

RECEIVED
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December 13, 1996

Richard Rossi, Deputy City Manager
City Manager's Office
795 Massachusetts Avenue
Cambridge, MA 02139

RE: 30-32 Chilton Street
Cambridge, Massachusetts

Dear Mr. Rossi:

Relative to the above captioned matter, I have conferred further with my client as to the curb cut petition and the following is our position.

My client is willing to accept the scheme submitted by the city arborist, a copy of which I enclose, and/or the "Saxner-VanDam" plan, copy of which I enclose, and/or a combination of some sort of the two aforementioned plans. This offer in compromise is contingent upon whichever plan is eventually submitted not being in violation of any city regulations. As you know the city agencies reviewing the initial petition had all approved said petition. I suspect that whichever plan is eventually actually submitted would not be in violation of any such regulations but I reserve my client's rights on this issue. I enclose a copy of the initial plan which said city agencies did approve. I note to you as a substantive matter that my client's proposal to include the plantings and fencing looks much different from this latter approved plan.

On the merits of the matter, I underscore my previous contention that my client is legally entitled to the requested curb cut as the petition presently stands. Furthermore, as indicated by the

Page 2 - December 13, 1996

letters of support submitted by some abutters and other residents of the neighborhood, off-street parking would benefit the neighborhood generally as on-street parking appears to be tight for some residents. I am sure there will be some that would debate me on this issue but I must rely on my client's legal rights on this debate. My client complied with all regulations in place at the time of filing his petition for a curb cut and to deny the curb cut at this stage would be to change the rules in the middle of the game. Would we start a soccer game and in the middle of the second half decide that the players could use their open hands?

As for the issue of enforcement, my client is willing to insert in the master deed of the condominium a provision that they will build the driveway and accompanying landscaping and fencing according to the plan submitted with the curb cut petition. By using this mechanism, the parties most interested in the appearance of the property, i.e., the eventual condominium owners, would be the parties with standing to enforce compliance with the plan if my client did not comply. Also, it is my opinion that if my client did not comply with the eventual plan that the city would have standing to enforce the specifics of the plan as we would be violating any curb cut approval.

At this time I would request that a hearing be scheduled before the city council on this matter for the January 6, 1997 council meeting.

If you care to call me relative to the above, please do not hesitate to do so.

Sincerely,



Kevin P. Crane

KPC/sp
enclosures

cc: Nancy Glowa, Esquire
Vincent Panico, Esquire
Peter Dublin
Gerald Kelly

7:30-9:30

TUESDAY DEC. 3-96

Tobin School

30 CHILTON ST.

CURB CUT

NAME

ADDRESS

Richard Rossi

CITY MGR'S OFFICE

Nancy Glau

Law Department, City

KEVIN CRANE 104 Mt Auburn St, CAMBRIDGE, MA 02138, Att. for 30 Chilton

Gerold Kelly

Howard Saffee

95 Stayerweather St

Laura van Dam

Anne Dooley

12 Chilton

Bea Emmons Lingley

20 Chilton

JANA DUBLIN

24 CHILTON

ERIC RENOLD

70 CHILTON ST.

Sherry Estrada

17 Chilton St

Tom Snyder

42 Chilton St

Jeffrey Dublin

24 Chilton St

Tom Snyder

42 Chilton St

Carlos Madden

17 Chilton St

30 Chilton St.

11/19/96

6:00 P

NAME	ADDRESS	TEL #
Howard Saxner	93 FAIRWEATHER ST.	492-2124
Laura van Dam	" "	" "
Kevin P. Lane, Attorney for Owners	104 Mt Auburn St. Cambridge, MA.	876-8500
Gerald Kelly	89, Coleman St Dorchester	474-4500 499-9880
Nancy Glowa		
Rick Rossi		

CITY ARBORIST
PLAN

Rear Abutter

Rear Abutter

Rear Abutter



Arborvitae

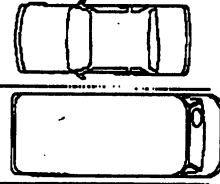


Existing Trees



Small Maple

Ornamental Flowering Trees



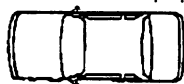
Parking Lot

Left Abutter

Right Abutter

30 CHILTON ST.

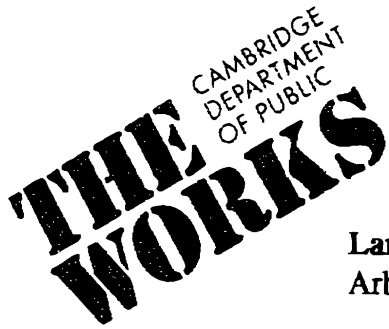
Driveway



Botanical Arrangement Schematic

30 Chilton Street, Cambridge, MA., 02139

Approximate Scale: 1" = 16'



Larry Acosta
Arborist

11-22-96

Ralph E. Dunphy
Commissioner

RECOMMENDATIONS FOR TREE PLANTINGS AT 30 CHILTON

147 Hampshire Street
Cambridge, MA 02139
617-349-4800
TDD 617-349-4805

The objective of tree plantings in the back yard at 30 Chilton Street is to mask the view of the proposed driveway and parking space from the abutter to the rear of the property.

In front of the four foot high fence to be erected along the back of the property, I suggest *Thuja occidentalis* "Elegantissima". This cultivar of Arborvitae grows to 15 feet tall and will provide a screen which is tapered at the top. For an even, flat topped hedge row, plant the cultivar "Douglassii Aurea" or what ever the local nursery has, which will grow 30 or more feet tall and maintain at the desired height. *Taxus baccata* or English Yew is an evergreen, which will grow 30 to 50 feet tall, but can be trained at any height. English Yew will provide an excellent screen.

Along the fence adjacent to the new driveway, masking the parked cars, I suggest small to medium flowering trees. *Cornus kousa* or Kousa Dogwood grows 25 to 30 feet tall and produces a spectacular cream colored bract which is not really a flower, but is beautiful. *Oxydendrum arboreum* or Sorrel Tree, sometimes called Sourwood, grows 20 to 30 feet tall and looks spectacular year round with thick foliage that goes from green to plum color and flowers which are numerous, long and practically engulf the foliage.

