



City of Cambridge

Consent Communication #39

IN CITY COUNCIL

July 27, 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.

Michael P. LaRosa

14-26 Norfolk Street

In City Council July 27, 1998.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk...

A true copy;

A handwritten signature in black ink, reading "Margaret Drury". The signature is written in a cursive style with a large, looped "M" and "D".

ATTEST:-

D. Margaret Drury
City Clerk

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
617 346-5388 Fax 617 346-5399



RM Bradley

February 4, 1998

Zoning Officer
Inspection Services
831 Massachusetts Avenue
Cambridge, MA 02139

Ref: 515 Massachusetts Avenue
Cambridge, MA 02139
Proposed Curb Cut

Dear Zoning Officer,

Enclosed please find our application for Driveway Cuts and Openings. We have completed Part 1 of the form and attached the necessary documents required. If you have any questions regarding our application please forward them to the following:

R.M. Bradley & Co., Inc. C/O Fleet Bank
19 Pleasant Street
Woburn, MA 01801
Attn.: Michael LaRosa
(617) 346-5383

Thank you for your assistance with this matter.

Sincerely

Michael P. LaRosa
R.M. Bradley & Co., Inc.,

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
781 346-5388 Fax 781 346-5399



RM Bradley

Mr. Ranjit Singanayagam
Deputy Commissioner
City of Cambridge
Inspectional Services Department
831 Mass Ave.,
Cambridge MA 02139

Re: Curb Cut Application for
Fleet Bank
14-26 Norfolk Street
Cambridge MA

Dear Mr. Singanayagam

Per your phone conversation with Mr. William Mitropoulos I am writing to you regard the existing condition of the above referenced parking lot.

The existing parking lot is design for 42 parking spaces that include stack parking. The traffic flow within the parking lot was confused and hazardous. We proposed to eliminate 16 parking spaces add curbing and a second means of egress onto Bishop Allen Drive. These changes will create a better traffic flow within the parking lot and along Norfolk street.

I attached the approved application from the Department of Traffic, Parking and Transportation and letter dated February 20, 1998, for your review. If you require any further information please feel free to contact me at (617) 346-5383.

Thank you for your time and attention to this matter

Sincerely

Michael P. LaRosa

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
617 346-5388 Fax 617 346-5399



RM Bradley

February 20, 1998

Lauren M. Preston
Deputy Traffic Director
City of Cambridge
Traffic, Parking and Transportation
57 Inman Street,
Cambridge, MA 02139

Ref: Fleet Bank
515 Massachusetts Ave., Cambridge MA

Dear Ms. Preston,

Enclosed is the signed non commercial parking registration form. I have completed the front of the form and the following is the information you requested.

The request for these parking spaces is to accommodate the Bank customers. We currently have an unlined lot that is being utilized for parking. Our attempt is to redesign the parking area and traffic flow in and out of the lot. The current lot has only one exit and entrance located on Norfolk Street which at times can cause problems entering and exiting the Bank. We feel that the new proposed curb cut onto Bishop Allen Drive and the one way flow of traffic through the parking lot will improve the entire area's traffic flow.

In addition to the improve traffic flow we want to improve the appearance of the entire site. The attached drawing indicates new plantings, trees and fencing along the perimeter of the parking lot that will be installed during construction.

I hope this information will be helpful in your decision process regarding the Fleet bank's request. If you require any further information please do not hesitate to call me at (617) 346- 5383.

