



City of Cambridge

Calendar #9

IN CITY COUNCIL

June 23, 1997

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.

Richard Bohaker,
Cambridge Inn

240-258 Monsignor O'Brien Highway
at Sciarappa Street.

In City Council June 23, 1997

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
City Clerk

A handwritten signature in black ink, reading "D. Margaret Drury". The signature is written in a cursive, flowing style.

#19960805

4

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE

96 AUG 20 PM 3 07



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 abutters.

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:

8/16/96

PART I:

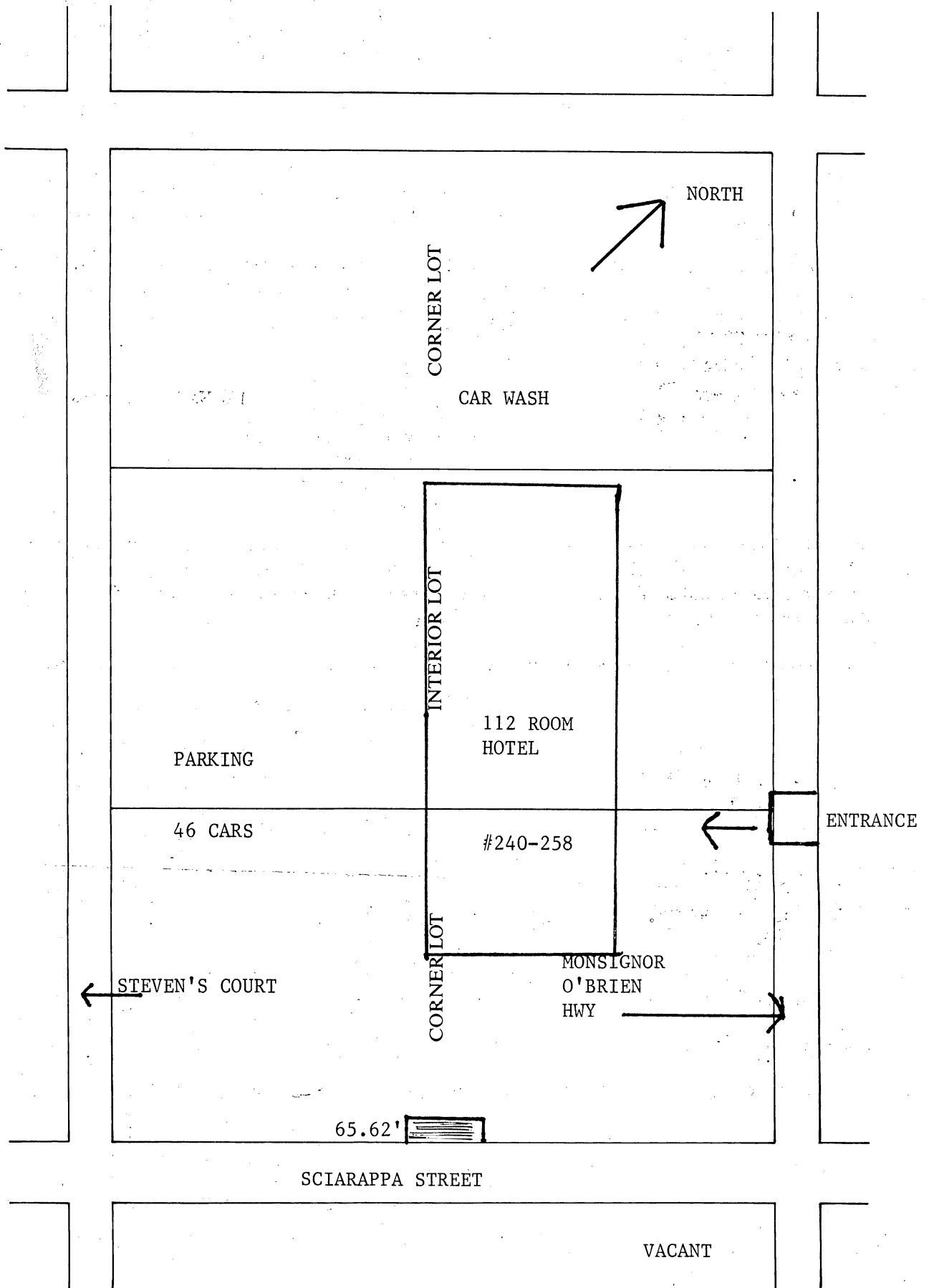
Address of proposed curb cut or off-street parking facility:		240-258 Monsignor O'Brien Hwy @ Sciarappa St.
Frontage:	Sciarappa St. 65.62 ft	Block and Lot:
Setback (distance from building to sidewalk):		80 ft
Distance from proposed driveway to surrounding structures and property line:		45 ft
Dimensions of proposed driveway:		8 ft long x 22 ft wide
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

