

18.

## NORTH CAMBRIDGE STABILIZATION COMMITTEE

6 St. Gerard Terrace  
Cambridge, MA 02140  
22 February, 1996City Council  
Cambridge, MA 02140

Dear Councilors:

On behalf of the North Cambridge Stabilization Committee (NCSC) I would like to express our opposition to the curb cut requested by Midas Muffler on Clarendon Ave.

As requested by the Council, three members of the NCSC - Michael Brandon, Dick Cleary and myself - met with the proponent's attorney, Mr. James Rafferty, in an attempt to iron out the differences between the NCSC and Midas. Despite our stated willingness to work with Midas to develop a plan of operation that adequately protects neighborhood interests in safe streets and sidewalks, compatible uses and effective land-use planning, Mr. Rafferty's client is unwilling to postpone or cancel his request for this curb cut.

In particular, we offered four potential solutions, or partial solutions, that we could present the full Committee should the proponent have agreed to work with us prior to requesting the curb cut. These solutions were:

- A. Remove the top story of the Cube as originally suggested by Councilor Russell.
- B. Submit an "original" application to the Planning Board for a binding decision.
- C. Modify site landscaping as suggested by Councilor Reeves and clad the Cube in brick.
- D. Resurvey the neighborhood to determine if passage of time has altered neighborhood opposition.

Our concerns regarding the requested curb cut are the same as they have always been, including:

- A. The dangers posed to pedestrians by increased traffic across the sidewalk on Clarendon, a sidewalk that is heavily used by elders and handicapped from the Burns Apartment building in addition to children using the "tot lot" across the street.
- B. Jockeying of cars in the Clarendon Street parking lot leading to excessive noise and fumes as workers and cars come and go, in addition to many more cars backing over the Clarendon Street sidewalk and into the street, at an already dangerous intersection, as cars enter and leave the lot.
- C. Lack of expressed support for the request from all abutters.

I must emphasize that there is absolutely no indication that public opinion regarding this curb cut and subsequent use of the back parking lot and front Cube has changed at all. Absent a demonstrated change this opposition must be considered just as strong today as it was in 1989.

Despite the proponent's stated willingness to limit use of the rear lot, we have serious concerns about his ability or willingness to abide by any such agreement. The lot is not supposed to be used now, and both the proponent and his attorney are aware of this restriction, yet it is regularly used by both passenger vehicles and Midas trucks. Random surveys of the lot found cars or trucks parked there on Thursday, 8 February, Saturday, 17 February and Thursday, 22 February, and it is probable that cars were similarly parked on days when we did not view the lot.

I would be happy to answer any questions you may have at the Council meeting on 26 February or you may call me at any time at 354-8353.

Sincerely,

  
Craig A. Kelley

Consent Communication #18

S-107

Communication was received from  
Craig A. Kelley, North Cambridge  
Stabilization Committee, transmitting  
opposition to the curb cut requested  
by Midas Muffler on Clarendon Avenue.

In City Council February 26, 1996

Referred to unfinished Business  
Number 16.