Sincerely,

Michael P. LaRosa
Director of Operations

Department of Traffic, Parking and Transportation

57 Inman Street

Cambridge, MA 02139

Non-Commercial Parking Space Registration Form

Name and address of property owner Fleet Bank C/O R.M. Bradley & Co., Inc., 19 Pleasant Street, Woburn MA 01801 Telephone (617) 346-5383

Name & address of parking facility operator NONE Telephone _____

Name and address of facility 515 Mass Ave., Cambridge MA, Parking lot 14-26 Norfolk St., Cambridge MA Telephone (617) 346-5383

Type of facility:

(Check one)

Start of construction: Month _____ Day _____ Year _____

- ☒ Lot
☐ Garage

Opening of facility: Month _____ Day _____ Year _____

Type of request:

(Check one)

- ☐ New facility
☐ Modified facility

Type of Parking Spaces:	Number of parking spaces		Type:	Number of parking spaces	
	Existing	Proposed		Existing	Proposed
Residential	_____	_____	Commercial	_____	_____
Employee	_____	_____	Patient	_____	_____
Customer	<u>42</u>	<u>26</u>	Student	_____	_____
Client	_____	_____	Guest	_____	_____

Do you have any existing parking facility permits?

Yes ☐ No ☒

Type of permit and date issued. _____

Enforcement Actions Against the Parking Facility:

Departments who have taken action: NONE

Departments who have action pending: NONE

I hereby certify that a commercial parking permit has been obtained for each space being used for commercial parking. None of the other existing or proposed parking spaces at this parking facility have been or will be available as commercial parking spaces until a commercial parking permit therefor has been obtained. I also certify that all information supplied on this form is true, accurate and complete.

Michael P. La Rosa Director of Operations
Owner Signature & Title

Michael LaRosa Director of Operations
Print Name (Owner) & Title

Operator Signature & Title

Print Name (Operator) & Title

FOR TRAFFIC, PARKING AND TRANSPORTATION DEPARTMENT USE ONLY
DO NOT WRITE BELOW THIS LINE

Date Received: 2-23-98 Comments: RECOMMEND THAT THE NORFOLK ST.

DRIVEWAY REMAIN TWO WAY ALLOWING VEHICLES TO ACCESS
MASS AVE VIA THE MOST DIRECT ROUTE.

Category: ☐ Residential ☒ Non-Residential or Non-Commercial

Number of parking spaces approved:

 residential

26 non-residential or non-commercial

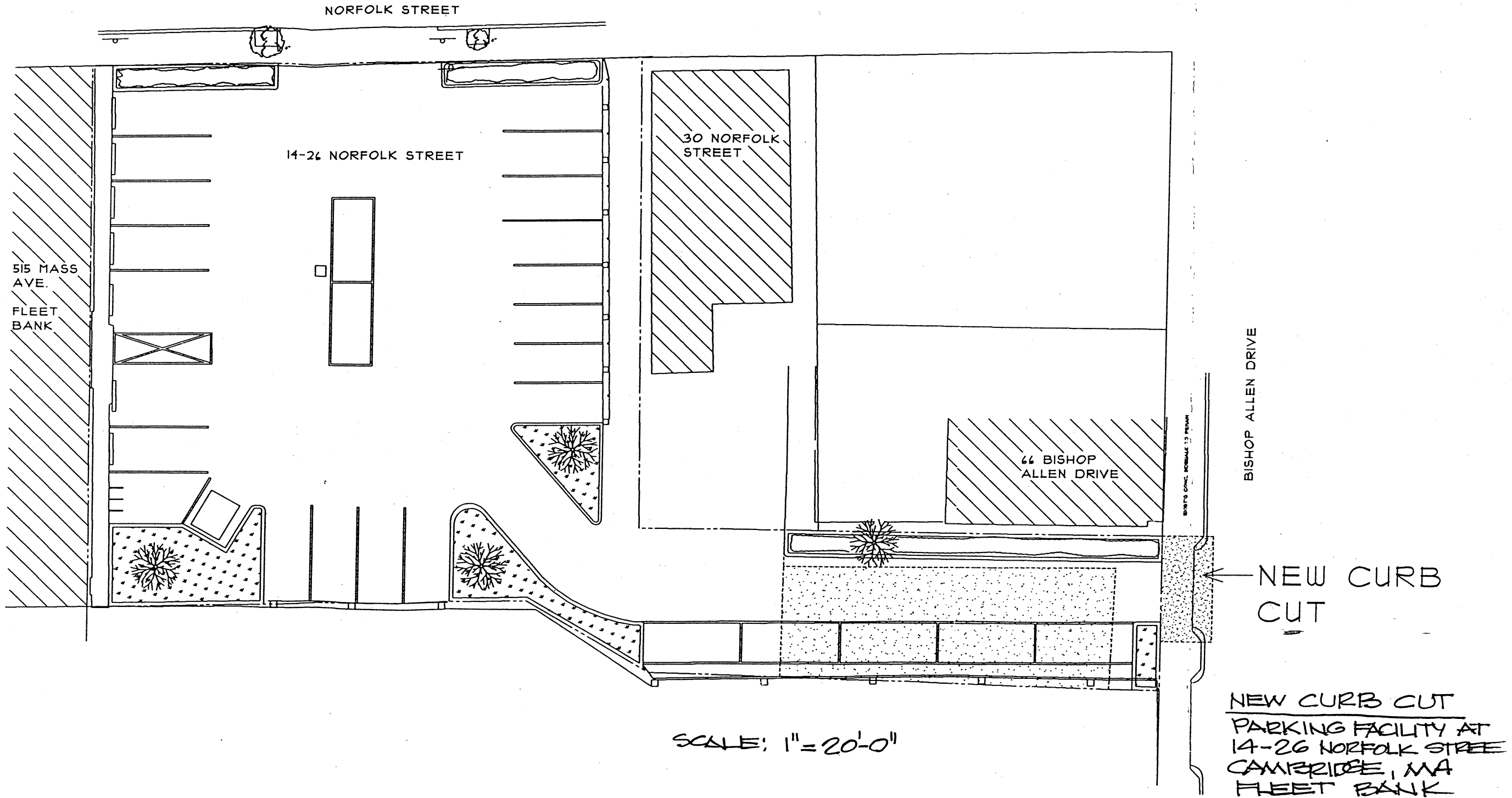
Approved: *Sam E. Clippin*
Traffic Director

Date: 3/24/98

PM STACY & CO. INC.

MAR 26 1998

RECEIVED



Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form so that we can return this card to you.
- Attach this form to the front of the mailpiece, or on the back if space does not permit.
- Write "Return Receipt Requested" on the mailpiece below the article number.
- The Return Receipt will show to whom the article was delivered and the date delivered.

I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

JR Fennell 505 Realty Trust
501 Massachusetts Avenue
Cambridge, MA 02139

4a. Article Number

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Bob Hoyler
McPhail Associates
30 Norfolk Street
Cambridge, MA 02139

4a. Article Number

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

8. Addressee's Address (Only if requested and fee is paid)

6. Signature: (Addressee or Agent)

X *[Signature]*

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 66 Bishop Allen Drive

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at Bishop Allen Drive

PACO REALTY CORP.

Signed: [Signature], Pres. Date: 1/20/98

Address: 90 Clarendon Ave., Somerville, MA 02144

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of J. R. Fennell, L.P.

Cambridge, Massachusetts, I do hereby declare
of the installment of:

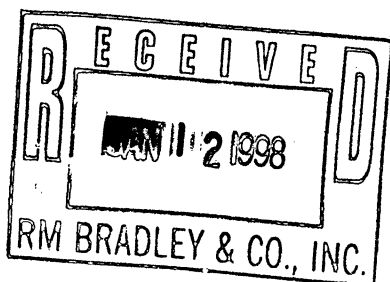
☒ approval I totally approve the proposed plan. It
will clean up an area which is presently
☐ disapproval used to collect junk.

Off-Street Parking Facility located at 14-26 Norfolk St. Cambridge, MA

Signed: J. R. Fennell, Trustee

Date: 1/9/98

Address: 501 Massachusetts Ave., Cambridge, MA 02139



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of Hayler-Norfolk L.P.; 30 Norfolk Street, Cambridge, MA 02139.