Between the edge of the new driveway and the corner tree, adjacent to the wooden fence, I would plant a small tree such as *Acer tatarian* or Tatarian Maple. It grows 15 to 20 feet tall and has excellent fall color. The tree at this location should block the view of cars coming up the drive.

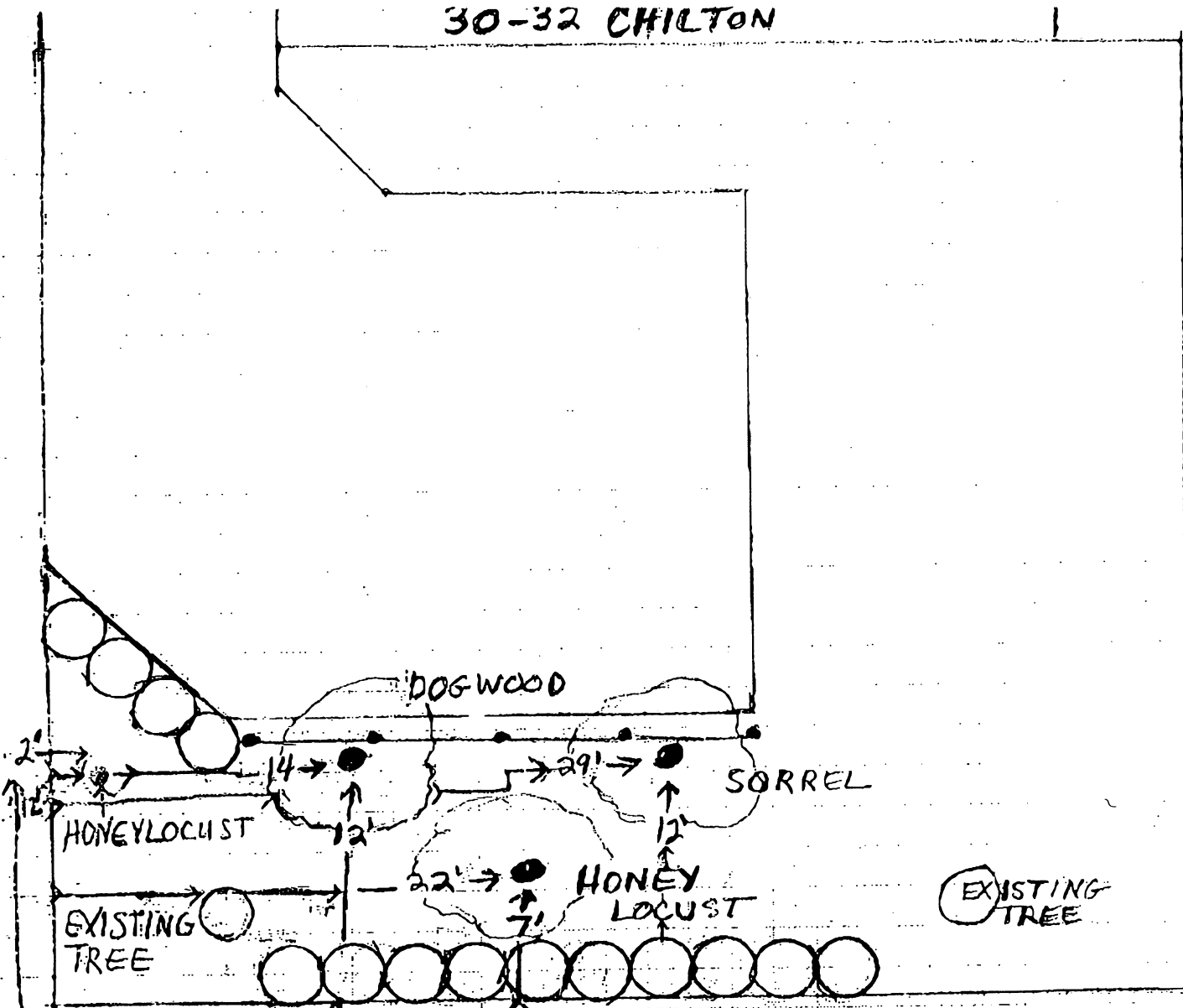
Before planting soils should be tested for drainage. The recommended trees require well drained moist soils, so irrigation will be important. Also, yearly fertilizing and mulching will promote fast growth.

In addition to planting I suggest that all the existing trees in the back yard be thinned to provide sunlight for the new plantings and all decayed leaders on the north most maple be removed. The pruning and the removal of the tree along the fence should provide sufficient sunlight for the new trees to thrive.



12/31/80 08:46 PM 01/04/81 06:40 PM

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HEMLOCK SPACING: 3.5 FEET = 9 PLANTINGS ALONG BACK ROW

SAXNER / VAN DAM - PLAN

Saxner-van Dam
house
93 finger weather

new fence, same type
as that between
24/30 chilton



arborvitae, spaced 3' apart
(or as landscaper says is
needed to create effective "fence")



Plus: 3 other trees (min. 15') to help
block the sight of the lot and cars.
We want a say in these trees' placement.

fence, same type as that between
24-30 chilton

4 arbor.
vitae
(3' between)