CAMBRIDGE MA
96 OCT 11 AM 11:39
RECEIVED BY
OFFICE OF CITY CLERK

DRAWING 1:

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



Jun-13-97 10:14A Burkhard

The Commonwealth of Massachusetts
Metropolitan District Commission
Parks Engineering and Construction
20 Somerset Street, Boston, MA 02108
Permit Section

Boston September 19, 1996

Number: 21413

A permit is hereby issued to: Cambridge Inn Realty Trust
One Bulfinch Place
Boston MA.02114
Richard Bohaker (617) 723-4121

The following purpose: to enter MDC roadway to modify one entrance and close the other, on Monsignor O'Brien Highway, Cambridge. This entrance only traffic exiting Sciaroppa Street back onto Monsignor O'Brien Highway, with an estimate of 200 automobiles per day, either picking up or leaving guests at hotel.

Subject to MDC Standard Construction Specifications and Traffic Regulations as applicable, and the following special provisions:

IMPORTANT: NOTIFY PERMIT OFFICE AT 727-203348 HOURS BEFORE BEGINNING WORK

This permit is issued and accepted upon the following terms and conditions:

The party accepting it shall conform to all provisions of law applicable to the exercise of the rights and the performance of work under the permit and to the rules and regulations of the Metropolitan District Commission; shall do the work subject to the approval of the PERMIT SECTION of the Commission as to the time, manner and location and all other conditions; that the permit may be revoked at any time by the said PERMIT SECTION; that the violation of any specification or requirement in this permit shall cause or constitute an immediate revocation thereof; that the person accepting this permit and hereinafter called the "licensee" shall indemnify and save harmless the Commonwealth of Massachusetts and the Metropolitan District Commission from any damage it or they may sustain or be required to pay, by reason of doing the work permitted, or by reason of any act or neglect of the licensee or any of his employees relating to such work or by reason of any violation of any specification in this permit; shall protect and maintain all trees, drainage and other structures; shall restore the surface of the ground to a condition satisfactory to the PERMIT SECTION and maintain it in such condition against damage caused by the above mentioned work; and during the process of the work shall place and maintain proper barriers at all times, and from the beginning of twilight through the whole of every night sufficient lights to protect the public from injury or damage. If the work herein authorized is for a driveway entrance, this permit is granted and accepted on the condition that if the ownership of the land to which the entrance is appurtenant shall at any time become united with that of any adjoining lot fronting on the boulevard and also having an entrance on said boulevard, then the Metropolitan District Commission may revoke the right to maintain any or all of such entrances and grant a single entrance in place thereof. The entrance hereby granted shall be used only for the premises shown on the plan.

Jun-13-97 10:14A Burkhard

PAGE 2
PERMIT #21413

1. Advance notice of starting work shall be given to Lt. James Considine, State Police (617) 727-6781.
2. Curb cut must follow plans submitted on August 12, 1996, except for eastern side of Monsignor O'Brien Highway curb cut, which should have smaller radius as discussed.
3. Street trees should be aligned near edge of sidewalk so as to provide shade for pedestrians. Trees should be spaced at 20' on center. Any questions regarding landscaping, please call Pete Jackson, Chief Landscape Architect at (617) 727- 5264 X690.
4. Driveway entrance at sidewalk should be poured concrete to provide sidewalk continuity.