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 14-26 Norfolk Street

Signed: Robert C. Hayler; President, Hayler-Norfolk Inc. Date: 1/8/97

Address: 30 Norfolk Street; Cambridge, MA 02139

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
617 346-5388 Fax 617 346-5399



RM Bradley

January 7, 1998

Bob Hoyler
McPhail Associates Inc.
30 Norfolk Street
Cambridge, MA, 02139

Ref: 14-26 Norfolk Street, Cambridge MA
Parking lot and Curb Cut Request

Fleet Bank is currently petitioning the city of Cambridge to install a curb cut onto Bishop Allen Drive. Fleet is required to obtain approval from their abutters. Enclosed for your review is the propose plan for the parking lot and new curb cut. Please review the drawing and complete the Abutter's form attached to the plan.

If we receive no response form you or your representative within fourteen days form the date of this letter we will assume you have no objection to the curb cut. However, I urge you to complete the abutter's Form and return it in the self- addressed stamped envelope provided.

If you require any further information please fell free to contact me at (617) 346-5383.

Thank your for your cooperation.

Michael P. LaRosa
Director of Operation / Agent for Fleet Bank

P 395 688 389

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
Bob Hoyler MCP hail Assoc	
Street & Number	
30 Norfolk St	
Post Office, State, & ZIP Code	
Cambridge, MA 02139	
Postage	\$.32
Certified Fee	1.35
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	2.77
Postmark or Date	

PS Form 3800 April 1995

01801
JAN 10 1998
USPS

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
617 346-5388 Fax 617 346-5399



RM Bradley

January 7, 1998

J.R. Fennell 505 Realty Trust
501 Massachusetts Ave.,
Cambridge, MA, 02139

Ref: 14-26 Norfolk Street, Cambridge MA
Parking lot and Curb Cut Request

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Thank your for your cooperation.

Michael P. LaRosa
Director of Operation / Agent for Fleet Bank

P 395 488 387

US Postal Service

Receipt for Certified Mail

No Insurance Coverage Provided.

Do not use for International Mail (See reverse)

Sent to	
JR Fennell 505 Realty Tr	
Street & Number	
501 Mass Ave	
Post Office, State, & ZIP Code	
Cambridge, MA)2139	
Postage	\$.32
Certified Fee	1.36
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date, & Addressee's Address	
TOTAL Postage & Fees	\$ 2.77
Postmark or Date	

PS Form 3800, April 1995

JAN 10 1998
MA 02139

R.M. Bradley & Co., Inc.
19 Pleasant Street
Woburn, MA 01801-4192
617 346-5388 Fax 617 346-5399



RM Bradley

January 7, 1998

PACO Realty Corp.
90 Clarendon Ave.,
Somerville, MA, 02144

Ref: 14-26 Norfolk Street, Cambridge MA
Parking lot and Curb Cut Request

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If you require any further information please fell free to contact me at (617) 346-5383.

Thank your for your cooperation.

Michael P. LaRosa
Director of Operation / Agent for Fleet Bank

7 150 550 375
US Postal Service
Receipt for Certified Mail
No Insurance Coverage Provided.
Do not use for International Mail (See reverse)

Sent to PACO Realty Corp	
Street & Number 90 Clarendon Ave	
Post Office, State, & ZIP Code Somerville, MA 02144	
Postage	\$.32
Certified Fee	1.35
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	1.10
Return Receipt Showing to Whom, Date & Addressee's Address	
TOTAL Postage & Fees	\$ 2.77
Postmark or Date	

PS Form 3800, April 1995

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SENDER:

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- Complete items 3, 4a, and 4b.
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I also wish to receive the following services (for an extra fee):

1. ☐ Addressee's Address
2. ☐ Restricted Delivery

Consult postmaster for fee.

