

NOV 25-81 PM 3:52 340RE**10.00

CCM-101

BK 14476 PG 573

R10.



5-494A

City of Cambridge

30.

IN CITY COUNCIL

September 28, 1981

COUNCILLOR WALTER SULLIVAN

WHEREAS: A communication has been received from the City Manager transmitting the request of Urban Development and Investment Corporation of Cambridge requesting that a portion of Cogswell Avenue containing 1902 square feet more or less, be discontinued as a public way in the City of Cambridge; and

WHEREAS: Due notice has been given of the intention of this City Council to discontinue as a public way in the City of Cambridge said portion of Cogswell Avenue in the manner prescribed by law and hearings held before the City Council on September 14, 1981 and September 28, 1981; now therefore be it

ORDERED: That that portion of Cogswell Avenue containing 1902 square feet more or less and referred to as the rear portion of Cogswell Avenue be and hereby is discontinued as a public way in the City of Cambridge, all as shown as Lot A on a plan entitled "Discontinuance of a Part of Cogswell Avenue, Cambridge Massachusetts", dated September 1, 1981, prepared by James F. Rice, Jr., Registered Land Engineer, a copy of which is filed with this order and is bounded and described as follows:

"Commencing at a point of intersection with the Northeast line of Land of Boston and Maine Railroad and the Southeast line of Cogswell Avenue produced. Thence Northwest-erly 43.5 ft. by land of Boston and Maine Railroad. Thence Northeasterly 51.0 + by land of Carstein Coal Company. Southwesterly 45.0 by land of Carstein Coal Company to the point of beginning."

Provided that the sewer and water easements presently existing be retained and continued in full-force and effect there being no claim for damages; no award is hereby made; and be it further

ORDERED: That in connection with the above referred to discontinuance of a part of Cogswell Avenue and in consideration thereof; the Urban Development and Investment Corporation grants to the City of Cambridge a proposed addition to the public way known as Cogswell Avenue containing 815 square feet more or less, shown as Lot B on a plan to be filed with this order entitled "Proposed Addition to a Public Way, Cogswell Avenue, Cambridge, Massachusetts" by Registered Land Engineer James F. Rice, Jr., which is bounded and described as follows:

1383
SEE PLAN IN RECORD BOOK 14476 PAGE 573

"Commencing at a point of intersection with the Easterly line of Lot A and the Northerly Line of Cogswell Avenue. Thence Northerly, Easterly and Southerly by an arc 73.9 ft. Southwesterly by the Northerly line of Cogswell Avenue 53.0 + ft. to the point of Beginning."

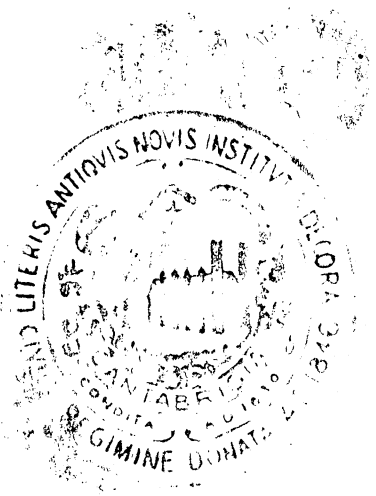
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ORDERED: That the aforesaid discontinuance of Cogswell Avenue and the addition to the public way known as Cogswell Avenue be and hereby is subject to the following conditions:

1. That 42 Cogswell Avenue will be relocated onto the site of the former public way.
2. That 42 Cogswell Avenue will be sold by the Urban Development and Investment Corporation to Homeowners Rehab, Inc., for the amount of one dollar, subject to their ability to remove and restore the house.
3. That Urban Development and Investment Corporation will donate to Homeowners Rehab, Inc., 1830 square feet more or less of land immediately abutting the former public way to be utilized as a yard area.
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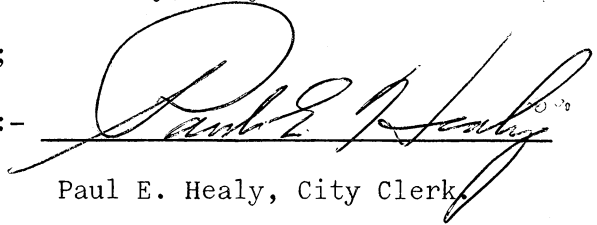
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ORDERED: That all of the foregoing orders and all conditions claimed therein are contingent upon the issuance of a special permit by the Planning Board to construct thirty-nine townhouse units on the land Urban Development and Investment Corporation presently holds under option.



In City Council September 28, 1981.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:- 
Paul E. Healy, City Clerk.

MAIL TO:

City Clerks Office, City Hall

795 MASS AVE

Cambridge Mass 02139

RECEIVED & ENTERED
MIDDLESEX COUNTY
REGISTRY OF DEEDS
SOUTHERN DISTRICT

ATTEST:

John F. Jansville
REGISTER



**CITY OF CAMBRIDGE
NOTICE OF A
PUBLIC HEARING**

Notice is hereby given that a public hearing will be held by the Cambridge City Council, City Council Chamber, City Hall, 795 Massachusetts Avenue, Cambridge, Massachusetts at 6:00 p.m. on Monday, September 14, 1981 for the purpose of considering and acting upon a **request by the Planning Board in connection with a proposed discontinuance of the rear portion of Cogswell Avenue** and transference of that portion to the Urban Development and Investment Corporation for the development of adjacent vacant parcels of land to residential use, improvement of traffic circulation on Cogswell Avenue and relocation and rehabilitation of an existing structure by Homeowner's Rehab, Inc. for residential use.

A plan showing the proposed discontinuance, dated September 1, 1981 and prepared by James F. Rice, Jr., City Engineer will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts.

All interested persons are invited to attend and be heard at this time.

By order of the
City Council
Paul E. Healy,
City Clerk

(C)Aug.27.



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(C)Aug.27.

Logan
City of Cambridge

MASSACHUSETTS

In City Council

Sept 27 1981

	YEA	NAY	ABSENT	PRESENT
Mr. Kevin P. Crane	✓			
Mr. Thomas W. Danehy	✓			
Ms. Sandra Graham	✓			
Mr. Leonard J. Russell	✓			
Mr. David E. Sullivan	✓			
Mr. Walter J. Sullivan	✓			
Mr. Alfred Vellucci	✓			
Mr. David A. Wylie	✓			
Mayor Francis H. Duehay	✓			

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CVTSL
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City of Cambridge

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IN CITY COUNCIL

September 28, 1981

COUNCILLOR WALTER SULLIVAN

- WHEREAS: A communication has been received from the City Manager transmitting the request of Urban Development and Investment Corporation of Cambridge requesting that a portion of Cogswell Avenue containing 1902 square feet more or less, be discontinued as a public way in the City of Cambridge; and
- WHEREAS: Due notice has been given of the intention of this City Council to discontinue as a public way in the City of Cambridge said portion of Cogswell Avenue in the manner prescribed by law and hearings held before the City Council on September 14, 1981 and September 28, 1981; now therefore be it
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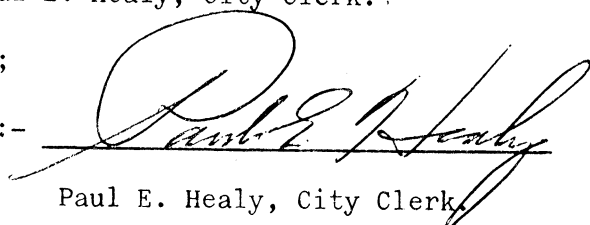
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A true copy;