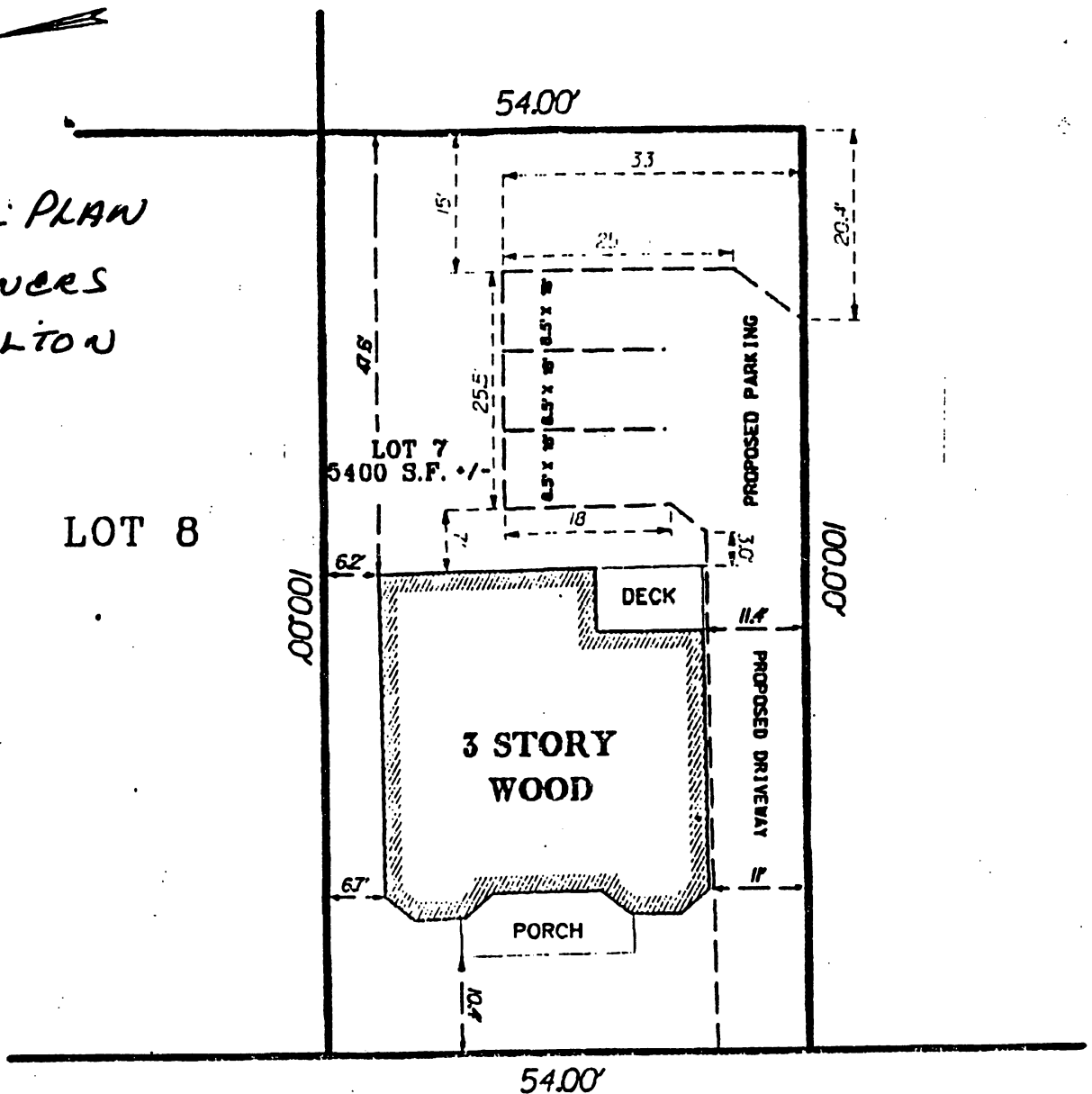
Parking lot

30 chilton St.



ORIGINAL PLAN
from owners
30 CHILTON

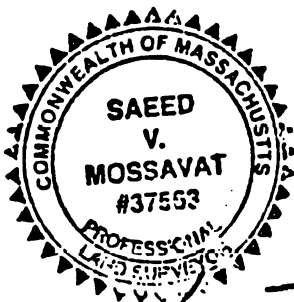
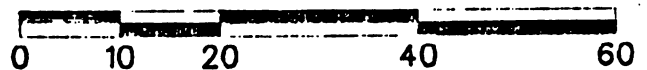
LOT 8



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
FIELD: PJD DATE: 08/05/96
CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP



CITY OF CAMBRIDGE

Office of the City Solicitor
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February 1, 1996

Mr. Robert W. Healy
City Manager
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Re: **Communications and Reports from City
Officers Item #1 of January 29, 1996**

Dear Mr. Healy:

Pursuant to the above-captioned Item #1, I am submitting an opinion regarding the procedures to be followed in the City's processing of an application for a curb cut, and the criteria to be considered by the City Council in reviewing such applications, and have set forth below my analysis of what criteria the City Council may use in considering whether to grant or deny a curb cut application.

A. The City's Policy and Procedures Regarding Curb Cuts

I have attached hereto the City's "Procedure With Respect To Driveway Cuts, Openings And Off-Street Parking Spaces Or Facilities" which has been prepared and recently revised by the City Clerk, and which is available in the City Clerk's Office to persons who wish to apply for a curb cut.

I have also attached the City's "Policy On Applications For Driveway Cuts, Openings And Off-Street Parking Spaces Or Facilities", which was prepared by this Office in coordination with members of your staff and the Department Heads of the several Departments which review curb cut applications prior to submission to the City Council. This Policy Statement outlines a new monitoring procedure recently developed by the Data Processing Department and installed on the City wide VAX that will allow for the control of the flow of information relating to applications for curb cuts among the Inspectional Services Department, the Board of Zoning Appeal, the Traffic and Public Works Departments, the Historical Commission and the City Clerk's office.

B. The City's Authority To Grant Or Deny Curb Cuts

1. The City's Regulatory Powers

Pursuant to the provisions of G.L. c. 82, §21, the City of Cambridge has the authority to lay out, relocate or alter public ways. Under the authority granted the City by this statute, the City Council and Administration have developed the above Policy and Procedures relative to processing and reviewing property owners' applications for curb cuts to their premises. This authority is, however, subject to a property owner's right of reasonable access to their property from the abutting public or private way and, therefore, there must be a balancing of the public interests involved and the private property owners' interests, as set forth below.

2. The Property Owner's Right of Access

There is a common law rule that a property owner has a right of access to the abutting public way. Dwyer v. M.D.C., 269 Mass. 573, 578 (1930). In one case, the Court stated, "Access to a public way is one of the incidents of ownership of land bounding thereon, and this right is appurtenant to the land and exists when the fee of the way is in the municipality as well as when it is in private ownership." Anzalone v. M.D.C., 257 Mass. 32, 36 (1926) (citations omitted).

It has also been held that although the Massachusetts Highway Department has the authority pursuant to G.L. c. 81, §21 to regulate the digging up or opening of a state highway, this authority does not extend to barring entirely the access of an abutting landowner, Wenton v. Commonwealth, 335 Mass. 78, 80 (1956), and that a property owner's loss of access to their property from a public way may be compensable damage. Betty Corporation v. Commonwealth, 354 Mass. 312 (1968).