3. Article Addressed to:

Eugene Walcott
60 Bishop Allen Drive
Cambridge, MA 02139-3414

4a. Article Number

4b. Service Type

- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

Eugene Walcott

6. Signature: (Addressee or Agent)

X Eugene Walcott

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

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PACO Realty Corp.
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Somerville, MA 02144

4a. Article Number

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- ☐ Registered ☒ Certified
☐ Express Mail ☐ Insured
☒ Return Receipt for Merchandise ☐ COD

7. Date of Delivery

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X [Signature]

8. Addressee's Address (Only if requested and fee is paid)

PS Form 3811, December 1994

Domestic Return Receipt

Thank you for using Return Receipt Service.

SIGNS[®] **BY TOMORROW**

"SIGNS & LETTERING IN 1 DAY!"

Larry Pelavin
OWNER

**61 COMMERCE WAY
WOBURN, MA 01801
(781) 937-6077
FAX (781) 937-6080**

#19980202

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE



98 FEB 00 AM 10:33
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

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:

12 / 04 / 97

PART I:

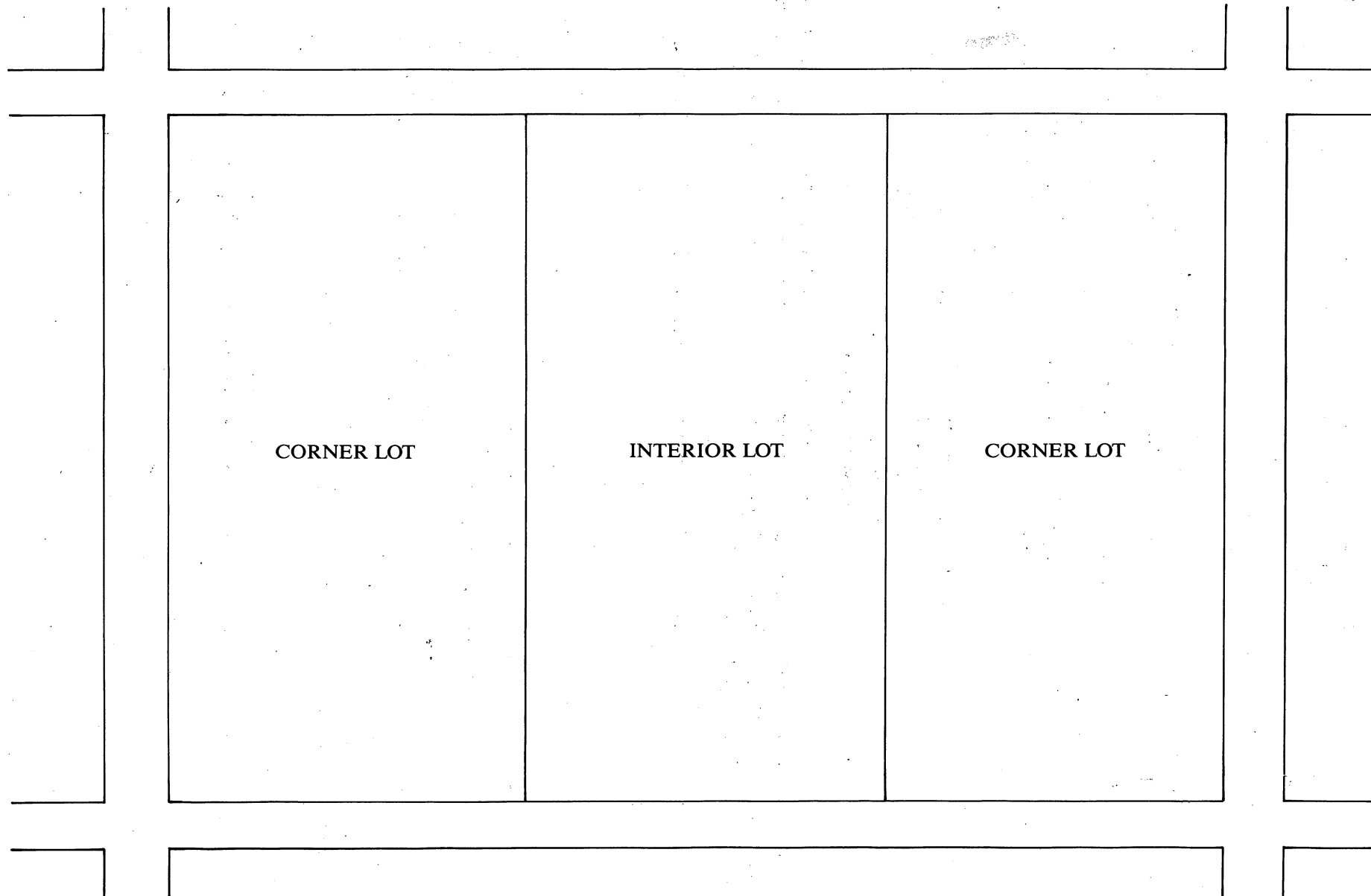
Michael Lakosa

Address of proposed curb cut or off-street parking facility: <u>14-26, Norfolk Street</u>	
Frontage: <u>Bishop Allen Drive</u>	Block and Lot: _____
Setback (distance from building to sidewalk): _____	
