



City of Cambridge

Comms. 1-5 & 16

IN CITY COUNCIL

December 16, 1985

ORDERED:

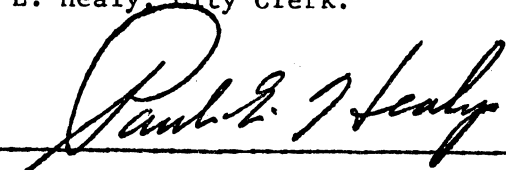
That the Commissioner of Public Works be authorized to construct driveways over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of the abutting estates.

12-14 Shea Trust	12-14 Shea Road
Peter D. Wright	106 Larch Road
Harvard Real Estate, Inc.	44 Garfield Street (Widening of existing driveway)
Peter Holmes	99-101 Larch Road
Harriet Tee Taggart & John H. Turner	91-93 Larch Road
Nadine & Lloyd Rodwin	15 Arlington Street

In City Council December 16, 1985.
 Adopted by the affirmative vote of 9 members.
 Attest:- Paul E. Healy, City Clerk.

A true copy;

ATTEST:-


 Paul E. Healy, City Clerk.



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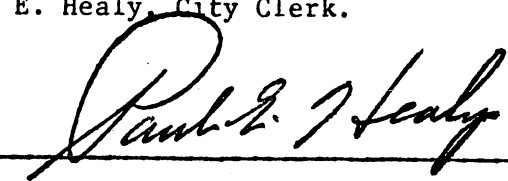
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OFFICE OF
THE CITY CLERK

RECEIVED BY
OFFICE OF CITY CLERK
CITY OF CAMBRIDGE
NOV 12 PM 3:39
CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139 • (617) 498-9017
CAMBRIDGE MA.

CITY OF CAMBRIDGE

Dear Neighborhood Representative:

Please be advised that this office is in receipt of a petition from LLOYD RODWIN
requesting a driveway at the premises numbered

15 ARLINGTON STREET.

The City Council has directed that all driveway petitions be submitted to the appropriate Neighborhood Associations where said curb cut would be made for their approval, prior to action by the City Council. Please indicate by return mail your approval or disapproval of said petition within ten days from the receipt of this letter. I have enclosed a self-addressed stamped envelope to facilitate your reply.

Your kind cooperation in this matter will be greatly appreciated by the members of the City Council.

Very truly yours,

Paul E. Healy, City Clerk.

