridges

Aug 2, 1976 Report

Attest:

*And decision received
of Hearing 10/14/76 City Clerk
From Mrs. Sprague*

*No Report received from
Roads Committee*

*Sept 27/76. Order Heard
See Comm on Rely. September 28/76*