It is the sole responsibility of the Permittee to obtain any and all other permits required by law before commencing work.

This permit expires: APRIL 30, 1997

This permit (or copy) should be on work site at all times.
Tel. (617) 727-2033
Fax. (617) 727-6577 or 727-5626

Metropolitan District Commission

By: 
Don Guidoboni, Permit Section



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

August 21, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Richard Bohaker requesting *a new curb cut at the premises numbered 240-258 Monsignor O'Brien Highway, 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 Drury
D. Margaret Drury
City Clerk

Name of Neighborhood Association: Richard Vendetti-East Cambridge Planning Team

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____

cc: Petitioner



RECEIVED BY
OFFICE OF CITY CLERK

96 AUG 30 AM 9:56

OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

CAMBRIDGE MA.

(617) 349-4260

FAX (617) 349-4307

tty/TDD (617) 492-0235

D. MARGARET DRURY
CITY CLERK

DONNA P. LOPEZ
DEPUTY CITY CLERK

August 21, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Richard Bohaker requesting *a new curb cut at the premises numbered 240-258 Monsignor O'Brien Highway, 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 Drury
City Clerk

Name of Neighborhood Association: Richard Vendetti-East Cambridge Planning Team

hereby _____ approve ☒ disapprove of said driveway petition.

Comments: *Never Came to Planning Team about curb cut.*

Signature of authorized association representative *Richard J. Vendetti*

Daytime telephone no. *430-2179 Pager 493-6688 H*

cc: Petitioner

PORTLAND DEVELOPMENT CORP.

AGENT FOR CAMBRIDGE INN REALTY TRUST
ONE BULFINCH PLACE
BOSTON, MA 02114

Telephone 617-723-4121 FAX: 617-723-8347

August 13, 1996

Anna Spera
Jean Spera
12 Sciarappa Street
Cambridge, MA 02141-1224

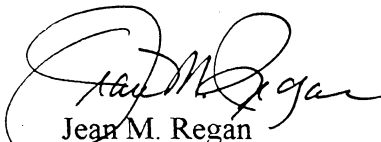
Re: Cambridge Inn

To Whom This May Concern:

Enclose please find applications for driveway cuts and openings for your approval or disapproval. Please sign and date the form and forward to our office in the self-addressed stamped envelope enclosed for your convenience.

Your expedition in returning this form to me is greatly appreciated.

Sincerely,



Jean M. Regan
Manager

JMR/jmc

*Delivered by
hand 8/14/96
JRW*

To Whom It May Concern:

As owner or agent of 12 Sciarappa Street, Cambridge, Mass.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy. Cambridge, Mass.

Signed: _____ Date: _____

Address: _____

PORTLAND DEVELOPMENT CORP.

AGENT FOR CAMBRIDGE INN REALTY TRUST
ONE BULFINCH PLACE
BOSTON, MA 02114

Telephone 617-723-4121 FAX: 617-723-8347

August 13, 1996

Carmello Rivera
21 Sciarappa Street
Cambridge, MA 02141-1224

Re: Cambridge Inn

To Whom This May Concern:

Enclose please find applications for driveway cuts and openings for your approval or disapproval. Please sign and date the form and forward to our office in the self-addressed stamped envelope enclosed for your convenience.

Your expedition in returning this form to me is greatly appreciated.

Sincerely,



Jean M. Regan
Manager

JMR/jmc

*Hand delivered
8/14/96 RBW*

To Whom It May Concern:

As owner or agent of 21 Sciarappa Street, Cambridge, Mass.

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy., Cambridge, Mass.

Signed: _____ Date: _____

Address: _____

To Whom It May Concern:

As owner or agent of 81 Winter Street, Cambridge, Mass.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy. Cambridge, Mass.

