

Wellington-Harrington Citizens Committee

320 CAMBRIDGE STREET
CAMBRIDGE, MASSACHUSETTS 02141

June 22, 1983

The City Council
The City of Cambridge
City Hall
Massachusetts Avenue
Cambridge, Massachusetts 02139

Dear Council Members:

Re: Report on Results of Two Neighborhood Meetings
Concerning Access Way for Vehicles and Use of Land
Between Cambridge and Marcella Streets at Berkshire Street

The Wellington-Harrington Citizens Committee, following the City Council hearing of May 9, 1983 on the matter noted above, has held two neighborhood meetings at the Harrington School. The purpose of this letter is to transmit background information on the status of vehicular access and use of land behind the properties in this residential and commercial block, and to summarize for the City Council the results of our two neighborhood meetings of May 26 and June 13, 1983.

Between 1977 and 1978, the Citizens Committee held numerous neighborhood meetings, completed a door-to-door neighborhood survey, and had prepared a number of alternative concepts that were presented to the neighborhood and door-to-door concerning access way and use of land behind all of the properties in the block bounded by Cambridge, Portland, Marcella and Berkshire Streets.

The goals established on this matter included: 1) to prevent demolition of a sound, fully occupied six-family home on Portland Street; 2) to take into account strong objections on the part of residents to the prospect of trucks loading and unloading in the backyards in very early morning hours; 3) to help the business people alleviate loading and unloading problems on Cambridge Street; and 4) not to have a design such as to encourage loitering or spill-over of groups into the interior of the block from the swimming pool across the street.

In 1978, the concept plan, currently under discussion in this series of hearings was recommended by the Citizens Committee, based on all of the above work and neighborhood surveys and meetings. At the time, the concept plan was recommended to the Cambridge Redevelopment Authority.

The concept plan had the potential for offering residential vehicular access for abutters living around the perimeter of the block.

Current status of this matter is as follows. The concept plan implementation was begun by the Cambridge Redevelopment Authority. Two fragment parcels have been sold to abutters in accordance with that plan. In 1982, University Monument Works was relocated to a new business site in the Wellington-Harrington Area. Sale of the balance of the land had to wait until this relocation was successfully completed. Some businessmen have petitioned the City to go back to the original access road all the way through the block from Portland Street to Berkshire Street.

After the May 9, 1983 City Council hearing, the Citizens Committee has held two neighborhood meetings, as noted above, on this matter. One idea discussed at these meetings was to provide for business loading and unloading in the early morning hours on Cambridge Street, and unloading in the afternoon at the back of the buildings. This idea was not agreeable to Marcella Street residential abutters at the meeting. Also, as approximately 1/3 of the land fragments have been sold, this idea is no longer feasible.

After our recent meetings in the community, the Committee reports to the City Council that residential abutters and commercial abutters at the meetings currently do not agree on anything. Additional neighborhood meetings at this time, in our opinion, will not resolve the matter.

The Citizens Committee believes that the concept plan that was developed after a great amount of discussion with all parties and with the agreement of those parties at that time, in 1978, is a reasonable compromise.

(continued...)



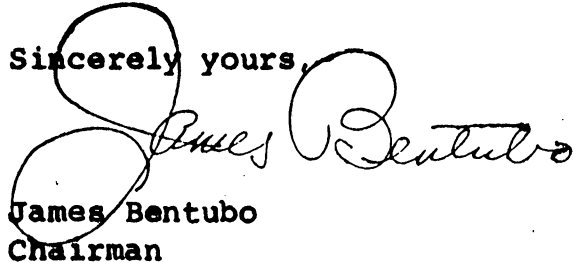
The City Council

Page III

June 22, 1983

Thank you for the time you have given on this matter.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "James Bentubo".

James Bentubo
Chairman

cc: Robert W. Healy
Joseph F. Tulumieri
WHCC Members

Received at Hearing 935 PM 6/27/83-

TRACT NUMBER 28

1. The Wellington-Harrington Urban Renewal Plan provided for a public road system to be constructed on Tract Number 28.
2. The Wellington-Harrington Urban Renewal Plan identified the Wellington-Harrington Citizens Committee as an advisory committee to the Cambridge Redevelopment Authority with the powers of consent on all plan changes.
3. The Wellington-Harrington Urban Renewal Plan provided that the Cambridge Redevelopment Authority had the right to vary the plan.
4. Ninety percent of the land area in question is located in the residential C-1 zoning district.
5. The Loan and Grant contracts between the City of Cambridge, the Cambridge Redevelopment Authority and the Department of Housing and Urban Development identified the Wellington-Harrington Citizens Committee as the "Project Area Committee" whose role is to advise the Authority on the carrying out of all project activities.
6. On May 26, 1976, the Wellington-Harrington Citizens Committee recommended to the Authority that the property located at 417-428 Portland Street not be acquired and demolished.
7. After reviewing several alternative reuse designs with the abutters of Tract 28, the Wellington-Harrington Citizens Committee, on October 25, 1976, transmitted to all abutters the following three alternative reuse proposals:

Alternative 1. All land in the re-use area will be sold to the abutters, who could use it for increased yard space.

Alternative 2. A portion of the area will be set aside for a private way for cars leading into the site from Berkshire Street. This will allow abutters who wish to buy land to use part of it for off-street private parking only, for themselves or their tenants.

Alternative 3. Same as Alternative 2, except that the private way will allow access for small trucks to the rear of the stores on Cambridge Street, as well as access for private parking for abutters. Remaining land will be available to abutters for yard space. This alternative will require a zoning variance.