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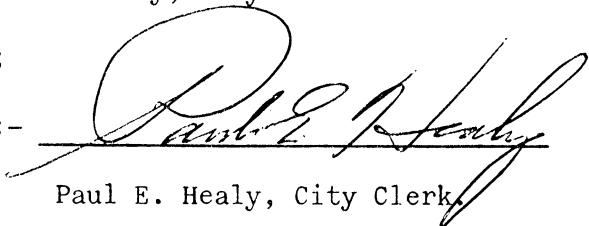
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Adopted by a yea and nay vote:-
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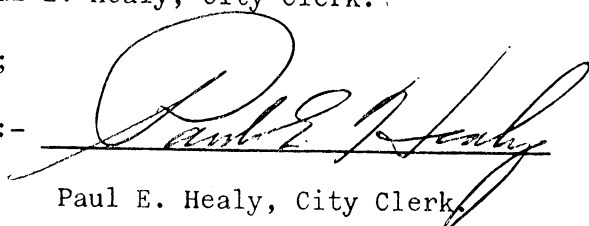
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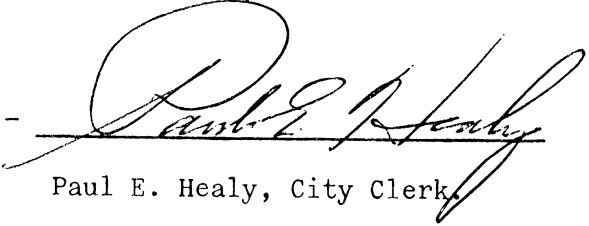
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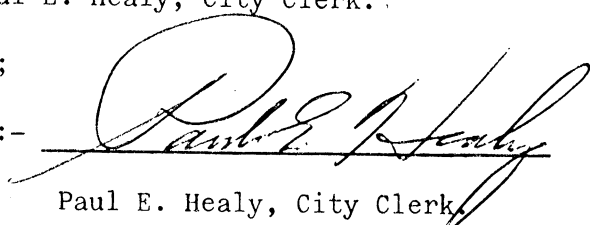
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Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


Paul E. Healy, City Clerk.



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

July 16, 1981

To the Honorable, the City Council:

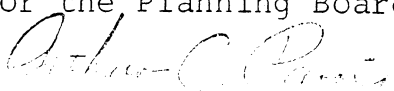
Re: Discontinuance of a portion of Cogswell Avenue and its
transference to Urban Development and Investment Corporation

RECOMMENDATION

The Planning Board, after consideration of the proposal at its July 7, 1981 meeting, recommends that the City Council authorize the discontinuance of the rear portion of Cogswell Avenue and transference of that portion to the Urban Development and Investment Corporation subject to the stipulations enumerated in a letter to the Council from the City Manager dated June 15, 1981. The discontinuance and transfer will permit the orderly development of adjacent vacant parcels of land to residential use, permit the improvement of traffic circulation on Cogswell Avenue with the provision of a turnaround where none now exists, and make possible the relocation and rehabilitation of an existing structure by Homeowner's Rehab, Inc. for residential use.

Residential development of the vacant land fronting on Cogswell Avenue and abutting the railroad right-of-way is actively supported by the surrounding neighborhood. These proposed actions will in no way compromise existing public use of Cogswell Avenue, will likely improve such public use and will facilitate the desired residential construction on adjacent land.

Respectfully submitted
for the Planning Board


Arthur C. Parris,
Chairman

ACP:lf



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

October 26, 1981

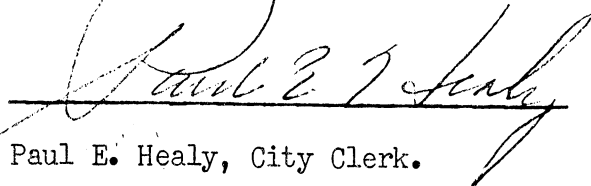
Re: Discontinuance of the rear portion of
Cogswell Avenue

To Whom It May Concern:

Enclosed herewith is a copy of an order adopted by the Cambridge City Council at its meeting of September 28, 1981, after public hearings held on September 14, 1981 and September 28, 1981 relative to the discontinuance of the rear portion of Cogswell Avenue.

If you have any further questions or comments pursuant to this matter, please contact this office at 498-9017.

Very truly yours,

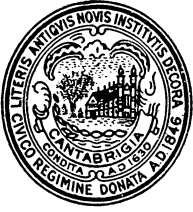


Paul E. Healy, City Clerk.

PEH/mh

Enclosure

cc: Homeowners Rehab, Inc., Urban Development and Investment Corp., Cambridge Redevelopment Authority, Cambridge Planning Board, the City Manager, City Engineer, Public Works Dept., City Solicitor, Traffic and Parking Dept., Assessors Office, Building Dept., and The Registry of Deeds



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139

• (617) 498-9020

LAW DEPARTMENT

RUSSELL B. HIGLEY
CITY SOLICITOR

MICHAEL C. COSTELLO
ASSISTANT CITY SOLICITOR

EDWARD A. CUNNINGHAM
SEVERLIN B. SINGLETON
DAVID B. O'CONNOR
BIRGE ALBRIGHT
LEGAL COUNSEL

October 20, 1981

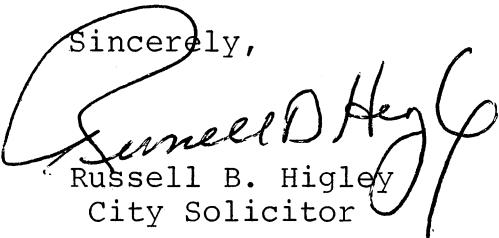
Mr. Robert W. Healy
City Manager
City Hall
Cambridge, MA

Re: Letter dated October 14, 1981 from Paul E.
Healy relative to Cogswell Avenue

Dear Mr. Healy:

I have reviewed the material submitted by the City Clerk, Paul E. Healy. It is my opinion that the order dated September 28, 1981 is sufficient to accomplish the transaction.

Sincerely,


Russell B. Higley
City Solicitor

RBH:jl

Encs.

RECEIVED
OCT 21 7 48 AM '81
OFFICE OF THE
CITY MANAGER



CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

October 14, 1981

Robert W. Healy, City Manager
City Hall
Cambridge, Massachusetts 02139

Dear Mr. Healy:

On June 11, 1981 City Manager James L. Sullivan forwarded for consideration of the City Council a request for the discontinuance of the rear portion of Cogswell Avenue, which discontinuance was conditioned upon the donation of land upon the westerly side of Cogswell Avenue for use as a public way; the issuance of a permit by the Planning Board for thirty-nine townhouse units; the sale in the amount of one dollar of 42 Cogswell Avenue to Homeowners Rehab, Inc., who would in turn relocate the structure at that portion of Cogswell Avenue which would be discontinued; and the donation of Urban Development and Investment Corporation of 1830 square feet of the easterly side of Cogswell Avenue to Homeowners Rehab, Inc. Subsequently, the Planning Board approved the proposal outlined in the City Manager's letter of June 11, 1981 by communication dated July 16, 1981.

On September 28, 1981 the City Council responded to the request of the City Manager and the recommendation of the Planning Board and adopted the enclosed order, which I have prepared for your study and recommendations. You will note that all elements of these transactions appear in the one order. In the event that the City Solicitor decides that these transactions should be the subject of separate orders, they can be re-drafted to accomplish the purposes outlined by the City Manager.

There are several conditions involved which must be met before this order and the transactions referred to can be accomplished and I await your advice in this matter.

Sincerely,

Paul E. Healy, City Clerk.