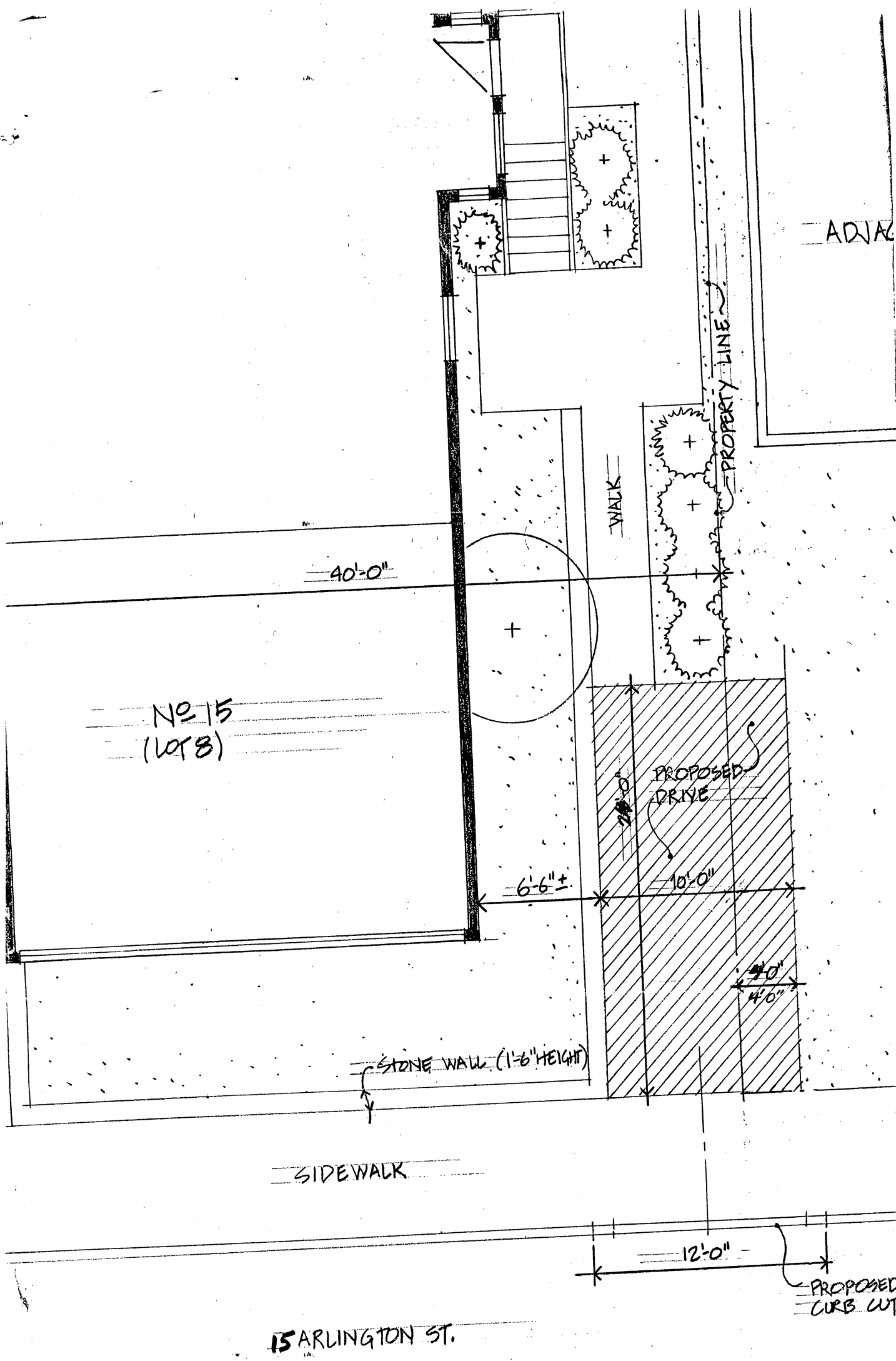
Name of Neighborhood Association: Neighborhood 9 Association

I hereby ☒ approve ☐ disapprove said driveway petition.

Comments: The Rodwins tell me that they have sought and received their neighbors' support for this curb cut.

Top Sawyer
Neighborhood Nine Ass'n.

11/17/85



ADJAC

No 15
(Lot 8)

40'-0"

WALK

PROPERTY LINE

PROPOSED DRIVE

6'-6"±

10'-0"

4'-0"
4'-0"

STONE WALL (1'-6" HEIGHT)

SIDEWALK

12'-0"

PROPOSED CURB CUT

15 ARLINGTON ST.

Site Plan (1/4" = 1'-0")



OFFICE OF
THE CITY CLERK

RECEIVED BY
OFFICE OF CITY CLERK

1985 DEC 11 2:52

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

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Paul E. Healy, City Clerk.

Name of Neighborhood Association: Neighborhood 9 Association

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☐ disapprove said driveway petition.

Comments: The Rodwins tell me that they have sought and received their neighbors' support for this curb cut.

Top Sawyer
Neighborhood Nine Ass'n.

11/2/85

APPROVAL OR DISAPPROVAL OF CURB CUTS

PETITIONER

LLOYD Rodwin

ADDRESS OF CURB CUT REQUEST

15 ARLINGTON

ST. 02140

354-4551

PUBLIC WORKS DEPARTMENT

(Signature)

DISAPPROVED

TRAFFIC AND PARKING DEPARTMENT

(Signature)

~~DISAPPROVED~~

HISTORICAL COMMISSION

(Signature)

DISAPPROVED.