However, the property owner's right of access to the street is not absolute but, rather, is subject to reasonable regulation and restriction in the public interest. 39A C.J.S., "Highways", §141(2)(a) (1976). Thus, the rule has been stated as follows:

In the exercise and enjoyment of his easement of access, an abutting owner has a right to construct a driveway or other suitable approach in front of his premises, from his land to the traveled part of the highway, if reasonably necessary and if done in such a way as not to interfere with the rights of the public, subject to such reasonable regulations as the public authority may prescribe. Cities ... may regulate the access of abutters by granting or withholding permissions to make curb cuts, construct driveways to the road, and the like, although an abutter may not thereby be deprived of all access without compensation.

39 Am. Jur. 2d, "Highways. Streets and Bridges", §181 (1968).

It is important to note that the property owner has the right to construct a driveway in front of his premises only if reasonably necessary and if done in such a way as not to interfere with the rights of the public, and that this right is subject to such reasonable regulations as the public authority may prescribe. Id. Accordingly, as this right is not absolute, it is significantly diminished where the property owner already has access to their premises from a public or private way, where it interferes with the rights of the public to have public shade trees, on-street parking, safe and smooth traffic flow, the preservation of historic structures, streets and neighborhoods, and the provision of services and utilities, etc., and is thus subject to a proper balancing of the private and public interests.

3. Criteria To Be Applied By The City Council
In Reviewing Curb Cut Applications

In accordance with the City's authority to promulgate reasonable regulations to protect the public interests and rights, the City's Policy Statement and Procedures Statement set forth the many criteria the various City Departments must consider in their review of a curb cut application. The City Council may reconsider all relevant criteria or may simply ascertain whether the various Departments properly applied the appropriate criteria in their review of an application. The specific criteria to be applied, as set forth in the Procedure Statement, include the following:

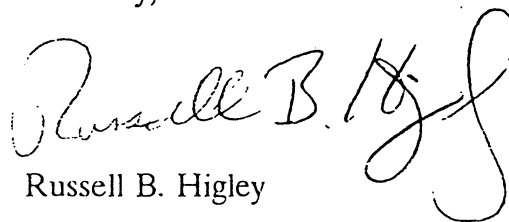
- a. Compliance with all relevant aspects of the City's Zoning Ordinance;
- b. Review of traffic safety concerns and compliance with all relevant traffic regulations, including whether the curb cut will have a detrimental effect on the roadway and a determination of what effect the driveway will have on the street it is on as to the volume of traffic, pedestrians and bicycles, traffic speed, accident history, sight distances and the location of the proposed driveway in relation to other driveways and intersections, and the impact on existing and on-street parking and sign posts;
- c. Determination of whether the curb cut is in an historic or neighborhood conservation district or is on the premises of a landmark, so as to prevent developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district, including a review of the general design, arrangement, texture, material and color of the features involved, including new driveways, paved paths and landscaping structures, and the relation of such features to similar features of buildings and structures in the surrounding area;
- d. Review of the curb cut location for potential interferences with other city utilities and structures, assessing the requested length of the proposed curb cut to insure that it will have minimal impact on existing on-street parking, to insure that utility poles, trees, hydrants, sign posts, etc. will not obstruct or be obstructed by the proposed curb cut, and to insure that the proposed curb cut will not infringe on abutters' property; and

e. Consideration of the concerns and responses of members of the community, including neighbors, abutters and the appropriate neighborhood associations in the area of the applicant.

4. Judicial Review of Curb Cut Decisions

Although the above referenced caselaw suggests that a municipality must permit a property owner access to the premises from a public or private way, we believe that the special circumstances existing in the City of Cambridge, an old, densely developed and populated urban environment might well be sufficient to persuade a Court that a denial of a curb cut for vehicular access to a lot may be justifiable. An even stronger argument can be made for the denial of a curb cut where one already exists. Thus, where a second or third curb cut is requested, and a review of the relevant criteria demonstrates that it would not be in the public's best interests to add another curb cut in that location, a denial of that application would in all likelihood be upheld by the Courts. However, such denials have not been specifically upheld by our Courts, and could therefore be challenged by Court action. Accordingly, where some criteria support a grant of a curb cut and others support a denial, the City Council must balance the various interests identified in this Memorandum and, guided by the appropriate considerations and potential impact on the community, and the Council's best judgment, attempt to arrive at the most reasonable decision. The more objective and demonstrable the criteria, the stronger the case will be for validation of the City Council's decision to grant or deny a curb cut.

Sincerely,

A handwritten signature in dark ink, appearing to read "Russell B. Higley". The signature is fluid and cursive, with the first name "Russell" and last name "Higley" clearly legible.

Russell B. Higley

City of Cambridge

DRAFT

POLICY ON APPLICATIONS FOR DRIVEWAY CUTS, OPENINGS AND OFF-STREET PARKING SPACES OR FACILITIES

The City of Cambridge has developed the following guidelines to be followed by those City departments involved in processing an application for a curb cut. The proposed guidelines provide the criteria to be used by each Department and, ultimately, the City Council, for the approval or denial of curb cut applications.

a. INSPECTIONAL SERVICES DEPARTMENT REVIEW

The application process starts in the Inspectional Services Department where basic data (name, address, application data, and date received) is entered. A control number is set by the computer, keyed to both the date of receipt of the application and the number of applications received that month. The Inspectional Services Department reviews the application for compliance with all relevant provisions of the Cambridge Zoning Ordinance.

If it is in compliance with the Zoning Ordinance, the application is approved and forwarded to the Traffic Department with an advance copy to the City Clerk to enable her to initiate, to the extent possible, the appropriate neighborhood advertising and scheduling for Council action.

If the application is not in compliance with the Zoning Ordinance, the application is denied and the process ends at this point, unless the applicant desires to pursue relief from the Board of Zoning Appeals. Appropriate dates are entered for these actions in the applicable fields in the Inspectional Services or Board of Zoning Appeal sections of the application file.

b. TRAFFIC AND PARKING DEPARTMENT REVIEW

The Traffic Department next reviews the application for safety concerns and compliance with traffic regulations.

The Traffic Department will consider whether the proposed curb cut will have a detrimental effect on the safety of the roadway. In addition, the following issues are reviewed to determine the effect the driveway will have on the street it is on: volume of traffic, pedestrians and bicycles, traffic speed, accident history, sight distances and the location of the proposed driveway in relation to other driveways and intersections, the impact on existing and on-street parking and sign posts.