PEH/mh

Enclosure

cc: Russell B. Higley, City Solicitor



City of Cambridge

IN CITY COUNCIL

September 28, 1981

COUNCILLOR WALTER SULLIVAN

WHEREAS: A communication has been received from the City Manager transmitting the request of Urban Development and Investment Corporation of Cambridge requesting that a portion of Cogswell Avenue containing 1902 square feet more or less, be discontinued as a public way in the City of Cambridge; and

WHEREAS: Due notice has been given of the intention of this City Council to discontinue as a public way in the City of Cambridge said portion of Cogswell Avenue in the manner prescribed by law and hearings held before the City Council on September 14, 1981 and September 28, 1981; now therefore be it

ORDERED: That that portion of Cogswell Avenue containing 1902 square feet more or less and referred to as the rear portion of Cogswell Avenue be and hereby is discontinued as a public way in the City of Cambridge, all as shown as Lot A on a plan entitled "Discontinuance of a Part of Cogswell Avenue, Cambridge Massachusetts", dated September 1, 1981, prepared by James F. Rice, Jr., Registered Land Engineer, a copy of which is filed with this order and is bounded and described as follows:

"Commencing at a point of intersection with the Northeast line of Land of Boston and Maine Railroad and the Southeast line of Cogswell Avenue produced. Thence Northwest-erly 43.5 ft. by land of Boston and Maine Railroad. Thence Northeasterly 51.0 + by land of Carstein Coal Company. Southwesterly 45.0 by land of Carstein Coal Company to the point of beginning."

Provided that the sewer and water easements presently existing be retained and continued in full-force and effect there being no claim for damages; no award is hereby made; and be it further

ORDERED: That in connection with the above referred to discontinuance of a part of Cogswell Avenue and in consideration thereof; the Urban Development and Investment Corporation grants to the City of Cambridge a proposed addition to the public way known as Cogswell Avenue containing 815 square feet more or less, shown as Lot B on a plan to be filed with this order entitled "Proposed Addition to a Public Way, Cogswell Avenue, Cambridge, Massachusetts" by Registered Land Engineer James F. Rice, Jr., which is bounded and described as follows:

"Commencing at a point of intersection with the Easterly line of Lot A and the Northerly Line of Cogswell Avenue. Thence Northerly, Easterly and Southerly by an arc 73.9 ft. Southwesterly by the Northerly line of Cogswell Avenue 53.0 ± ft. to the point of Beginning."

and be it further

ORDERED: That the aforesaid discontinuance of Cogswell Avenue and the addition to the public way known as Cogswell Avenue be and hereby is subject to the following conditions:

1. That 42 Cogswell Avenue will be relocated onto the site of the former public way.
2. That 42 Cogswell Avenue will be sold by the Urban Development and Investment Corporation to Homeowners Rehab, Inc. for the amount of one dollar, subject to their ability to remove and restore the house.
3. That Urban Development and Investment Corporation will donate to Homeowners Rehab, Inc., 1830 square feet more or less of land immediately abutting the former public way to be utilized as a yard area.
4. That Urban Development and Investment Corporation will donate to the City of Cambridge approximately 900 square feet more or less of land to be used as a public way;

and be it further

ORDERED: That all of the foregoing orders and all conditions claimed therein are contingent upon the issuance of a special permit by the Planning Board to construct thirty-nine townhouse units on the land Urban Development and Investment Corporation presently holds under option.

In City Council September 28, 1981.

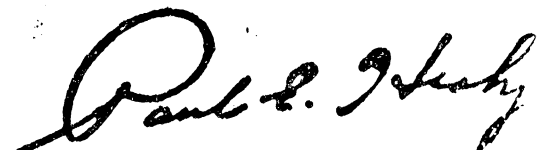
Adopted by a yea and nay vote:-

Yeas 9; Nays 0; Absent 0.

Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





City of Cambridge

IN CITY COUNCIL

September 28, 1981

COUNCILLOR WALTER SULLIVAN

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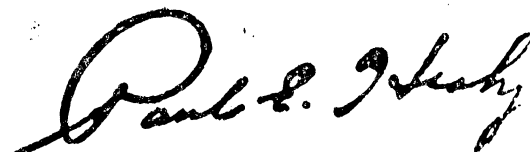
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ORDERED: That all of the foregoing orders and all conditions claimed therein are contingent upon the issuance of a special permit by the Planning Board to construct thirty-nine townhouse units on the land Urban Development and Investment Corporation presently holds under option.

In City Council September 28, 1981.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





City of Cambridge

IN CITY COUNCIL

September 28, 1981

COUNCILLOR WALTER SULLIVAN

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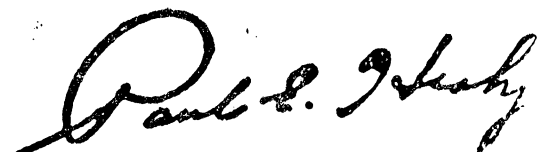
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In City Council September 28, 1981.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017

OFFICE OF
THE CITY CLERK

October 14, 1981

Robert W. Healy, City Manager
City Hall
Cambridge, Massachusetts 02139

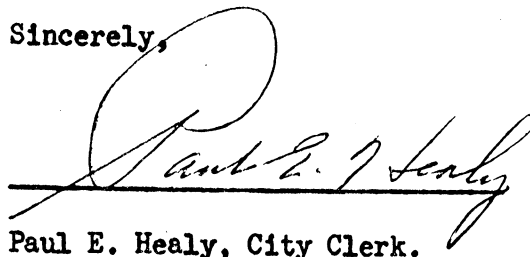
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PEH/mh
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cc: Russell B. Higley, City Solicitor



City of Cambridge

IN CITY COUNCIL

September 28, 1981

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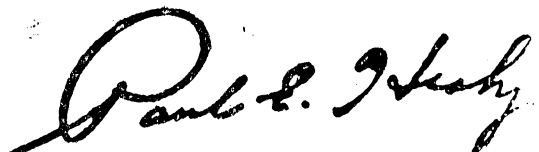
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In City Council September 28, 1981.
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CITY OF CAMBRIDGE

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OFFICE OF
THE CITY CLERK

October 14, 1981

Russell B. Higley, City Solicitor
City Hall
Cambridge, Massachusetts 02139

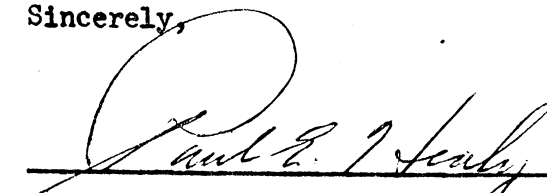
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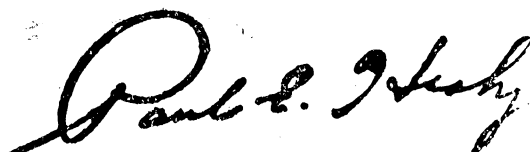
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In City Council September 28, 1981.
Adopted by a yea and nay vote:-
Yeas 9; Nays 0; Absent 0.
Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-