INSPECTIONAL SERVICES

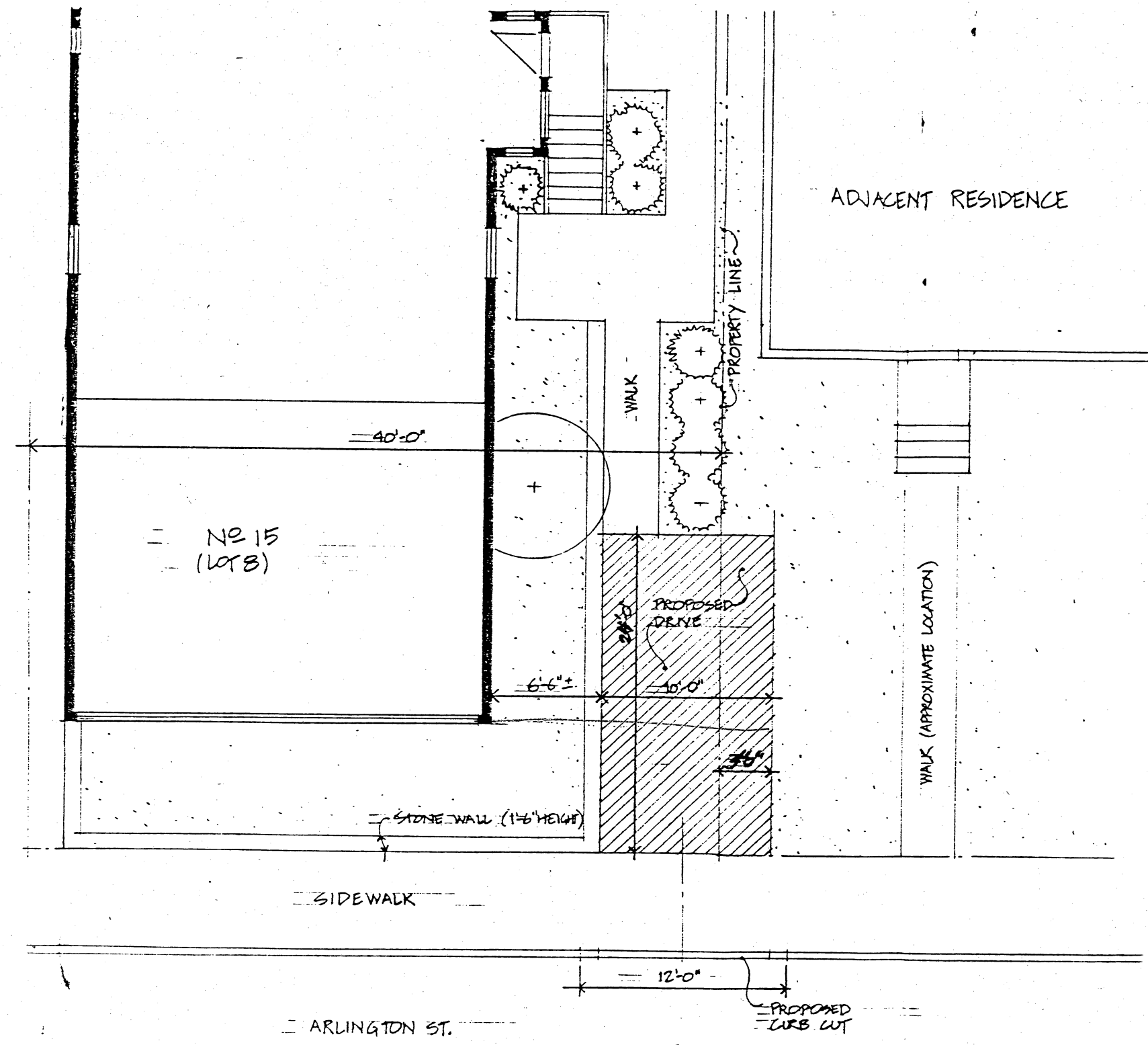
(Signature)

