



City of Cambridge

Consent Communication #1

IN CITY COUNCIL

April 8, 1996

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.

Cambridge Hospital 270 Green Street

In City Council April 8, 1996
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in cursive script that reads "D. Margaret Drury".

D. Margaret Drury
City Clerk

Let's
due April 10

#19960801

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES



'96 MAR 15 PM 4 19

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:

3 / 6 / 96

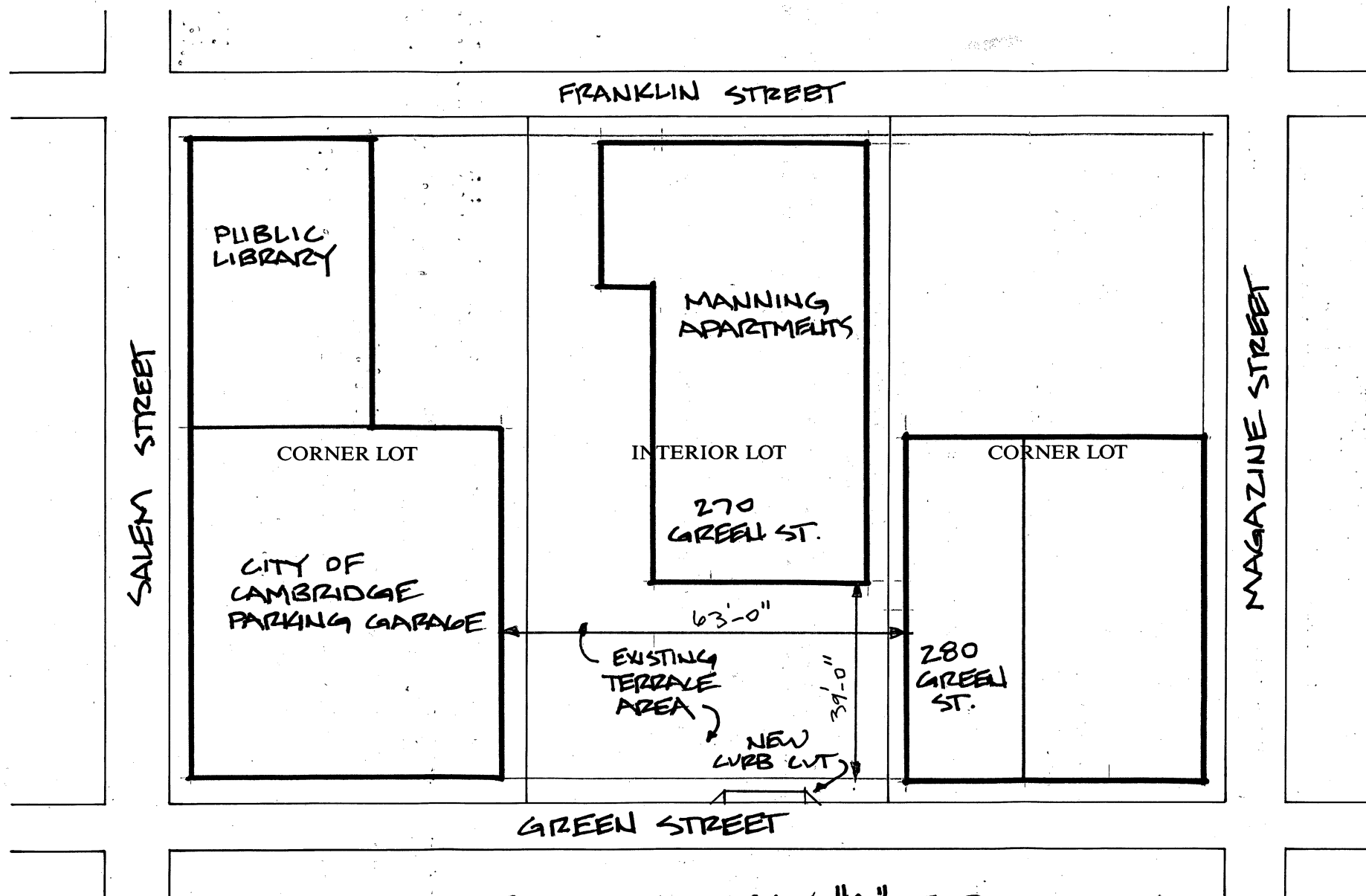
PART I:

Address of proposed curb cut or off-street parking facility:		270 GREEN STREET
Frontage:	42 FT	Block and Lot: BLOCK 106, LOT 122
Setback (distance from building to sidewalk):		39 FT.
Distance from proposed driveway to surrounding structures and property line:		21 FT.
Dimensions of proposed driveway:		N/A (10' DROP OFF ONLY)
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:		15 FT (FENCE)

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

DRAWING 1:

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

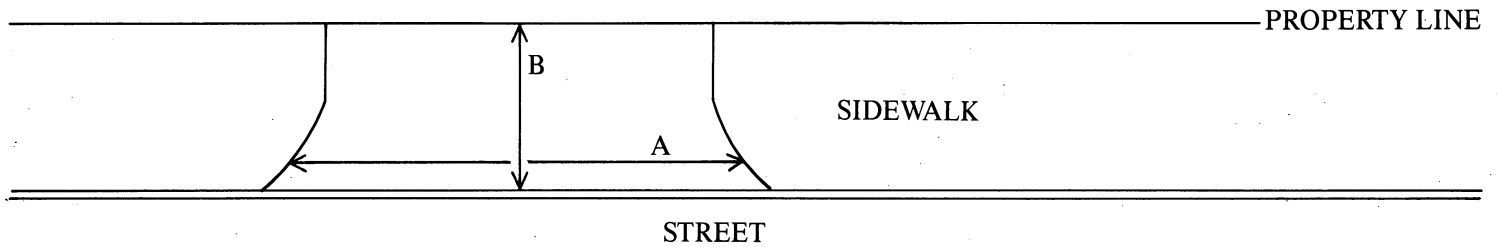


SEE ATTACHMENT "A" FOR
DETAIL PLAN.

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 12 \text{ FT.} \div 3 = 4 \text{ YARDS}$$

$$B = 8 \text{ FT.} \div 3 = 2.34 \text{ YARDS}$$

$$A \times B = 9.36 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 9.36 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 375.00

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: _____

Date: 3/14/96

Address: Cambridge Hospital Professional Services Corp., 65 Beacon St., Somerville, MA 02143

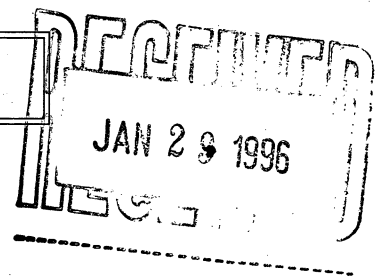
Funds Received: \$ _____

Check Number: _____

NOTE: CURB CUT WORK TO BE PERFORMED BY CONTRACTOR.

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved ☐ Application denied

Reason: EXISTING 4' OPENING TO BE 10' FT

Signature: [Signature] FOR HO VAN DROP ONLY

Date: 3/21/96

Title: ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason: STEPS SHALL BE TAKEN TO PREVENT UNAUTHORIZED VEHICLES ACCESS TO THIS DROP OFF / PICK UP AREA

Signature: [Signature]

Date: 3.27.96

Title: Dir Traffic Director

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature: [Signature]

Date: 3.27.96

Title: EXDCHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: Robert Keating