Fields are provided for the date of receipt of the application, recommendations, and the date the application is forwarded to the Historical Commission. A comment field is provided to highlight any unusual problems or concerns.

After its review is complete, the Traffic Department will forward the application to the Historical Commission. If the application is denied by the Traffic Department, the applicant may appeal this decision to the City Council.

c.

HISTORICAL COMMISSION REVIEW

The Historical Commission will determine if the curb cut is in an historic or neighborhood conservation district or is on the premises of a landmark. Massachusetts law requires that the Historical Commission issue a Certificate of Appropriateness before a driveway may be constructed in any historic or neighborhood conservation district.

The mission of both the Historical Commission and of the Neighborhood Conservation Commissions is generally to prevent developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

In reviewing a curb cut application, the Commission must consider the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. The Commission may also consider the appropriateness of the size and shape of the structure, both in relation to the land upon which the structure is situated and to the buildings and structures in the vicinity. In addition, the Commission may impose dimensional and setback requirements beyond those required by zoning.

The following points will always apply for those curb cuts in a Historic or Neighborhood Conservation District or on the premises of a landmark:

1. Curb cut applications must be accompanied by an overall landscape plan showing the proposed alterations for the property, including new driveways, paved paths and landscaping structures. Dimensions, materials and colors must be specified.
2. All applications are to be considered in terms of the appropriateness of the proposed curb cut and associated improvements for the immediate property and its surroundings.
3. Curb cuts that would allow front yard parking are generally discouraged.
4. The appropriate commission will consider all curb cut applications at a public hearing within 45 days of receipt of the application.

If an application is denied by a Neighborhood Conservation District Commission, the applicant may appeal to the Cambridge Historical Commission. If an application or an appeal is denied by the Historical Commission, appeal must be made to the Superior Court.

d.

PUBLIC WORKS DEPARTMENT REVIEW

The Public Works Department reviews the curb cut location for potential interferences with other city utilities and structures and determines the cost to make the curb cut. Its criteria is to assess the requested length of the proposed curb cut to insure that it will have minimal impact on existing on-street parking, to insure that utility poles, trees, hydrants, sign posts, etc. will not obstruct or be obstructed by the proposed curb cut, and to insure that the proposed curb cut will not infringe on abutters' property.

After its review is complete, entries will be made in the appropriate fields and the application will then be forwarded to the City Clerk. If the application is denied, the applicant may appeal this decision to the City Council.

c. **CITY CLERK NOTIFICATION TO NEIGHBORHOOD ASSOCIATION AND PLACING APPLICATION ON CITY COUNCIL AGENDA FOR ACTION**

The City Clerk is responsible for notifying the appropriate neighborhood associations in the area of the applicant, and will place the application on the next City Council agenda within ten days of that notification. Once the City Council has acted on the application, the City Clerk will notify the applicant. Fields are available in the file to record dates of action taken related to these responsibilities.

If the curb cut is approved, the City Clerk will then send the application back to the Public Works Department.

F. **CRITERIA FOR CITY COUNCIL REVIEW**

The review procedures used by each of the above City departments have been established by City Council policy. and incorporate an evaluation by appropriate City departments of whether the application meets various City Council policy standards, such as those set forth in the Zoning Ordinance and those of the Planning Department, the Historical Commission, and relevant Neighborhood Planning Groups. Thus, it is expected that the City Council's decision will be based in part on whether the City's reviewing departments have determined that the proposed curb cut complies with those policies.

In its review, the City Council will itself determine whether the proposed curb cut meets all of the applicable City policies, does not unreasonably interfere with the full and free use of the street and sidewalk by the public, and does not have a negative effect on the City's provision of public services and safety measures.

g. **CONSTRUCTION OF CURB CUT UPON CITY COUNCIL APPROVAL**

The Public Works Department will determine the material, measurements and price of the proposed curb cut, put the curb cut on its work schedule and assign it a date for construction, and insure that it is installed according to proper specifications and in accordance with the American Disabilities Act for grade and/or cross slope.

The applicant must pay in full for the construction cost, as determined by the Department, within two weeks before the estimated commencement date for construction. No construction will begin until the full cost of the curb cut has been paid for in full.

h. **REVIEW OF CURB CUTS IN BUILDING PERMIT APPLICATIONS**

Existing curb cuts shall be reviewed every time a building permit is obtained for a major renovation, new construction, site work, and/or landscaping work. If the new structure, facility, or landscaping serves as a barrier to access to the property, the curb cut should be abandoned. The property owner shall be responsible for the cost of the curb and sidewalk replacement by the Public Works Department.

City of Cambridge

PROCEDURE WITH RESPECT TO DRIVEWAY CUTS, OPENINGS AND OFF-STREET PARKING SPACES OR FACILITIES

1. An applicant may obtain an Application for Driveway Cuts and Openings at the Department of Public Works or Inspectional Services Department.
2. In addition to the application itself, (and the sketch required on the application form), the applicant must include a plot plan to scale which illustrates the driveway cut and the layout of the proposed on grade, off-street parking space, spaces or facility.
3. The applicant must also include signed abutter's forms of those abutters in front, side, rear and across the street from the property which the curb cut will be made. If the applicant is unable to obtain these signatures, he/she must include a statement with the application that an attempt was made to secure the required signatures and that it was not possible to obtain them and indicate the reasons why it was not possible to obtain the signatures.
4. The applicant shall submit the application, together with the plot plan and the abutter's forms, shall be first submitted to the Inspectional Services Department, located at 831 Massachusetts Avenue. The Inspectional Services Department will (1) immediately send a copy of the application to the City Clerk's Office to start the neighborhood association notification process, and (2) review the application for completeness of application, inclusion of abutter's forms and compliance with the City of Cambridge Zoning Ordinance.

Curb cut requirements are detailed in Section 6.40 of the Zoning Ordinance. Following are some of the more significant requirements that must be met to comply with zoning:

- a. A curb cut cannot be located closer than twenty five (25) feet to a street intersection or within fifteen (15) feet of a crosswalk.
- b. The driveway must be at least ten (10) feet wide.
- c. For lots having less than 100 feet of frontage, a maximum of only one curb cut is allowed.
- d. The required size of the parking space is 8 1/2 feet by 18 feet. The parking space cannot be located within the front yard setback.