DISAPPROVED

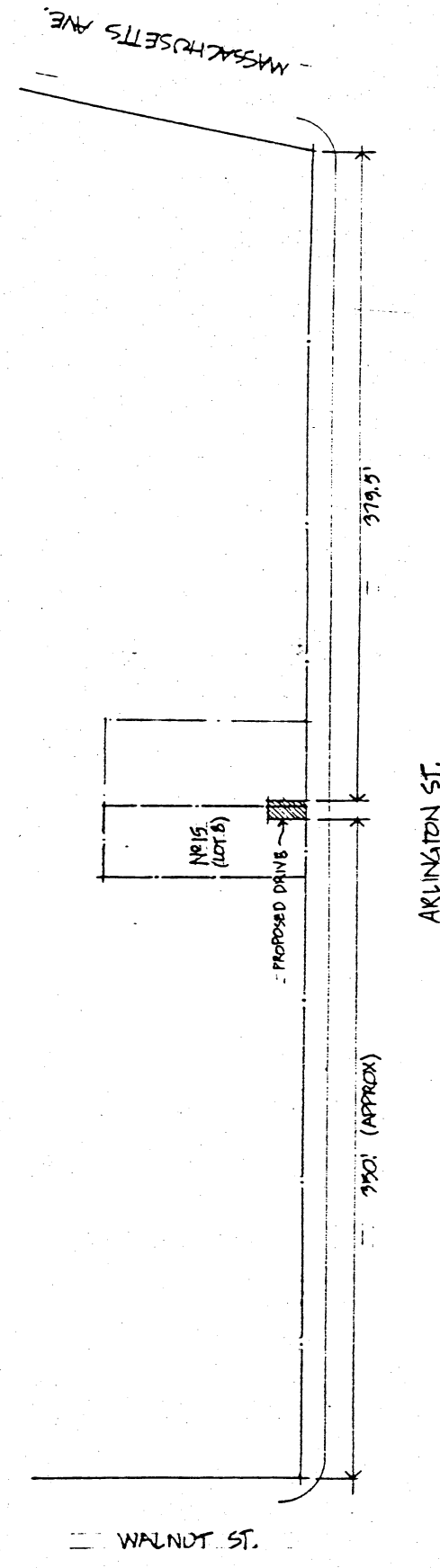
NEIGHBORHOOD ASSOCIATION

(Signature)

DISAPPROVED



SITE PLAN (1/4" = 1'-0")



LOCATION PLAN (1" = 50'-0")

RODWIN RESIDENCE
 PROPOSED DRIVE CONSTRUCTION 15'-0" ST
 15 ARLINGTON ST. (LOT 8)

GRANT OF EASEMENT

The North Prospect United Church of Christ of Cambridge, (the "Church") for one hundred dollars and other valuable consideration, the receipt of which is hereby acknowledged, grants to Lloyd and Nadine Rodwin and their natural heirs an easement in certain property owned by the Church. The parties, a description of their property, the easement property and the terms and conditions on which the easement is granted is set forth below.

Lloyd and Nadine Rodwin reside in the County of Middlesex in Cambridge, Massachusetts at 15 Arlington Street. The North Prospect United Church of Christ is located in the County of Middlesex in Cambridge, Massachusetts at 1803 Massachusetts Avenue.

The easement shall exist so long as Lloyd or Nadine Rodwin, or either of their three natural heirs, Victor Rodwin, Marc Rodwin and Julie Rodwin (collectively the "Rodwins") own the property at 15 Arlington Street in Cambridge described below. The easement shall expire upon the termination of the lives of the Rodwins or as soon as the property at 15 Arlington Street is sold to anyone other than the Rodwins.

The easement shall be limited to use as a driveway to park cars and for other uses as a driveway. It is understood that the Rodwins will build a driveway on their own land and the bordering easement property. The material used on the surface will be brick.

The easement granted to the Rodwins is part of the property owned by the Church situated on the northerly side of Arlington Street in Cambridge, Massachusetts, being the easterly part of Lot No. 8 on a plan formerly owned by William Gates, surveyed by Mason and Barbour, dated

September, 1862, and recorded with Middlesex South District Deeds, Book of Plans 11, Plan 47, and bounded as follows:

Beginning at a point on Arlington Street at land formerly of Applin and running westerly on Arlington Street fifty (50) feet to land now or formerly of Bancroft; thence turning at a right angle and running northerly by the land of Bancroft one hundred and nine (109) feet and ten (10) inches to land now or formerly of the heirs of Abel Whitney; thence turning and running easterly by said land of the heirs of Abel Whitney fifty (50) feet to said land of Applin; thence turning and running southerly by said land of Applin one hundred ten (110) feet to the point of beginning on Arlington Street. Containing fifty five hundred (5500) square feet of land, more or less.