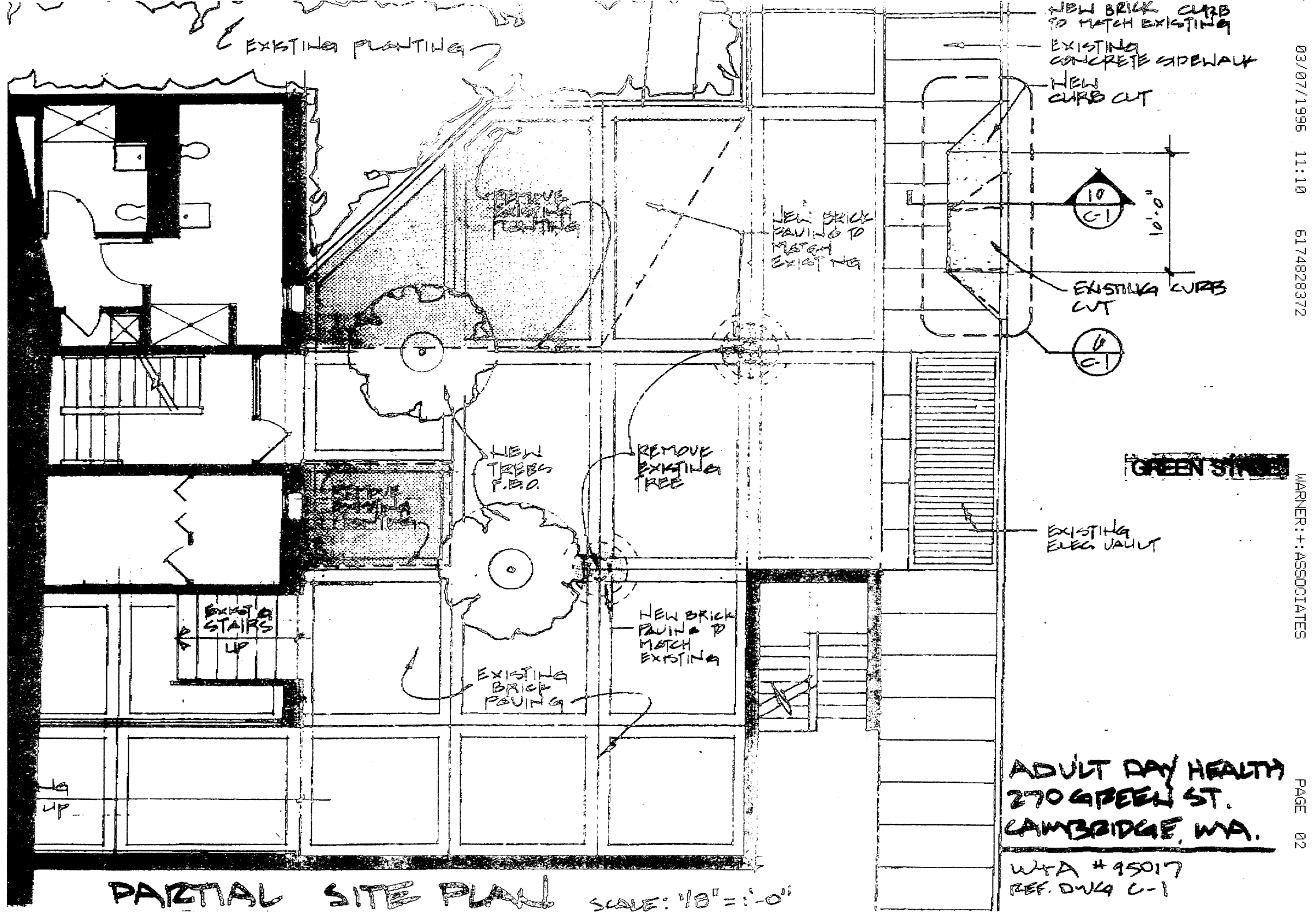
Date: 4/1/96

Title: Supt of Streets

Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

FAX TRANSMITTAL SHEETTo: RANGIT
CITY OF CAMBRIDGE
Co.: INSPECTIONAL SERVICESFrom: STEVE BOSSELMANDate: 3.7.96Fax No.: 349-6100Time: 11:00Job No.: 95017No. of Pgs.: 1
(Not including 1 (encl))**REMARKS:**ADULT DAY HEALTH270 GREEN STREETCAMBRIDGE, MA• PARTIAL SITE PLAN SHOWINGENLARGED CURB CUT. THE CURBCUT IS TO ALLOW EASIER VEHACCESS TO PAVED AREAFOR DELIVERY OF ADULT DAY HEALTHPARTICIPANTS. THERE WILL BENO LONG TERM PARKING AT THISLOCATION. PLEASE LET ME KNOW IFWE ARE ABLE TO PROCEED WITHTHIS WORK. THANK YOUSTEVE B.



2 abutter forms returned on 270 Green Street

RECEIVED BY
OFFICE OF CITY CLERK

96 APR -8 AM 8:56

CAMBRIDGE MA.