Office of the City Engineer
Cambridge, Massachusetts
City Hall

August 27, 1981

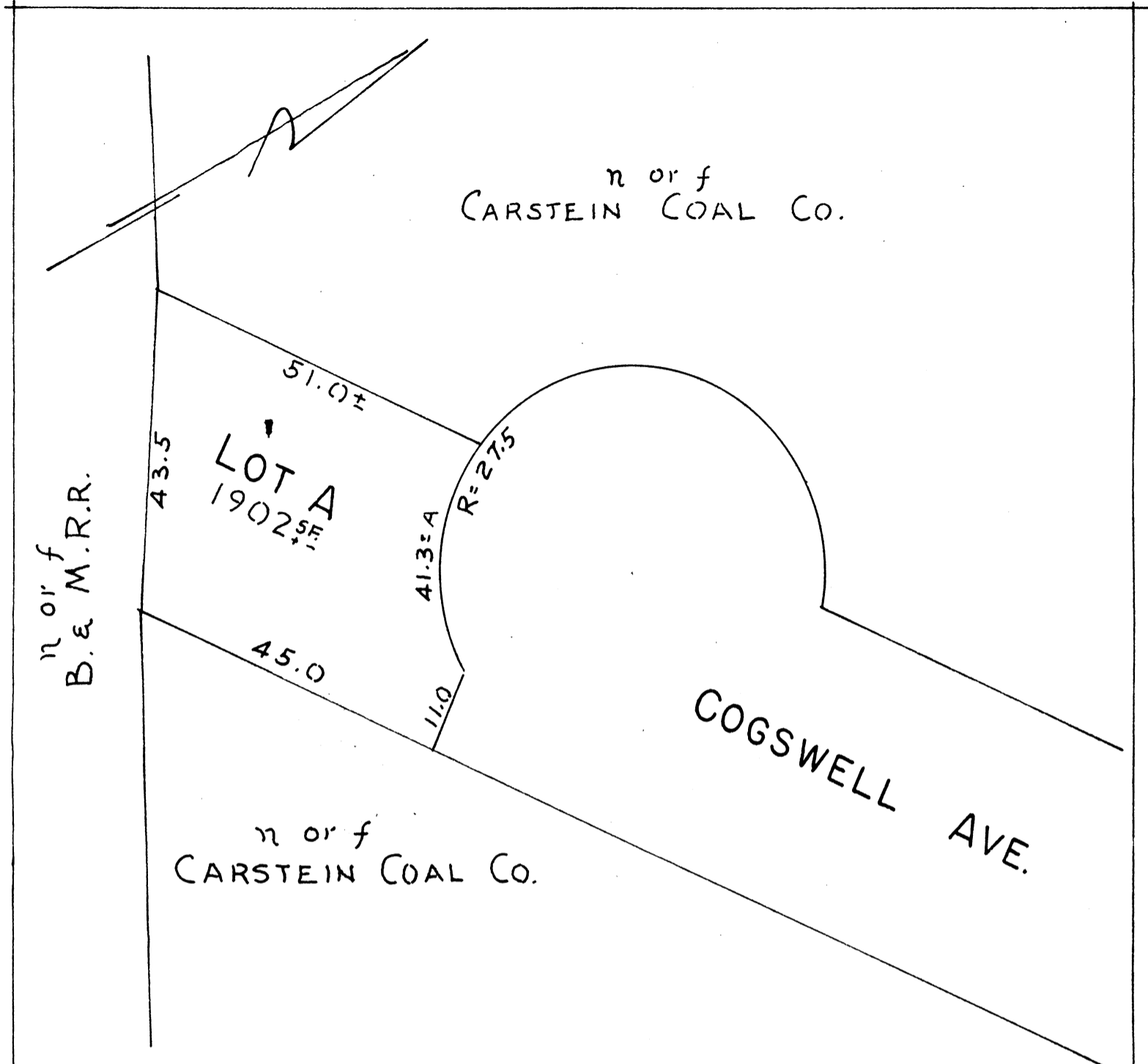
Description of a parcel of land "Lot A" in Cambridge, Mass.
as shown on a plan entitled, "Discontinuance of part of
Cogswell Avenue." Dated, September 1, 1981 as drawn by
Surveyor James F. Rice, Jr.

—Commencing at a point of intersection with the North-
east line of Land of Boston and Maine Rail Road and the South-
east line of Cogswell Avenue produced.

Thence North-westerly 43.5 ft. by land of Boston and
Maine RailRoad.

Thence North-easterly 51.0 ± by land of Carstein Coal Co.
South-easterly by two lines, are 41.3 and 11.0 by
Cogswell Avenue
South-westerly 45.0 by land of Carstein Coal Co.
to the point of beginning. —

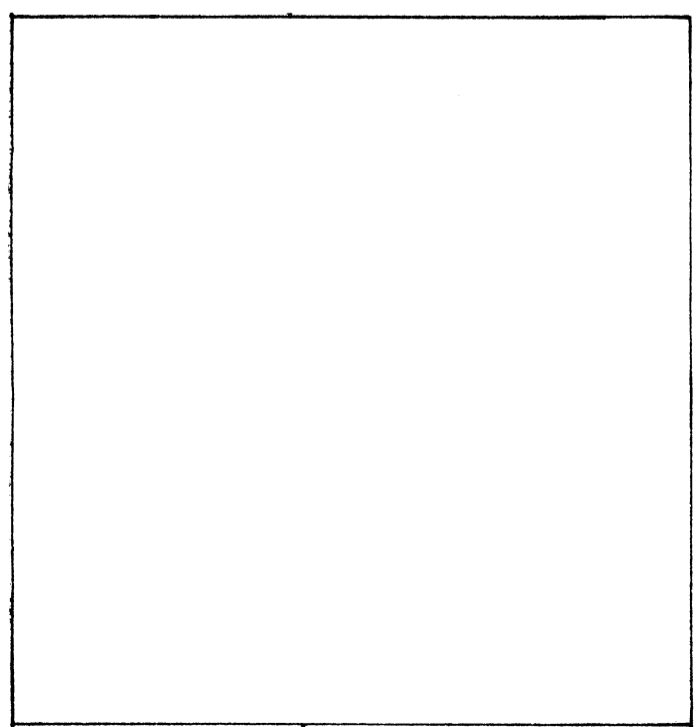
The above described parcel contains 1,902 square feet more or less.



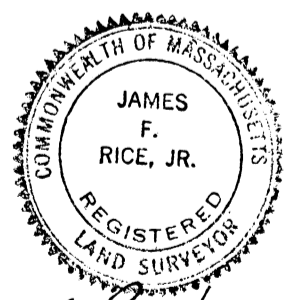
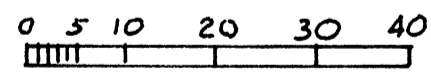
DISCONTINUANCE of PART of COGSWELL AVE.

CAMBRIDGE,

MASS.



SEPT. 1, 1981
 SCALE: 1"=20'



James F. Rice Jr

I CERTIFY THAT THIS PLAN
 WAS MADE TO CONFORM
 WITH THE RULES AND
 REGULATIONS OF THE
 REGISTRY OF DEEDS.