If the Inspectional Services Department makes a determination that the curb cut is not in compliance with the Zoning Ordinance, the applicant has the following options: discontinuing the application process; modifying the application to bring it into compliance with the Zoning Ordinance; appealing the Inspectional Services determination to the Board of Zoning Appeals (BZA); or requesting from the BZA a variance from the Zoning Ordinance. If the applicant is not successful with the appeal or variance request before the BZA, recourse is through the courts.

5. The City Clerk will notify neighborhood associations in the area of the petitioner and will send a copy of this notification to the applicant. Notification will include a copy of the plot plan or drawing submitted with the application and will request that the neighborhood association inform the City Clerk whether it approves or

disapproves of the application. Petitioners are urged to contact their neighborhood association early to avoid delay.

6. If the Inspectional Service Department (or the Board of Zoning Appeal) approves the application, Inspectional Services will then send it to the Department of Traffic, Parking and Transportation. If Traffic and Parking refuses to approve the application, it will so inform the applicant, who may appeal to the City Council for action.
7. If the application is approved by Traffic and Parking, that department will then send the application to the Historical Commission. If the Commission approves, the Commission will send the application to the Department of Public Works; if the Commission disapproves the application, the applicant may appeal under statutes and ordinances governing the administration of historically designated properties, information about which may be obtained from the Commission.
8. If the Department of Public Works (DPW) approves the application, DPW will send the application to the City Clerk's Office. If DPW disapproves the application, it will notify the applicant and the applicant may appeal the disapproval to the City Council.
9. No sooner than ten days after the initial notification of the neighborhood associations (see no. 5 above), the City Clerk will place the application on the next City Council agenda. If the City Council approves the application, the City Clerk will notify the applicant and will send the application back to the Department of Public Works. The cost of the driveway construction will be calculated and the driveway will be put on the schedule and a date assigned for construction. The applicant must pay in full for the construction cost, based on the cost indicated, within two weeks before the estimated start of construction. No construction will begin unless the full cost of the driveway has been paid for in advance.

In certain cases, the Department may arrange with the applicant to have the driveway done by a private contractor; however, the contractor will have to post a bond, obtain a permit from the DPW and have his work inspected as to city standards before the bond is released. In this case the contractor will have a direct relationship with the applicant and the city will not intervene unless the contractor does not meet city requirements for driveway construction.

10. **APPLICANTS ARE CAUTIONED AGAINST EXPENDING ANY MONEY ON MODIFICATIONS TO THEIR PROPERTY IN ANTICIPATION OF THEIR APPLICATION BEING APPROVED BY THE COUNCIL.**

If a curb cut is required in connection with a project for which a building permit from the Inspectional Service Department is required, the building permit will not be issued until approval for the curb cut is first obtained from the Council. In extraordinary cases, an incremental (foundation, site work, etc) building permit may be issued if the following conditions, as a minimum, are met; the application has been initiated with the Inspectional Services Department, approvals from abutters have been obtained, a hardship is demonstrated, and the applicant states that he/she is proceeding at his/her own risk.

The Honorable, The City Council

January 6, 1997

Page 2

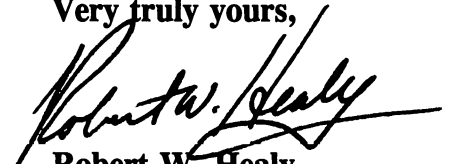
The rear yard issue, if resolved, is a different matter from issues with residents involving the actual curb cut itself on Chilton Street. Mr. Crane has stated that his clients have offered to construct an extension of a privacy fence between the 30 Chilton Street property and the property of the right side abutter, Mr. Peter Dublin, of 24 Chilton Street, which would be gradually phased down in height at the edge of the property line. Mr. Dublin has indicated that this is not satisfactory and maintains this will be a safety issue. Some of the neighbors and abutters who attended the December 3rd meeting asked Mr. Crane's clients to consider a series of three schemes which would allow less than three parking spaces. These schemes included (1) a drop off only; (2) one space only; or (3) two spaces only. All of these schemes were rejected by his client.

After the December 3rd meeting, Mr. Rossi asked both the Department of Public Works and the Traffic, Parking & Transportation Department to again review their approvals for the curb cut, particularly with respect to issues around safety and interference with traffic or public works. Both have confirmed their original approvals, and Mr. Preston informed Mr. Rossi that the proposed curb cut at 30 Chilton Street meets the applicable standards, and does not differ from most other curb cuts on Chilton Street, or from many curb cuts throughout the City.

Mr. Crane has indicated in his legal memo of December 13, 1996, a copy of which is attached, that he believes there is no legally justifiable reason for the Council to deny the curb cut application, given that there is presently no curb cut at the premises, and that the various City departments who reviewed the application have approved it. As you may recall, the City Solicitor prepared a memorandum outlining the issues to be considered by the Council in reviewing a curb cut application, a copy of which is attached for your information. In his memo, Mr. Crane stated that he intended to ask the City Council to hear this matter again on January 6, 1997. Mr. Crane also submitted a petition to the City Council with the names of many neighbors who are in support of the curb cut application.

Although there is not yet a final resolution with all parties, we believe that progress has been made towards resolution, and that all of the parties have had an opportunity to express their thoughts and suggestions about the proposed curb cut and related issues.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Robert W. Healy", with a stylized flourish extending from the end.

Robert W. Healy
City Manager

RWH/mec
attachment



CITY OF CAMBRIDGE
CAMBRIDGE, MASSACHUSETTS 02139

TEL 349-4300
FAX 349-4307

EXECUTIVE DEPARTMENT
ROBERT W. HEALY
City Manager

RICHARD C. ROSSI
Deputy City Manager

January 6, 1997

To The Honorable, The City Council:

In response to Consent Communication No. 2, dated November 4, 1996 regarding efforts to resolve the issues concerning the curb cut at 30-32 Chilton Street, Deputy City Manager Richard Rossi reports the following:

Meetings have been held with the property owners of 30 Chilton Street and their attorney, Kevin Crane, with the abutters to 30 Chilton Street, and with several other interested area residents, for the purpose of trying to resolve issues relative to the curb cut request for 30 Chilton Street. Meeting notes recording the names of those present at the meetings are attached hereto. In addition to meetings held on November 19th and December 3rd, site visits were also made on November 7th and November 26th. This matter has also been reviewed by and discussed with the Law Department, the Traffic, Parking & Transportation Department, the Department of Public Works, and has had input from the City Arborist.