April 4 1996

Mr. Rangit Singanayagam
City of Cambridge
Inspectional Services
831 Massachusetts Ave.
Cambridge, MA 02139

To	RANGIT	From	STRA
Co./Dept.	CITY OF CAMB.	Co.	W+A
Phone #		Phone #	
Fax #	349-6132	Fax #	

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

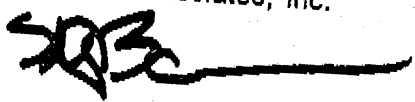
Dear Rangit:

The abutter's forms for the curb cut application regarding the above mentioned project have been sent to the abutters and as of this date two have been returned. Because we have not received the others, we assume that those abutters approve of the proposed work.

Enclosed are copies of the returned abutter's forms as well as copies of the approval request letters originally sent to the abutters who have not responded.

Please call me if you have any questions or need additional information.

Sincerely,
Warner + Associates, Inc.


Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

RECEIVED

MAR 22 1996

To Whom It May Concern:

As owner or agent of 614 Mass Ave

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 270 GREEN STREET, CAMBRIDGE.

Signed: [Signature]

Date: March 20, 1996

Address: 40 Randolph St, Belmont, Mass 02174

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

1996

To Whom It May Concern:

As owner or agent of 240 Franklin Street☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 270 GREEN STREET, CAMBRIDGESigned: Rev. CM Titus Date: March 27, 1996Address: 31 GARY Ave. Lexington, MA 02173

Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 14, 1996

Lonsdale Realty Corp.
P.O. Box 2212
Ogunquit, ME 03907

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

To whom it may concern:

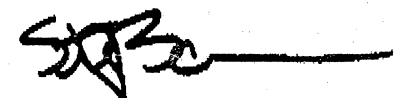
We are currently in the process of renovating tenant space at 270 Green Street to accommodate an Adult Day Health program for the Elder Service Plan of Cambridge. The program is part of the Professional Services Corporation of the Cambridge Hospital, and provides daycare for frail elders who would otherwise qualify for nursing home care.

As part of the project we would like to widen an existing curb cut on Green Street to allow for handicap van access to the existing paved area in front of the building. The curb cut will allow for drop-off and pick-up of participants only. No long term parking is planned. The City of Cambridge requires that a curb cut permit be obtained for the work and that all abutters review and sign the enclosed form.

Please review the enclosed site plan. If you do not object to the proposed work, please sign the enclosed form and return to me as soon as possible.

Your time is greatly appreciated. Please call me if you have any questions.

Sincerely,
Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

March 14, 1996

Mr. Lauren Preston
Deputy Director Traffic & Parking
57 Inman Street
Cambridge, MA 02139

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

Dear Mr. Preston:

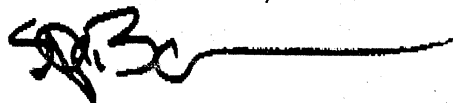
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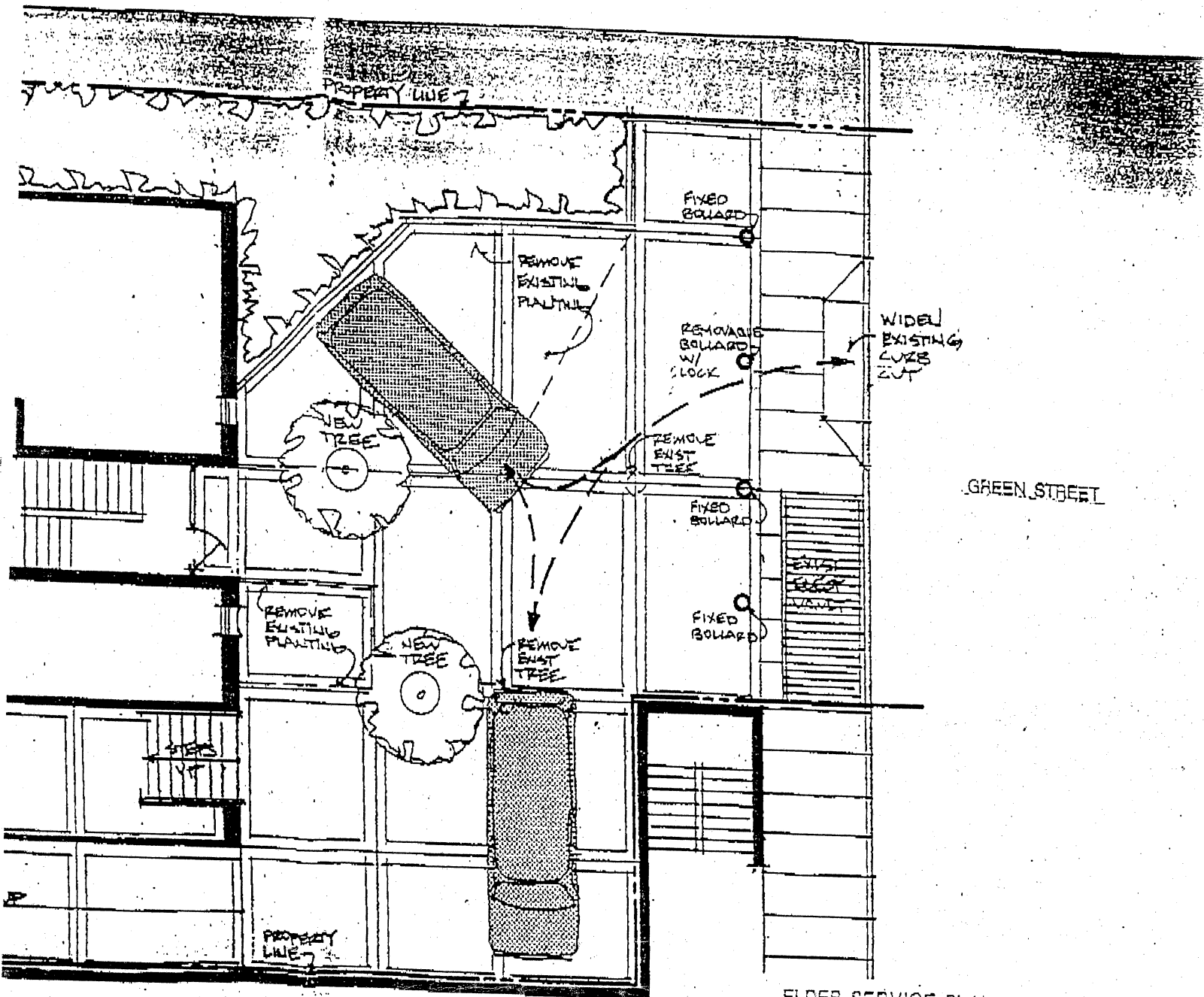
Sincerely,
Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure



ELDER SERVICE PLAN OF CAMBRIDGE
ADULT DAY HEALTH

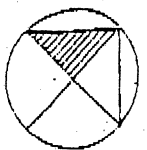
SITE PLAN

SCALE: 1/8" = 1'-0"

Warner + Associates

Architecture Planning Interior Design
101 South Street
Boston, MA 02111
Tel: 617-452-4488
Fax: 617-452-4272

Attachment "A"



Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 14, 1996

Lonsdale Realty Corp.
P.O. Box 2212
Ogunquit, ME 03907

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

To whom it may concern:

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Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

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ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 14, 1996

Mr. Titus Cheriakalathil
31 Taft Avenue
Lexington, MA 02173

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

Dear Mr. Cheriakalathil:

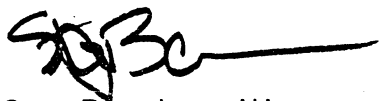
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Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 14, 1996

Mr. Carl F. Barron
Caru Realty Trust
40 Randolph Street
Belmont, MA 02178

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

Dear Mr. Barron:

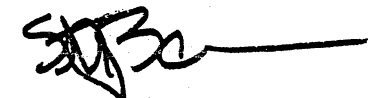
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Your time is greatly appreciated. Please call me if you have any questions.

Sincerely,
Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 14, 1996

Mr. Lauren Preston
Deputy Director Traffic & Parking
57 Inman Street
Cambridge, MA 02139

Re: Adult Day Health Renovation, 270 Green Street, Cambridge, MA
W+A project No. 95017

Dear Mr. Preston:

We are currently in the process of renovating tenant space at 270 Green Street to accommodate an Adult Day Health program for the Elder Service Plan of Cambridge. The program is part of the Professional Services Corporation of the Cambridge Hospital, and provides daycare for frail elders who would otherwise qualify for nursing home care.