For title see article Second of the will of Imogene J. M. Conland (also known as Jennie M. Conland), Middlesex County Registry of Probate Docket No. 353,501; deed of Emma B. Conland to said Emma B. Conland, said Jennie M. Conland, Lulu N. Conland and Butella E. Conland, as joint tenants, dated December 17, 1923 and recorded with said Deeds Book 4689, Page 310; Estate of said Butella E. Conland, Middlesex County Registry of Probate Docket.

The property of Lloyd and Nadine Rodwin is located on the northerly side of Arlington Street in Cambridge and is described as follows:

Beginning at a point on said Arlington Street at land now or formerly of one Wright and running Westerly forty (40) feet to land of Foxcroft;

Thence turning at right angles and running Northerly on said Foxcroft's land one hundred and nine (109) feet and nine (9) inches to land now or formerly of heirs of Abel Whitney; and

Thence turning and running Easterly along said land of said heirs forty (40) feet to land formerly of said Wright;

Thence turning and running Southerly along said land of said Wright, one hundred nine (109) feet ten (10) inches to point of beginning on Arlington Street. Be said measurements more or less.

The property comprises the westerly part of lot No. 8 on plan of land owned by William Gates, Surveyed by Mason & Barbour, dated September 1862 and recorded with Middlesex South District Deeds, Book of Plans No. 11, Plan No. 48.

The easement property granted to the Rodwins is described as follows: starting from the Arlington Street sidewalk southern boundary of the property owned by the Church described above and running easterly away from the property of Lloyd and Nadine Rodwin for three and one half (3½) feet; then turning at right angles and running northerly for twenty four (24) feet; then turning at right angles and running westerly to the boundary between the property of Lloyd and Nadine Rodwin and the Church; then turning at right angles and running along the property line separating the property of Lloyd and Nadine Rodwin and the Church southerly to the point of origin which is the Arlington Street boundary of the property owned by Lloyd and Nadine Rodwin and the property owned by the Church.

A diagram of the easement is attached as Appendix A. The diagram consists of a Mortgage Survey Plan prepared by W.A. Mason and W.S. Barbour engineers and surveyors dated September 1862 recorded in Middlesex South District Registry of Deeds in Plan Book 111 plan 47 with the area granted indicated.

Executed under seal this 6th day of November, 1985.

Grantor:

Richard M. Sawyer
Chairman of the Board of Trustees
of the North Prospect

United Church of Christ of

Cambridge

Grantees:

Lloyd Rodwin
Lloyd Rodwin

Nadine Rodwin

Nadine Rodwin

COMMONWEALTH OF MASSACHUSETTS

November 6, 1985

November 6, 1985

Then personally appeared the above named Richard M. Sawyer
of the North Prospect United Church of Christ, and Lloyd and Nadine
Rodwin, and acknowledged the foregoing instrument to be their own free
act and deed, before me,

Impey Kettelson

Notary Public
My Commission Expires

Cambridge, November 6 1985

To the Honorable, the City Council of the
City of Cambridge:

The undersigned respectfully pray that a driveway for residential use may be constructed and agrees to deposit with the City Treasurer the sum of seventy five (\$75.00) dollars, subject to the following conditions, to wit: In case the amount so deposited is in excess of the cost of the driveway, the difference shall be refunded by the City Treasurer, but in case the cost of the driveway exceeds that deposit, said deposit shall be applied as a credit to the bill and the balance shall be paid to the City Treasurer within thirty days from the receipt of the bill.

Location of proposed driveway 15 ARLINGTON Street

Owner or Owners Name NADINE + LLOYD RODWIN

Address 15 ARLINGTON STREET

CAMBRIDGE 02140

Telephone Number 354-4551

RECEIVED BY
OFFICE OF CITY CLERK
1985 DEC 10 PM 3:49
CAMBRIDGE MA

PETITION

Nadine and Lloyd Rodwin
of.....

for Driveway at premises

No. 15 Arlington Street.....

December 10, 19⁸⁵

Location of driveway approved by

Raymond Kennedy
.....
Commissioner of Public Works

12/16/85

Order Adopted

In City Council, December 16, 19⁸⁵

Referred to the Committee on Roads and
Bridges

Attest:

City Clerk