Signed:

Anthony J. Previte

Date:

8/12/96

Address:

262 Msgr O'Brien Hwy

Cambridge MA 02141

To Whom It May Concern:

As owner or agent of 85 Winter Street, Cambridge, Mass.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy. Cambridge, Mass.

Signed:

Anthony J. Chevre

Date:

8/14/96

Address:

262 Msgr O'Brien Hwy Cambridge Mass 02141

To Whom It May Concern:

As owner or agent of 91 Winter Street, Cambridge, Mass.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy., Cambridge, Mass.

Signed:

Anthony J. Perle

Date:

8/15/96

Address:

262 Msgr O'Brien Hwy Cambridge, Ma 02141

To Whom It May Concern:

As owner or agent of 77 Winter Street, Cambridge, MA

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 250 Msgr. O'Brien Hwy. Cambridge, Mass.

Signed:

Anthony J. Runk

Date:

8/14/96

Address:

262 Msgr O'Brien Hwy Cambridge Massachusetts 02141

SEWAGE: ANTICIPATED DAILY FLOW (GPD)

314 CMR 7.15 SEWAGE CALCULATIONS: HOTEL
112 BEDROOMS X 110 GPD = 12,320 GPD

314 CMR 7.05 (5) EXEMPTIONS... WILL ADD LESS THAN 18,000 GPD.

ESTIMATED PEAK WATER DEMAND (GPM)

FIXTURE UNITS PER FIXTURE OR GROUP AS LOAD FACTOR

FIXTURE TYPE	F.U. VALUE	QTY	TOTAL F.U. VALUE
BATHROOM GROUP w/ Tank Flush Valves	8	112	896
WATER CLOSET, valve operated	8	3	24
LAVATORY	1	5	5
URINAL, Wall	1	5	5
KITCHEN SINK w/ Food Disposal	2	1	2
KITCHEN SINK	2	1	2
DISHWASHER, Kitchen	4	1	4
DISHWASHER, Bar	2	1	2
SINK, Bar	2	1	2
LAUNDRY UNITS	2	1	2
TOTAL F.U. VALUE			954
HUNTER'S CURVE MAXIMUM PEAK DEMAND			200 GPM
@ 90% PROBABLE DEMAND			100 GPM

WATER SERVICE 4" CLDN and FIRE SERVICE 8" CLDN
WATER METER 2" DCVA 6"

TOPOGRAPHIC PLAN OF LAND

LOCATED AT

240-258 MSGR. O'BRIEN HWY.
CAMBRIDGE, MASSACHUSETTS

AS SURVEYED FOR

MODERN CONTINENTAL ENTERPRISES

MARCH 7, 1988

SCALE: 1"=10'