Office of the City Engineer
Cambridge, Massachusetts
City Hall

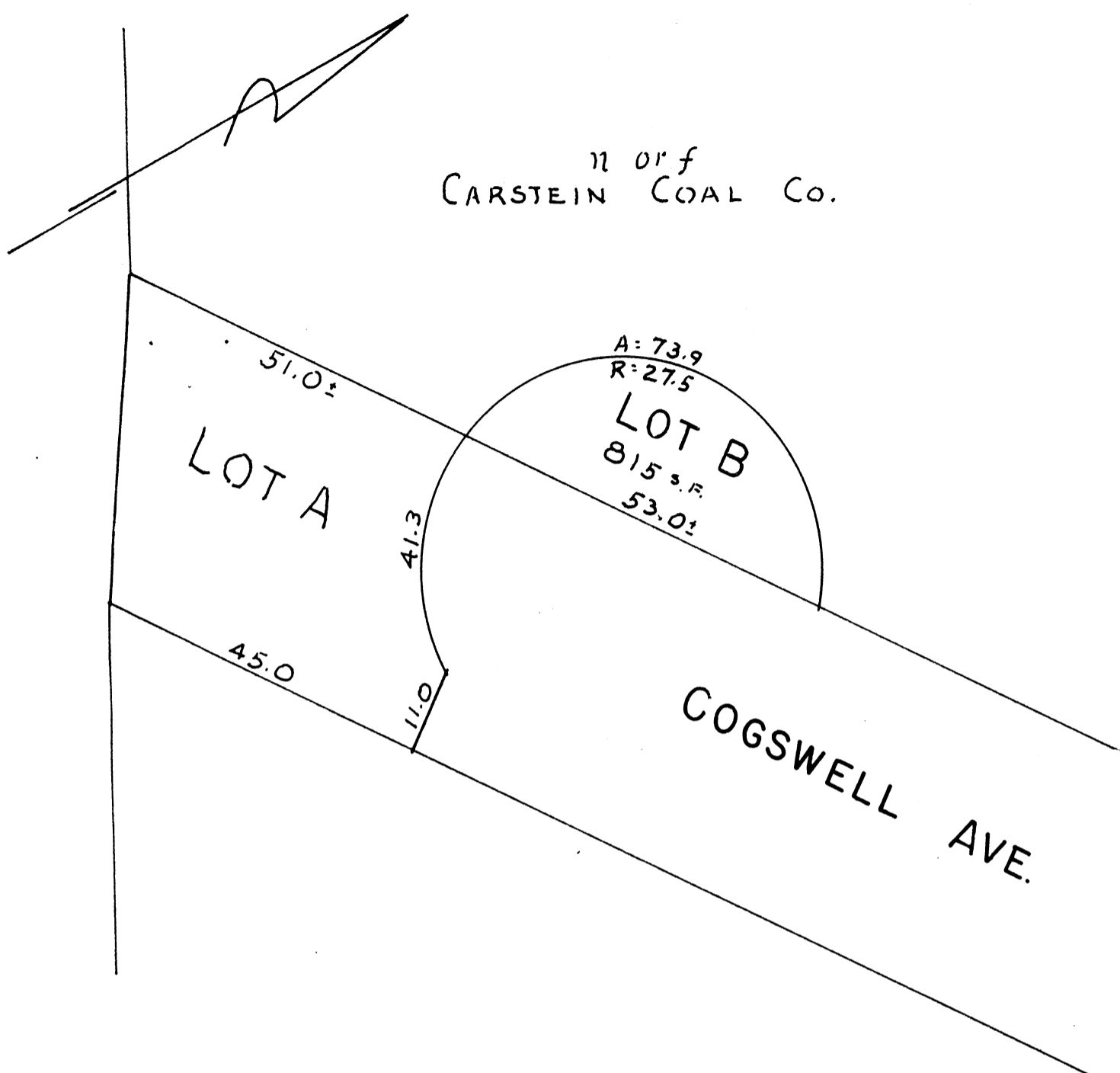
August 27, 1981

Description of a parcel of land "Lot B" in Cambridge, Mass.
as shown on a plan entitled, "Proposed Addition to a Public Way."
Dated, September 1, 1981 as drawn by Surveyor James F, Rice, Jr.

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South^{we}~~er~~sterly by the Northerly Line of Cogswell Avenue
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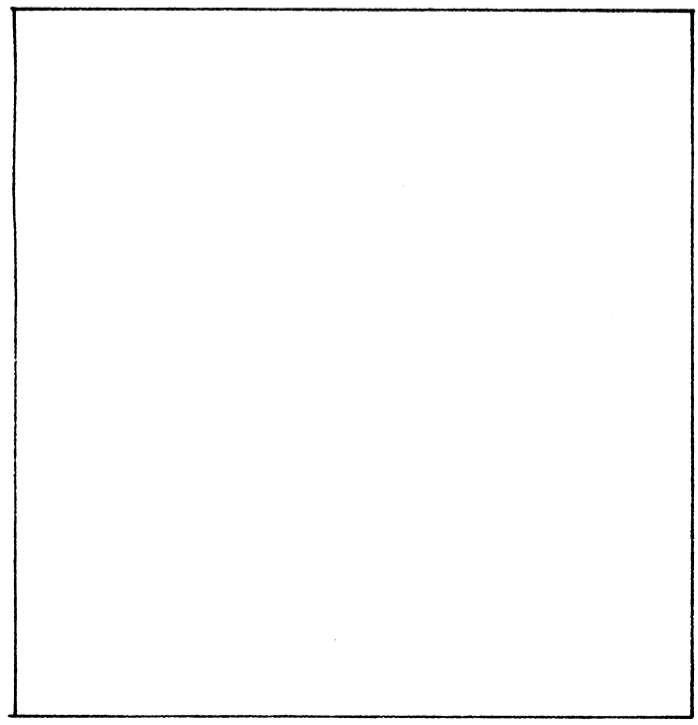
11 0' f
CARSTEIN COAL CO.



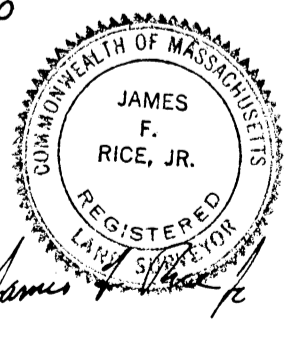
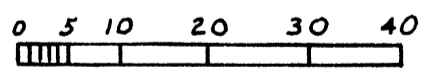
PROPOSED ADDITION to a PUBLIC WAY COGSWELL AVE.

CAMBRIDGE,

MASS.