At Mr. Rossi's request, the City Arborist viewed the site and made recommendations as to appropriate screening measures which would best address the concerns of the abutters to the rear, Mr. Saxner and Ms. Van Dam. Mr. Crane has indicated that his clients are willing to make improvements to the rear yard by either using the scheme developed with the City Arborist or by using a plan developed by Mr. Saxner and Ms. Van Dam. Attached are copies of the site plan the Arborist prepared, illustrating his recommendations, two site plans proposed by Mr. Saxner and Ms. Van Dam (an earlier one and the one currently being proposed), and the property owners' original site plan. As you will note, the new proposed plans both differ from and improve upon what the property owners first proposed.

Mr. Crane has further represented that his clients are willing to insert a provision in the master deed of the condominium allowing that the driveway, and its accompanying landscaping plan, will be constructed and improved as per an attached plan (either the City Arborist's plan or one of the Van Dam/Saxner plans). As of late last week, Mr. Saxner and Ms. Van Dam, through their attorney, were still having discussions with Mr. Crane and his clients, attempting to come to an agreement as to a final landscaping proposal.

Consent Agenda #14

**Relative to efforts to resolve the issues
concerning the curb cut at 30-32 Chilton
Street.**

In City Council January 6, 1997

Referred to
Calendar Item #11

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

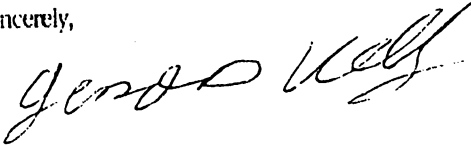
Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: X Eugenia Megradishian
Address: X 35 Chilton St.
Cmb

Date: 10/30/96 X

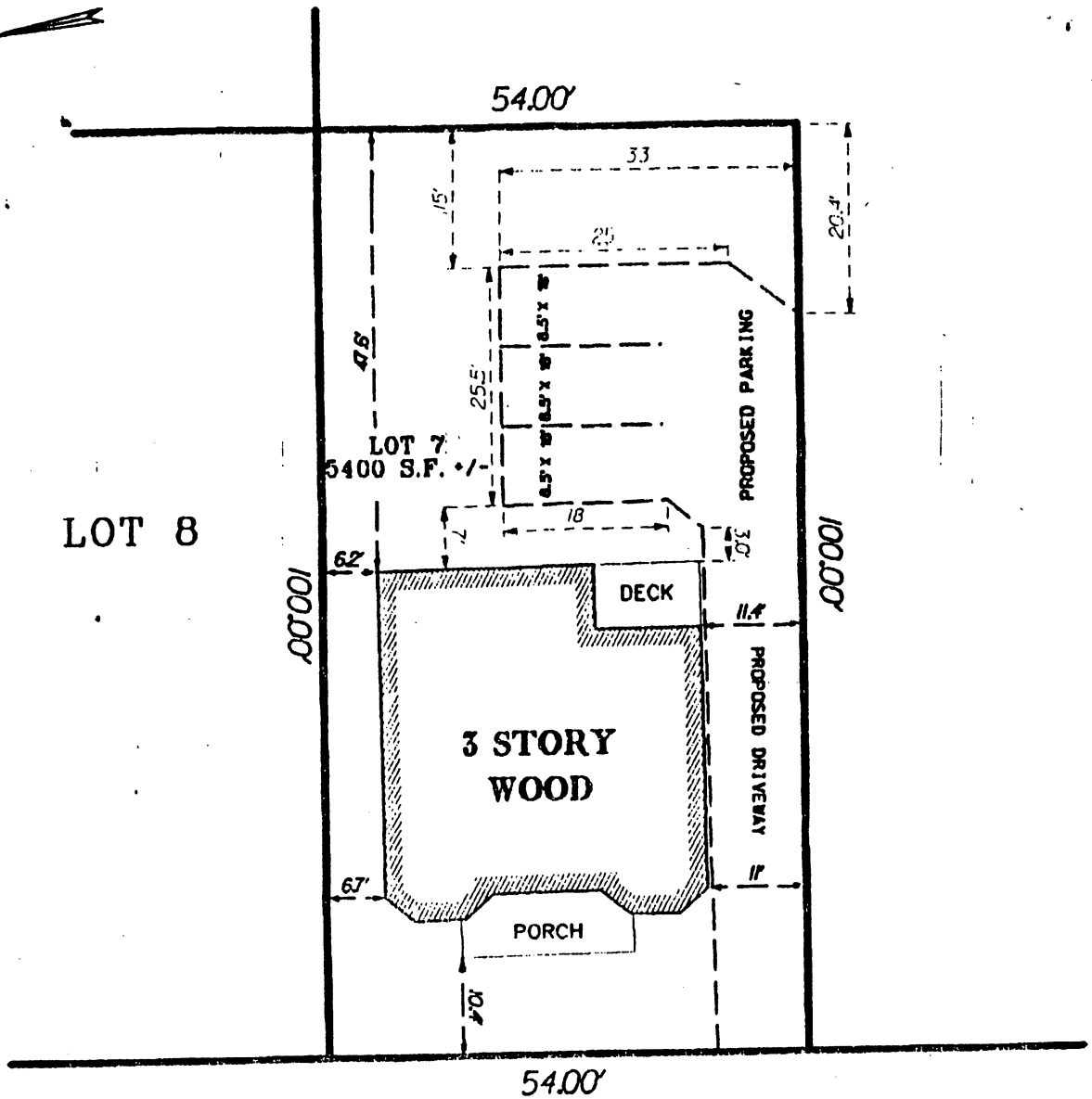
Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. X

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature: X Eugenia Megradishian

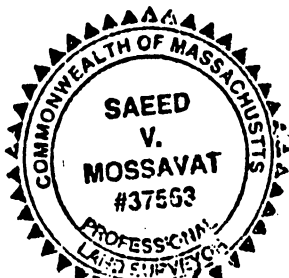
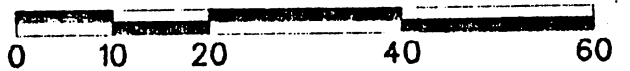
RECEIVED BY
OFFICE OF CITY CLERK
96 DEC -9 PM 12:53
CITY OF CAMBRIDGE