REVISED NOVEMBER 15, 1989

PROPOSED 112 ROOM HOTEL

240-258 MONSIGNOR O'BRIEN HIGHWAY
CAMBRIDGE, MA

OWNER: BURKHARD CORPORATION
ONE BULFINCH PLACE, BOSTON, MA 02114

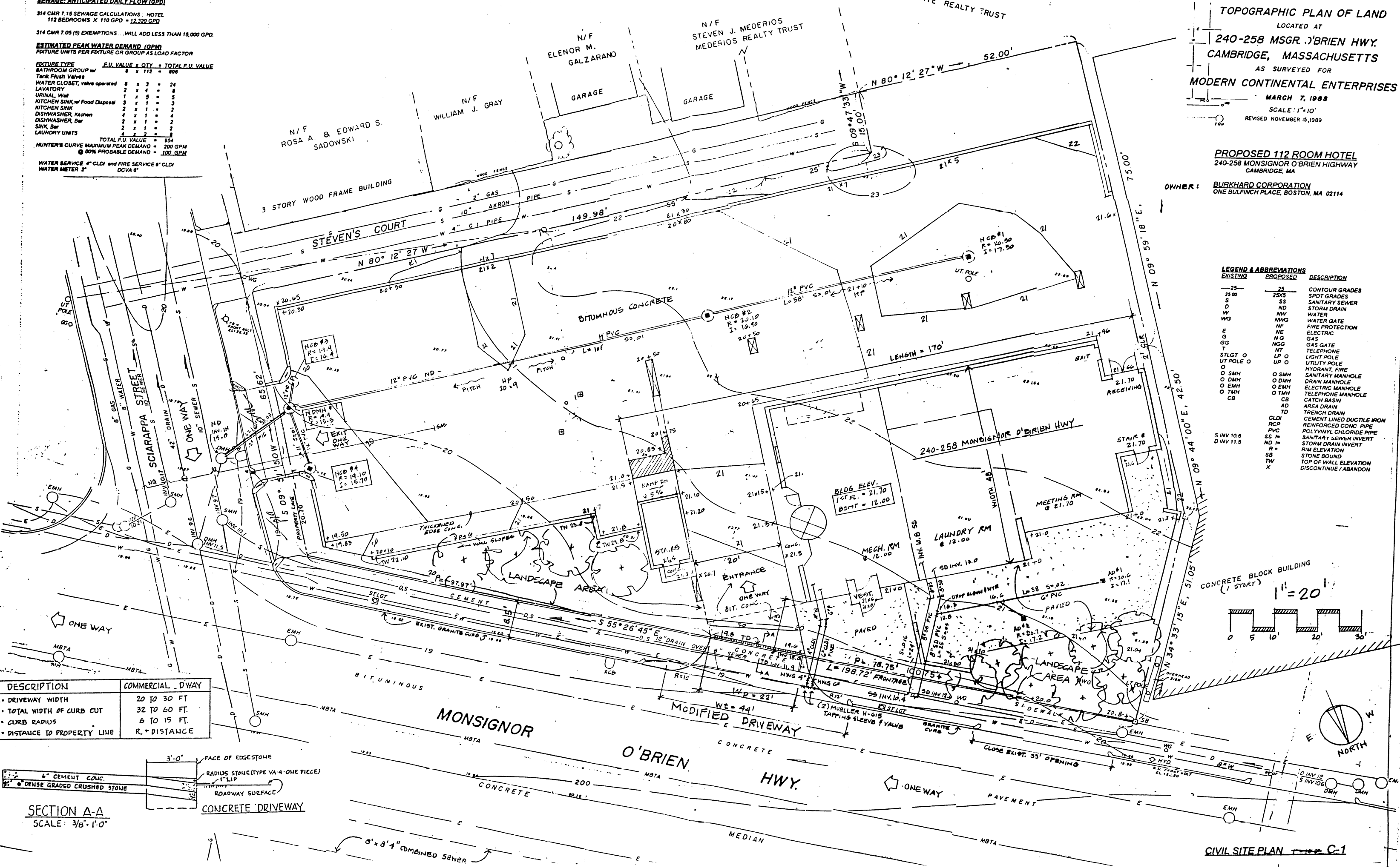
LEGEND & ABBREVIATIONS

EXISTING	PROPOSED	DESCRIPTION
25	25	CONTOUR GRADES
2500	2500	SPOT GRADES
S	SS	SANITARY SEWER
D	ND	STORM DRAIN
W	NW	WATER
WG	MWG	WATER GATE
E	NE	FIRE PROTECTION
G	NG	ELECTRIC
GG	NGG	GAS GATE
T	NT	TELEPHONE
STLGT	LP	LIGHT POLE
UT POLE	UP	UTILITY POLE
O	SMH	HYDRANT, FIRE
DMH	DMH	SANITARY MANHOLE
EMH	EMH	DRAIN MANHOLE
TMH	TMH	ELECTRIC MANHOLE
CB	CB	TELEPHONE MANHOLE
	AD	CATCH BASIN
	TO	AREA DRAIN
	CLDI	TRENCH DRAIN
	RCP	CEMENT LINED DUCTILE IRON
	PVC	REINFORCED CONC. PIPE
	SS	POLYVINYL CHLORIDE PIPE
	ND	SANITARY SEWER INVERT
	R	STORM DRAIN INVERT
	SB	STONE BOUND
	TW	TOP OF WALL ELEVATION
	X	DISCONTINUE / ABANDON