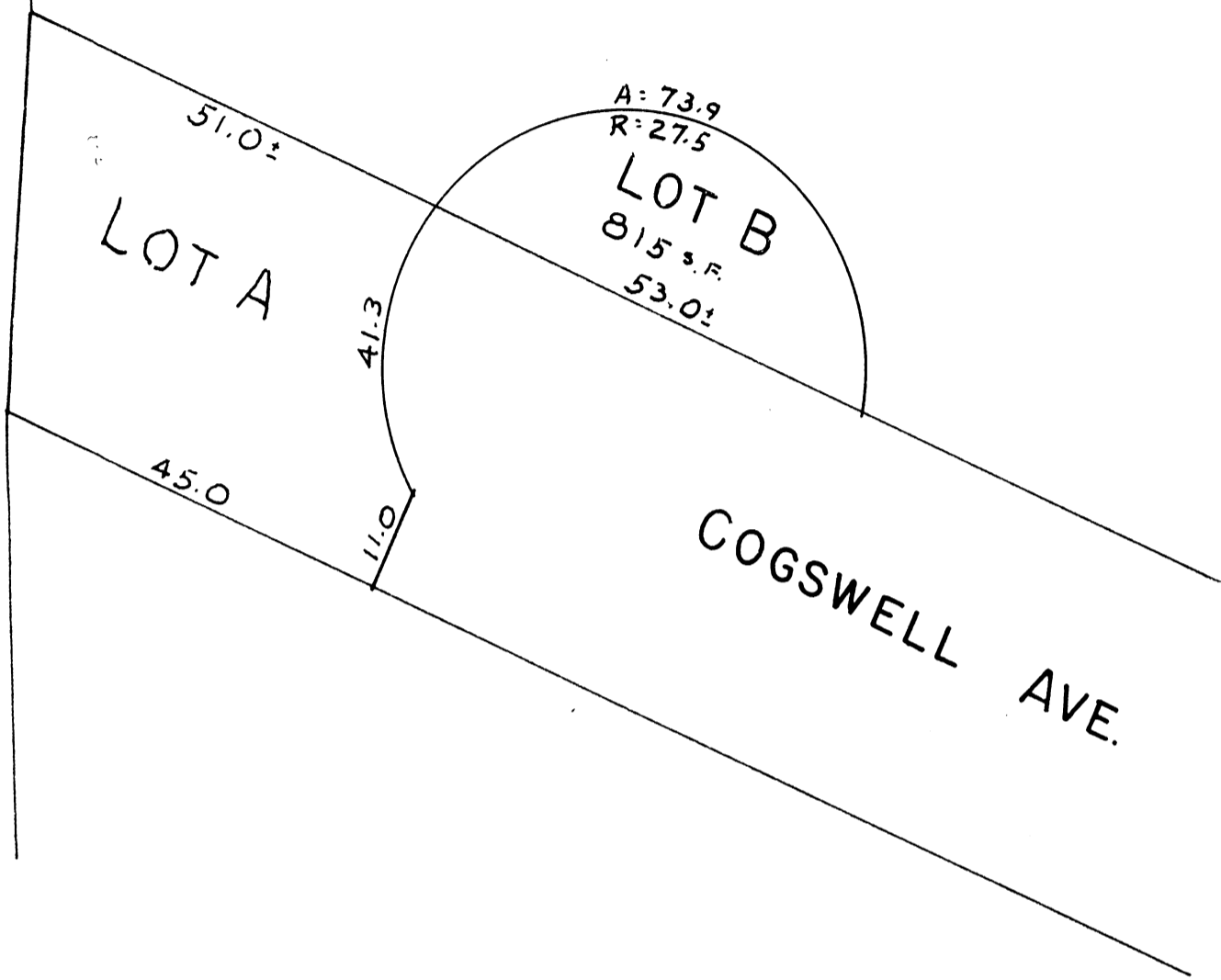


SEPT. 1, 1981
SCALE: 1" = 20'



I CERTIFY THAT THIS PLAN
WAS MADE TO CONFORM
WITH THE RULES AND
REGULATIONS OF THE
REGISTRY OF DEEDS.

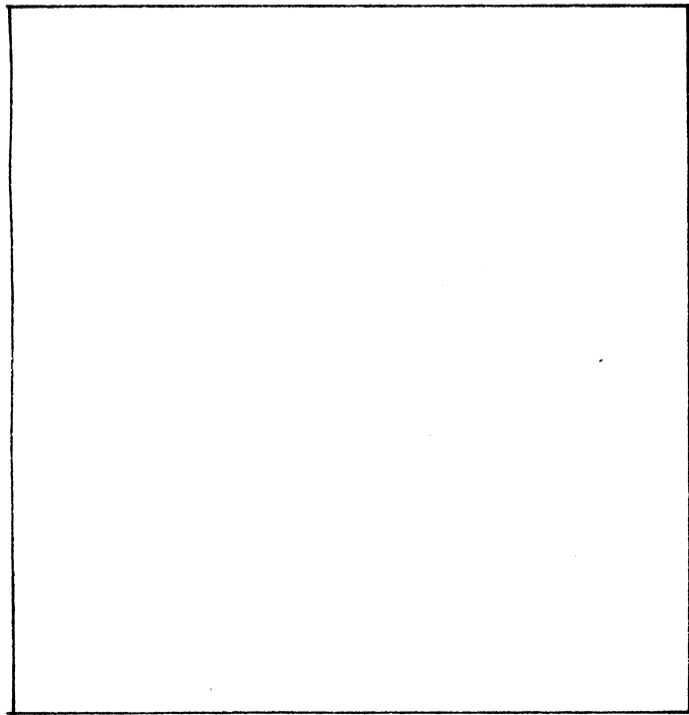
11 01' f
CARSTEIN COAL CO.



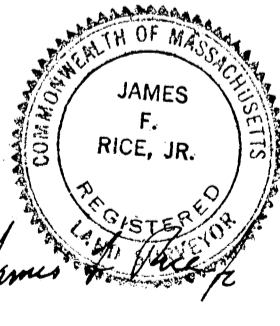
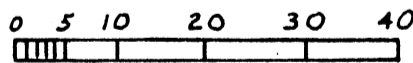
PROPOSED ADDITION to a PUBLIC WAY
COGSWELL AVE.

CAMBRIDGE,

MASS.



SEPT. 1, 1981
SCALE: 1" = 20'



I CERTIFY THAT THIS PLAN
WAS MADE TO CONFORM
WITH THE RULES AND
REGULATIONS OF THE
REGISTRY OF DEEDS.



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
JAMES L. SULLIVAN
City Manager

June 11, 1981

To the Honorable, the City Council:

I am forwarding for your consideration a request for the discontinuance of the rear portion of Cogswell Avenue (see Attachment 1, Area "A") abutting the railroad line and extending in a northeasterly direction 56 feet for a total area of approximately 2,000 square feet.

The recommendation is contingent upon the donation of land on the northwesterly side of Cogswell Avenue (see Attachment 1, Area "B") of approximately 900 square feet for use as a public way; the issuance of a Special Permit by the Planning Board for 39 townhouse units; the sale in the amount of one dollar of 42 Cogswell Avenue to Homeowner's Rehab, Inc. who will, in turn, relocate the structure to that portion of Cogswell Avenue to be discontinued (see Attachment 2, Area A); and the donation by UDIC of 1830 square feet of land on the easterly side of Cogswell Avenue to Homeowner's Rehab, Inc. (see Attachment 2, Area A-1).

The proposed discontinuance will facilitate traffic circulation, and improve the overall visual quality and public safety of Cogswell Avenue. This discontinuance with the stipulations cited above was initiated by residents of Cogswell Avenue and Mead and Pemberton Streets.

Very truly yours,

James L. Sullivan
City Manager

JLS:sl

attachements

Urban Development and Investment Corporation

1640 Massachusetts Avenue
Cambridge Massachusetts 02138
617 661 0075

June 11, 1981

James L. Sullivan
City Manager
City of Cambridge
Cambridge, Mass. 02138

Dear Mr. Sullivan;

As you may be aware, UDIC holds an option to develop 42 and 41-47 Cogswell Avenue, three parcels of land totalling 65,172 square feet. I have submitted on this date, June 10, 1981, a proposal to the Planning Board to construct 39 townhouse units on the site and to relocate a house on 42 Cogswell Avenue to publicly-owned land at the end of Cogswell Avenue abutting the railroad. This house is presently vacant and was formerly used as an office.

The proposal to relocate this structure grew out of a series of neighborhood site review meetings which I have undertaken with residents of Cogswell Avenue, Mead Street and Pemberton Streets. It is my understanding, however, that the discontinuance of a public way requires an action by the City Council. Therefore, as an effort to meet the expressed wishes of the community and to develop this area to its best use, I would make the following proposal to the City of Cambridge.

1. The City discontinue the rear 2,000 square feet of Cogswell Avenue as a public way.
2. 42 Cogswell Avenue will be relocated onto the site of the former public way.
3. 42 Cogswell Avenue will be sold by UDIC to Homeowners Rehab, Inc. for the amount of one dollar, subject to their ability to move and restore the house.
4. UDIC will donate to Homeowners Rehab, Inc. 1830 square feet of land immediatly abutting the former public way to be utilized as yard area.
5. UDIC will donate to the City of Cambridge approximately 900 square feet of land to be used as the public way.