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Your time is greatly appreciated. Please call me if you have any questions.

Sincerely,
Warner + Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

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 270 GREEN STREET, CAMBRIDGE.

Signed: _____ Date: _____

Address: _____

DRAWING 1:

PLEASE INDICATE LOCATION OF HOUSE AND DRIVEWAY.
BE SURE TO GIVE DIMENSIONS OF LOT.
SEE ATTACHMENT "A"
FOR DETAILED PLAN

234

240

FRANKLIN STREET

SALEM STREET

PUBLIC
LIBRARY

CORNER LOT

CITY OF
CAMBRIDGE
PARKING GARAGE

MANNING
APARTMENTS

INTERIOR LOT

270
GREEN ST

63'-0"

EXISTING
TERRACE
AREA

NEW
CURB LOT

39'-0"

LOCATION OF
ADULT DAY HEALTH
RENOVATION

CORNER LOT

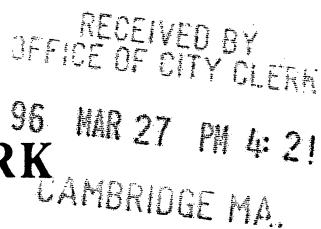
280
GREEN
ST.

MAGAZINE STREET

GREEN STREET

618 MASS AVE





CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

(617) 349-4260

FAX (617) 349-4307

D. MARGARET DRURY
CITY CLERK

MARCH 20, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Cambridge Hospital requesting *a new curb cut at the premises numbered 270 Green Street, 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 Brury
City Clerk

Name of Neighborhood Association: Hastings Square Neighborhood

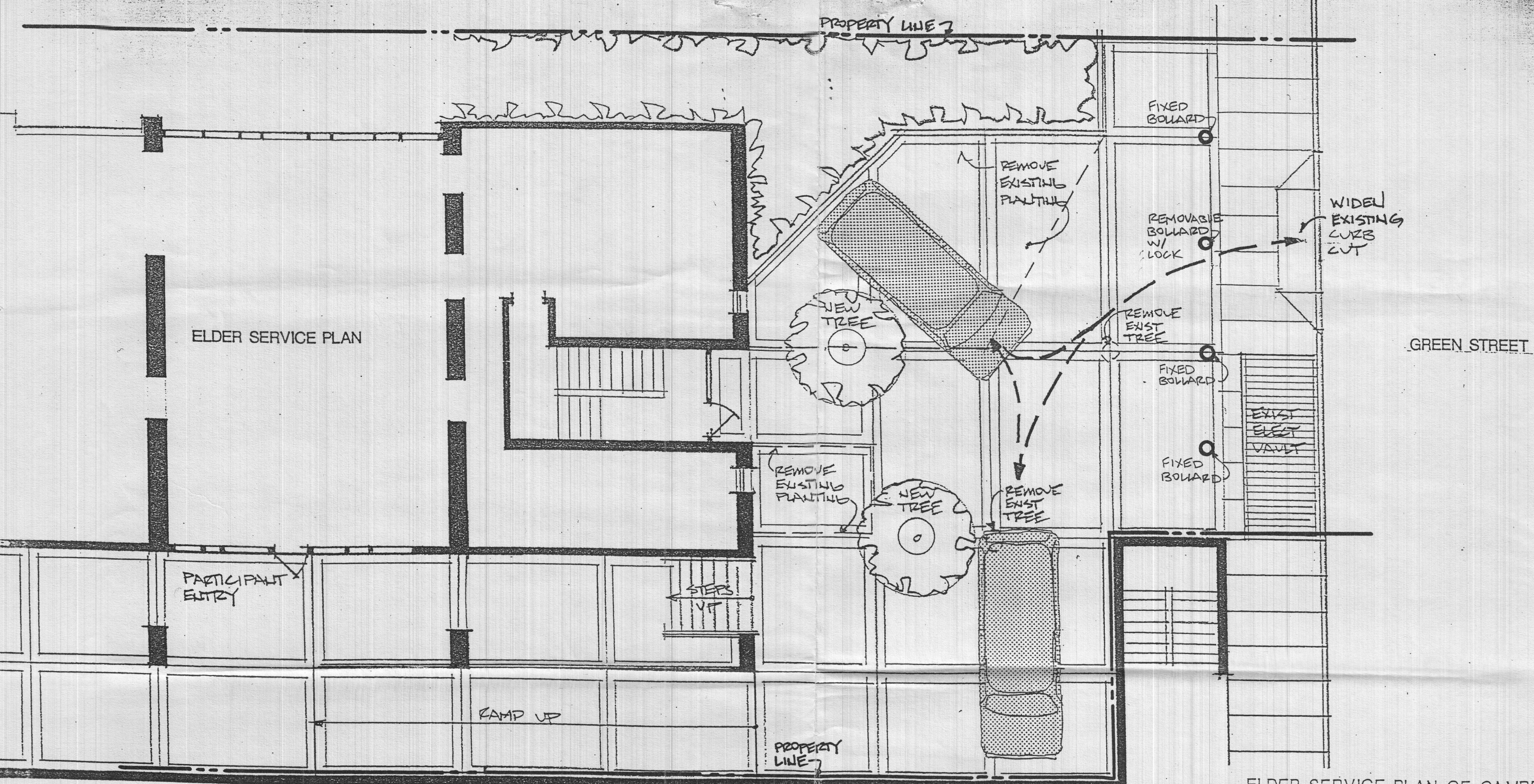
hereby approve disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative /s/ [Signature] 11/1/11