8. On May 26, 1977, the Central Bakery filed a petition to the Zoning Board of Appeal for special permit to construct an addition to their bakery on Cambridge Street.

(continued on next page...)

9. On November 30, 1977 the Zoning Board of Appeals transmitted their decision which approved the special permit request with the following conditions:
 1. The addition be limited to an area of 800 square feet beyond the present legally erected building on Cambridge Street, such building to be built entirely in the Business A. Zone.
 2. The illegal temporary shed located on the rear portion of the property be removed.
 3. The house at 433-435 Portland Street not be demolished.
 4. No portion of the land at the rear of the buildings on Cambridge Street or Portland Street be used for loading trucks, bakery access or bakery parking, but be used for open space, parking for six cars for residents, and the addition cited in condition (1).
 5. All loading of trucks be from Cambridge Street.
 6. If the Cambridge Redevelopment Authority in the future has a final plan for the area then the Board will agree to reconsider these conditions.
 7. The Superintendent of Buildings finds that all these conditions have been complied with within six months of the granting of a building permit for the addition cited in condition (1).
10. On April 13, 1983, the Wellington-Harrington Citizens Committee recommended that Tract Number 28 be offered for sale to the Marcella Street abutters for yard area reuse with the exception of the land area abutting Berkshire Street which was recommended to be reused for new housing.
11. On July 24, 1978, the Wellington-Harrington Citizens Committee amended their April 13, 1983 recommendation by recommending to the Authority that a fifteen foot strip by 225 foot easement area be created to provide residential vehicle access to the abutters and that land area be reused for parking and yards.
12. On July 24, 1978 the Wellington-Harrington Citizens Committee transmitted their final recommendations to all abutters.
13. During September, 1978 the Authority Board approved the reuse plan recommended by the Wellington-Harrington Citizens Committee and began transfer of the land to the abutters on Marcella Street.
14. During the year 1977, the Central Bakery began discussions with the Wellington-Harrington Citizens Committee and Authority Staff on the purchase of the land area located along Cambridge Street, between Marion and Warren Streets for the reconstruction of the Marion Cafe and the construction of a new bakery.

(continued on next page...)

On September 18, 1978, the Central Bakery transmitted a plan and formal development proposal for the reuse of the above-mentioned land.

In the latter part of 1979, the Central Bakery withdrew their development proposal.

15. In the fall of 1982 the Authority demolished the former University Monument Building. Between 1978 and 1982 acquisition and demolition of this structure were delayed due to the Monuments Works redevelopment plans on Cambridge Street.
16. On May 9, 1983 the Wellington-Harrington Citizens Committee met with the City Council to discuss the reuse of this site.
17. As requested by the City Council the Wellington-Harrington Citizens Committee met with all abutters and concerned citizens on May 26, 1983 to determine if any compromise could be negotiated between the residential and business community.
18. The following facts were established at that meeting:
 1. Land transferred to Mr. Sousa and Mr. Mendonca effect the easement strip.
 2. Mr. Sousa and Mr. Mendonca reuse of the land was in keeping with the urban renewal plan as amended.
 3. Neither Mr. Sousa nor Mr. Mendonca were interested in transferring the land back to the Authority.
 4. Neither the representatives of Royal Pastry or Central Bakery were interested in owning or maintaining the easement strip.
 5. The majority of the residential community opposed the use of commercial vehicles on the easement strip.
 6. Many abutters on Marcella Street opposed the use of the easement strip for any vehicle usage.
 7. All abutters including the business's were notified and participated in discussions to vary the plan.
 8. At the time of varying the plan, Central Bakery was planning to reconstruct a new bakery on the other side of Cambridge Street.
 9. That the majority of land in question is located in the residential zoning district.
 10. That any commercial use of the land would require either a special permit or a zoning change.
 11. That the majority of those attending are opposed to any special permits or zoning changes.

James B. Denton
Received AT 940/pj ET June 27-1983



Cambridge Redevelopment Authority

336 MAIN STREET • CAMBRIDGE, MASSACHUSETTS 02142 • PHONE (617) 492-6800

SEP 27 1978

Mr. James Bentubo, Chairman
Wellington-Harrington Citizens Committee
49 Hampshire Street
Cambridge, Massachusetts 02141

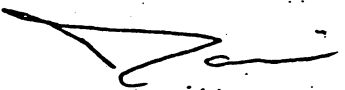
Re: Central Bakery Development Proposal
Wellington-Harrington Urban Renewal Area
Project No. Mass. R-108 / Tract Number 12

Dear Mr. Bentubo:

I am in receipt of a letter and development plan (attached) from the Central Bakery for Tract Number 12 in the Wellington-Harrington Urban Renewal Area.

Please review such with the Committee and I am available to discuss it with you.

Sincerely yours,



Daniel M. Driscoll, Jr.
Site Development Officer

September 18, 1978

[illegible]

I would appreciate hearing from you as soon as possible on my proposal for this redevelopment.

Very truly yours,

Manuel S. Barros
Manuel S. Barros
President

MCS/mc

James Bentub

Received AT 952 PM 6/27/83
FROM TIM BENTUB

H-101

Comm. from James Bentubo, Chairman, Wellington-
Harrington Citizens Committee Re: report of
results of two neighborhood meetings on the
access way for vehicles & use of land between
Cambridge St., Marcella St. & Berkshire St.

June 22, 1983