This proposal is contingent upon the insurance of a special permit by the Planning Board to construct 39 townhouse units on the land UDIC presently holds under option.

This proposal will, clearly, enhance the visual quality of Cogswell Avenue, restore a vacant structure to residential useage, and make available a home to low-moderate income Cambridge family through the work-equity program. I sincerely hope that you and the Council will act favorably upon this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas Bell".

Douglas Bell

DB/slg

Cambridge Community
Development
57 Inman Street
Cambridge, MA. 02139
(617) 498-9034

LETTER OF TRANSMITTAL

TO

Paul Holly
City Clerk

DATE	8/10/81	JOB NO.
ATTENTION		
RE:		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications

Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
			Coswell Ave discontinuance
			material

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

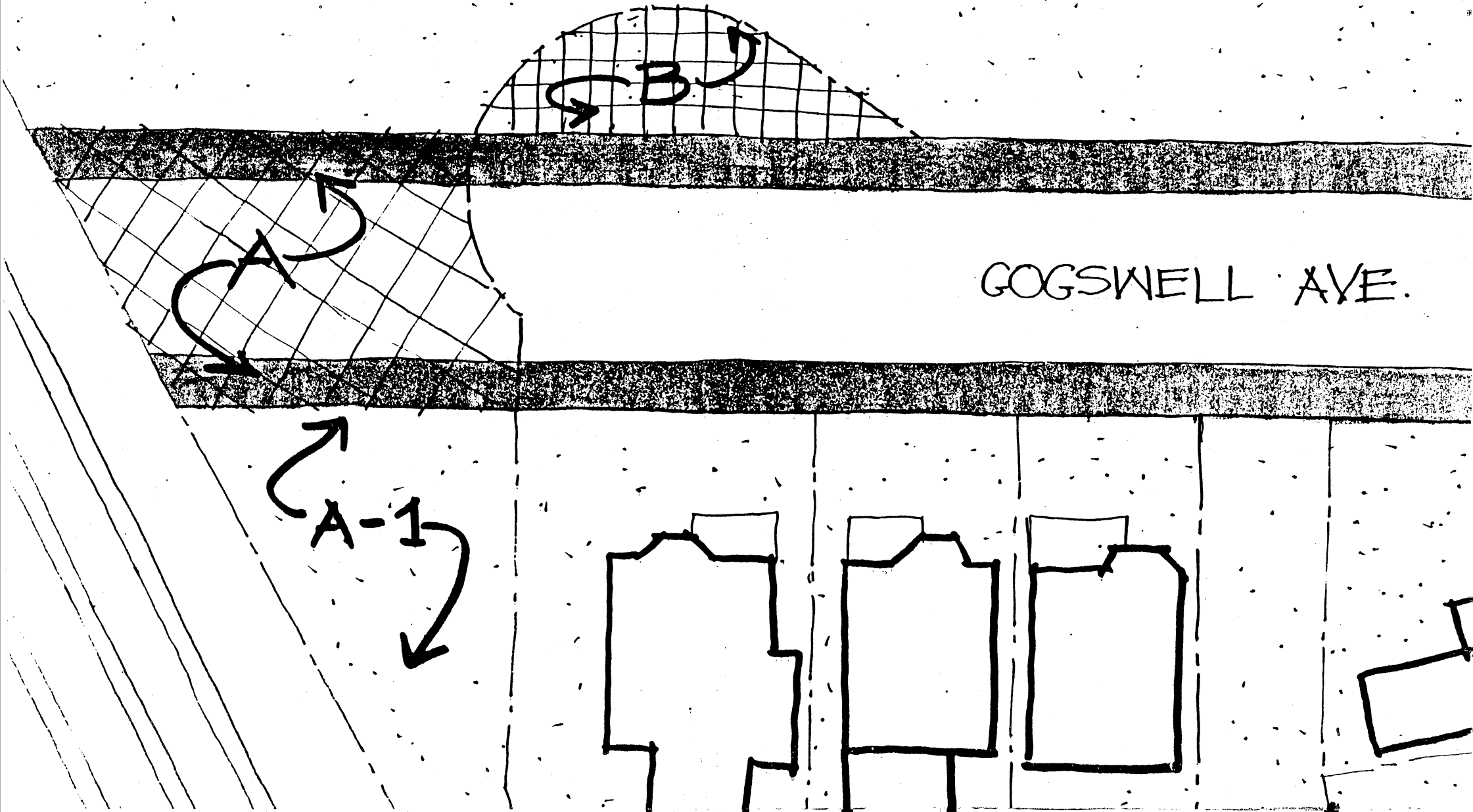
REMARKS _____

COPY TO _____

SIGNED: E. McARDY

ATTACHMENT #1

A - DISCONTINUANCE
B - DONATION



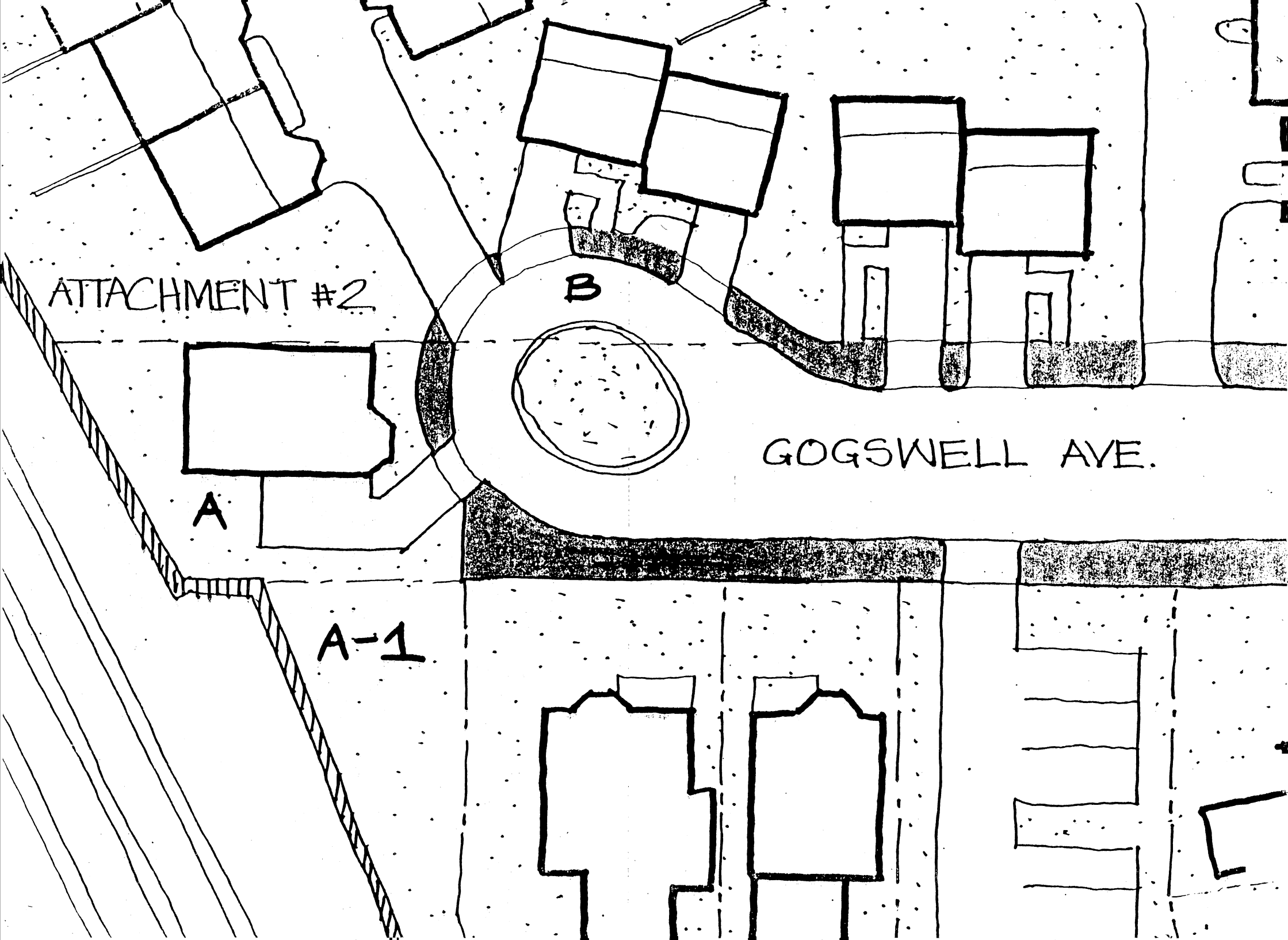
ATTACHMENT #2

B

A

GOGSWELL AVE.