Daytime telephone no. 491-3260

cc: Petitioner

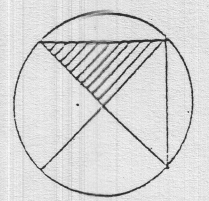


ELDER SERVICE PLAN OF CAMBRIDGE
ADULT DAY HEALTH

SITE PLAN

SCALE: 1/8" = 1'-0"

Warner + Associates
Architecture Planning Interior Design
105 Beach Street
Boston, MA 02111
Ph: 617 482-4686
Fax: 617 482-4372



Attachment "A"



Warner + Associates, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN 105 BEACH STREET BOSTON, MA 02111 (617) 482-6686 FAX (617) 482-8372

March 12, 1996

Mr. Lauren Preston
Deputy Director Traffic & Parking
City of Cambridge
57 Inman Street
Cambridge, MA 02139

RE: Adult Day Health Renovations, 270 Green Street, Cambridge MA,
W+A Project No. 95017

Dear Mr. Preston:

As part of the Adult Day Health renovation at 270 Green Street we are proposing modifications to the existing paved area off Green Street to facilitate access for participants to the site via wheelchair van. The participants of the program are frail elderly who would otherwise qualify for nursing home care and are severely limited in their mobility, most often requiring provider assistance. For this reason, van drop off located as close as possible to the entry is necessary to allow for easy transfer of participants especially during inclement weather. The modifications proposed include enlarging the existing curb cut and modifying existing landscaping.

Alternate locations on site were studied and the proposed location was selected for the following reasons:

1. Affords an off-street area protected from vehicular traffic.
2. Shortest distance between van and the entry to the program.
3. Modification of landscaping enables van to turn around without backing onto street.
4. Existing building overhang provides sheltered area.

The following locations were studied and deemed unacceptable:

1. Drop-off at curb on Green or Franklin Street:
 - A van parked at curb would discharge passengers into traffic on street.
 - Transfer distance to far.
2. Drop-off on driveway at basement level:
 - No way for van to turn around at basement level. Van would be required to back-up through curved drive and onto Green Street.
 - No direct access to program site.
3. Drop-off at park on Franklin Street
 - Transfer distance to far.
 - No sheltered area along transfer route.

We are very concerned with the traffic safety issues at the proposed drop-off as we discussed in our meeting on 3/11/96. To help eliminate unauthorized vehicle access to the area, we propose installing bollards, with one being removable at the curb cut to allow authorized van access. (See attached sketch).

If you have any question or comments about this project please call.

Sincerely,
Warner Associates, Inc.



Steve Bosselman, AIA
Project Architect

SB:gmd

Enclosure

cc. Mike Felony, CHA
Glover Taylor, CH-PSC
Kristina Snyder, CH-PSC

Consent Communication #1

H-43

Petition was received from the Cambridge Hospital, requesting a curb cut at 270 Green Street; approvals were received.

In City Council April 8, 1996

Order Adopted

4/10/96 Sent to Petitioner gws