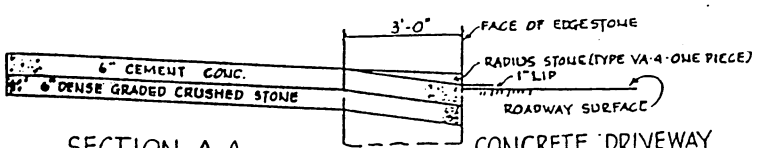
CONCRETE BLOCK BUILDING
(1 STORY)

1"=20'

CIVIL SITE PLAN C-1



DESCRIPTION	COMMERCIAL - D'WAY
WD - DRIVEWAY WIDTH	20 TO 30 FT
WT - TOTAL WIDTH OF CURB CUT	32 TO 60 FT
R - CURB RADIUS	6 TO 15 FT
P - DISTANCE TO PROPERTY LINE	R + DISTANCE

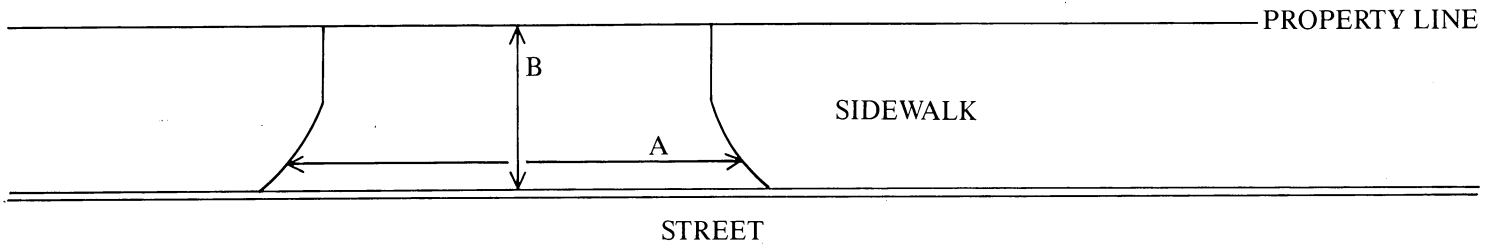


SECTION A-A
SCALE: 3/8"=1'-0"

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 22 \text{ FT.} \div 3 = 7.33 \text{ YARDS}$$

$$B = 8 \text{ FT.} \div 3 = 2.66 \text{ YARDS}$$

$$A \times B = 19.54 \text{ SQUARE YARDS}$$

SCIARAPPA STREET

ONE WAY →

COST ESTIMATE:

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

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

CONCRETE: 19.54 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 781.87

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:

Address:

Cambridge Am Realty Trust
One Bedford Place, Boston Ma

Date:

8/16/96

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:

Title:

32A # 7201

9/19/96

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Dep. Traffic Dir.

9.29.96

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

EXDCT

9.26.96

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date:

Title:

Sup of Street

10-7-96

Consent Communication #4

H-127

Petition was received from Richard Bohaker, Cambridge Inn, requesting a curb cut at the premises numbered 240-258 Monsignor O'Brien Highway at Sciarappa Street.

1-13-97 NO Action taken
1-27-97 NO Action taken
2-3-97 NO Action taken
2-10-97 NO Action taken
2-24-97 NO Action taken
3-3-97 NO Action taken
3-17-97 NO Action taken

June 23, 1997

ORDER ADOPTED

In City Council October 21, 1996

Charter Right
exercised by
Councillor Toomey
October 28, 1996

Tabled by Councillor Toomey
for one week.

11-4-96

NO Action taken

11-18-96 NO Action taken

11-25-96 NO Action taken

12-16-96 NO Action taken

1-6-97 NO Action taken