A-1



Urban Development and Investment Corporation

1640 Massachusetts Avenue
Cambridge Massachusetts 02138
617 661 0075

June 11, 1981

James L. Sullivan
City Manager
City of Cambridge
Cambridge, Mass. 02138

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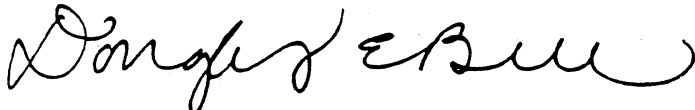
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This proposal will, clearly, enhance the visual quality of Cogswell Avenue, restore a vacant structure to residential useage, and make available a home to low-moderate income Cambridge family through the work-equity program. I sincerely hope that you and the Council will act favorably upon this request.

Sincerely,

A handwritten signature in cursive script, appearing to read "Douglas Bell".

Douglas Bell

DB/slg

June 11, 1981

To the Honorable, the City Council:

A number of residents of Cogswell Avenue and Mead and Pemberton Streets have been in consultation with Doug Bell of Urban Development & Investment Corporation concerning his proposed development of 39 townhouse units on the Carstensen properties at the end of Cogswell Avenue.

Mr. Bell's proposal involves construction of 39 single-bedroom townhouse units and relocation and restoration of an existing house on the site. The neighborhood has in several meetings with Mr. Bell and his associates sought changes in his proposal, which have for the most part been agreed upon. We now consider ourselves to be in substantial agreement with him on most features of the proposed development.

We are not in complete agreement with Mr. Bell about every feature of his development, nor has every abuttor reviewed the proposal now before the Council. We have, however, contacted every abuttor about the project, and find a general acceptance of the developer's plans. We intend to present our conditions for approval to the Planning Board, and will ask that they be made conditions for the Special Permit.

Discontinuance of the end of Cogswell Avenue and a taking of private property for a cul-de-sac are responses to several of our concerns that were not met in Mr. Bell's original plans. Discontinuance of the end of the street allows preservation of the existing house at 42 Cogswell Avenue, while the taking allows a turn-around instead of a dead end. We feel that these features considerably enhance the plan and that the proposals for discontinuance and taking should be approved by the Council.

Kathleen A. Salligan 46 Cogswell Ave.
Anne Benard 20 Mead Street
John Chasen 79 Pemberton St.
Frank B. Schmandl 17
Christy Sander 79 Pemberton St.
Mary Grassia 39 Cogswell Ave
Charles M. Sullivan 37 Cogswell Ave

City of Cambridge

NOTICE OF A RECESSED PUBLIC HEARING

Notice is hereby given that a recessed public hearing will be held by the Cambridge City Council, City Council Chamber, City Hall, Cambridge, Massachusetts at 6:00 p. m. on Monday, September 28, 1981 for the purpose of considering and acting upon a request by the Planning Board in connection with a proposed discontinuance of the rear portion of Cogswell Avenue and transference of that portion to the Urban Development and Investment Corporation for the development of adjacent vacant parcels of land to residential use, improvement of traffic circulation on Cogswell Avenue and the relocation and rehabilitation of an existing structure by Homeowner's Rehab, Inc. for residential use.

A plan showing the proposed discontinuance, dated September 1, 1981 and prepared by James F. Rice, Jr., City Engineer will be available for examination prior to the hearing at the office of the City Clerk, Cambridge City Hall, Cambridge, Massachusetts.

All interested persons are invited to attend and be heard at this time.

By order of the City Council,

Paul E. Healy, City Clerk.

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10-1
10-3

Copswell Avenue Abutters

Joseph P. Barzell
11 Copswell Ave
02140

Joseph Grassia
Mary Grassia
39 Copswell Ave.
02140

Edward J. Sullivan
1105 Mass. Ave.
02138

Warren Carstinen
42 Copswell Ave.
02140

Fredrick Groff
Laura Gypson Groff
27 Copswell Ave.
02140

Carstein Coal Co.
~~1878 Massachusetts Ave.~~
42 Copswell Ave.
02140

Eleanor Thomas Gust
76 Mrs. Assunta Cha
100 St. Paul St.
Brookline 02146

Massachusetts Bay
Transportation Authority
30 High St.
Boston, Ma.

Charles Sullivan
37 Copswell Ave.
02140

Thomas P. Galligan
Kathleen Agnes Galligan
Thomas M. Galligan
42 Copswell Ave.

Robert Clemens Jr.
Margaret Clemens
4 Copswell Ave.

(City of Cal.
(24 Copswell Ave.)
Tax Title

Thomas J. Cooke
48 Thimble St.
Ashep ton, Ma.

Joyce E. Coleman
16 Cogswell Ave.

Gail Bradley Warren
40 Cogswell Ave.

Douglas O. Rollander
Mary S. Rollander
14 Cogswell Ave.

Henry J. Woods
Margaret B. Woods
36 Cogswell Ave.

Israel Valentin
Germaine Valentin
12 Cogswell Ave.

What's the address

Steven O. Rothman
Frederick J. Smith
Trustees of Capini Realty Trust
103 Norfolk St.

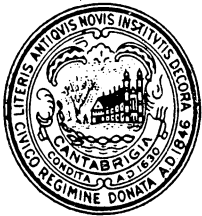
Charles H. Ames III
Carol A. Ames
10 Cogswell Ave.

Homeowner's Rehab. Inc.
678 Massachusetts Ave.
02159

ET & B. Rose
40 Boston Federal
Savings
30 Federal St.
Boston Ma. 02110

Vaughn O. Crayton
Anita Crayton
18 Cogswell Ave.

Harlow Properties
10 Channing St.
0438



CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139
Tel. 498-9011

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

August 3, 1981

To the Honorable, the City Council:

Enclosed please find copy of a report from the Chairman of the Cambridge Planning Board relative to the discontinuance of a portion of Cogswell Avenue and its transference to Urban Development and Investment Corporation.

Very truly yours,

Robert W. Healy
City Manager

RWH/mbf
Enc.

Agenda # 5

S-494A

REPORT FROM CHAIRMAN OF CAMBRIDGE
PLANNING BOARD RELATIVE TO THE
DISCONTINUANCE OF A PORTION OF
COGSWELL AVENUE AND ITS TRANSFERENCE TO
URBAN DEVELOPMENT AND INVESTMENT
CORPORATION.

IN CITY COUNCIL

August 3, 1981

Hearing Sept 14/81

AT

6 PM

9/28/81

Order Adopted

9-0-0