Distance from proposed driveway to surrounding structures and property line: <u>5 feet min.</u>	
Dimensions of proposed driveway: <u>11 feet - 0 inches min.</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: _____	

- ☒ 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.

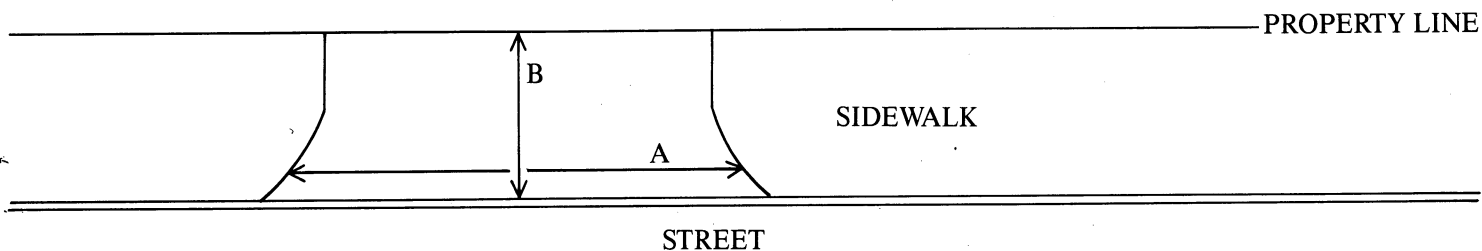


See ATTACH SITE PLAN

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 16 \text{ FT.} \div 3 = 5 \frac{1}{3} \text{ YARDS}$$

$$B = 7-6 \text{ FT.} \div 3 = 2 \frac{1}{2} \text{ YARDS}$$

$$A \times B = 13 \frac{1}{3} \text{ SQUARE YARDS}$$

COST ESTIMATE:

\$92,416.00

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

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

CONCRETE: $13 \frac{1}{3}$ SQUARE YARDS $\times$ \$40/SQUARE YARD = \$533.33

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:

[Handwritten Signature]

Date:

7/4/98

Address:

19 Pleasant Street Woburn MA 07801

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: 6/11/98

Title:

ZONING

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 6/12/98

Title:

DEPT TRAFFIC DIV

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 6.15.98

Title:

EXD CHC

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 7-16-98

Title:

Engineering Dept.

Consent Communication #39

111 H

Petition was received from Michael
LaRosa requesting a curb cut at
the premises numbered 14-26 Norfolk
Street.

In City Council July 27, 1998

ORDER ADOPTED