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
FIELD: PJD DATE: 08/05/96
CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE A	CODE IDENT NO 104845	PRJCT FILE: 104845.RW PLOT FILE: 104845.EP
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APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIV.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

10

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

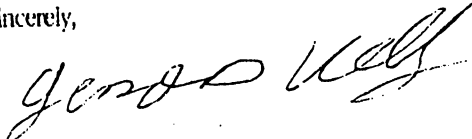
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Sincerely,



Gerry Kelly

Name: 

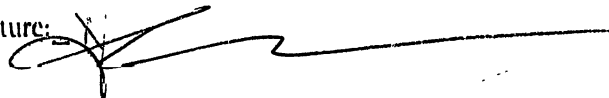
Address: 30 Chilton St
Cambridge

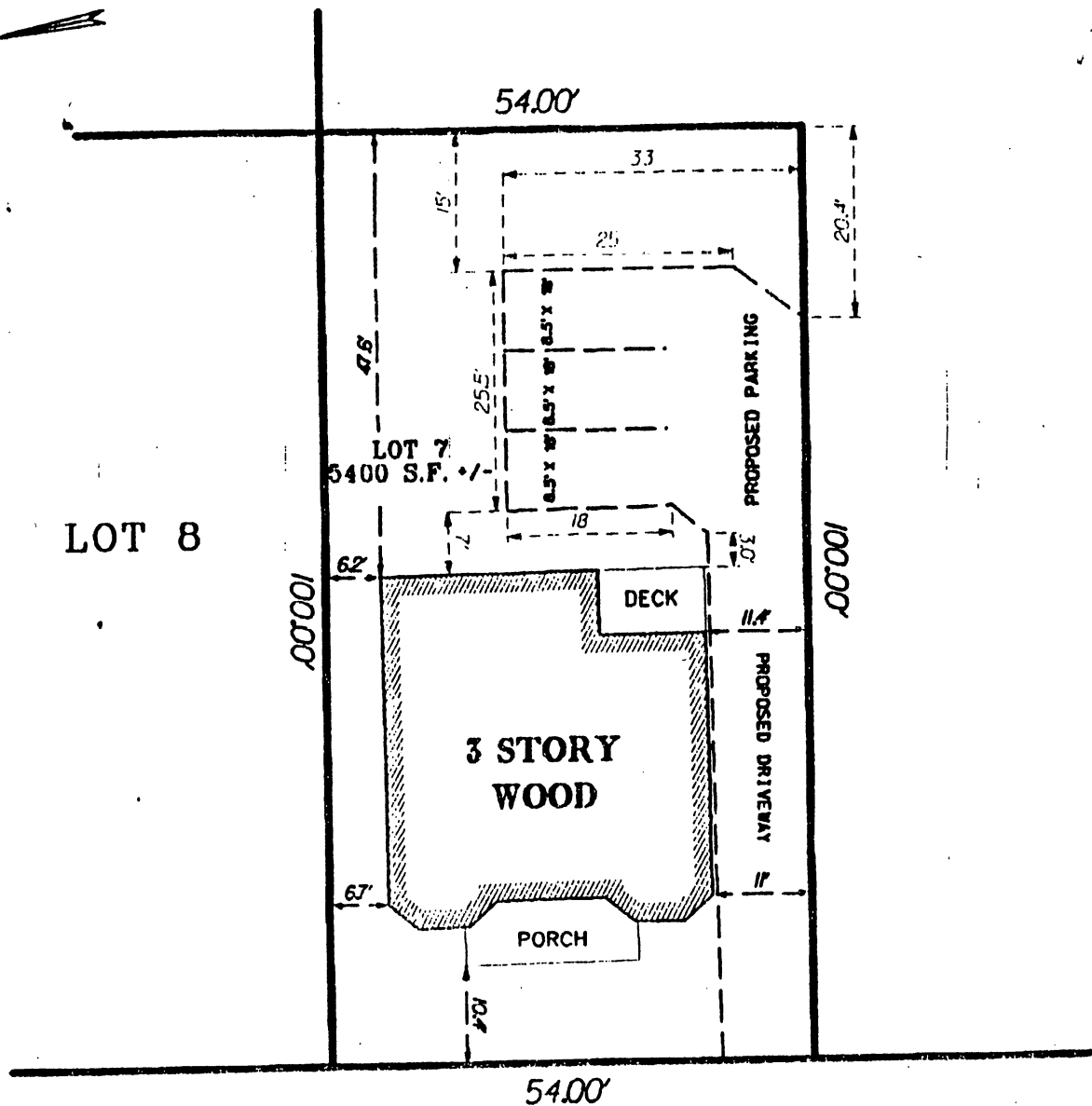
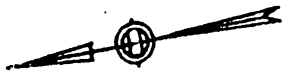
Date: 10/30/96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

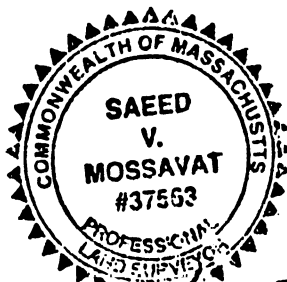
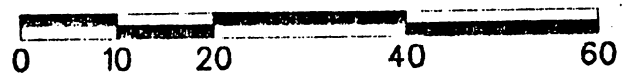
Signature: 



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT:	SM	DATE:	08/01/96
RESEARCH:	KM	DATE:	08/05/96
FIELD:	PJD	DATE:	08/05/96
CALCS:	KM	DATE:	08/12/96
DRAFT:	KM	DATE:	08/12/96
CHECKED:	SM	DATE:	08/12/96
APPROVED SUPV SM DATE: 08/12/96			

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1		
SIZE A	CODE IDENT NO 104845	PRJCT FILE: 104845.RW PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

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Reason:

Signature:

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Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXO CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

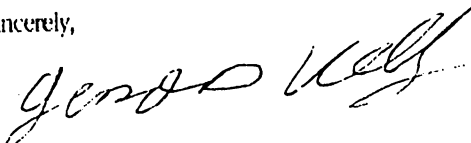
Dear Neighbor,

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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: A. DAVID MICHELS
Address: 58 CHILTON ST. #2
CAMBRIDGE, MA 02138

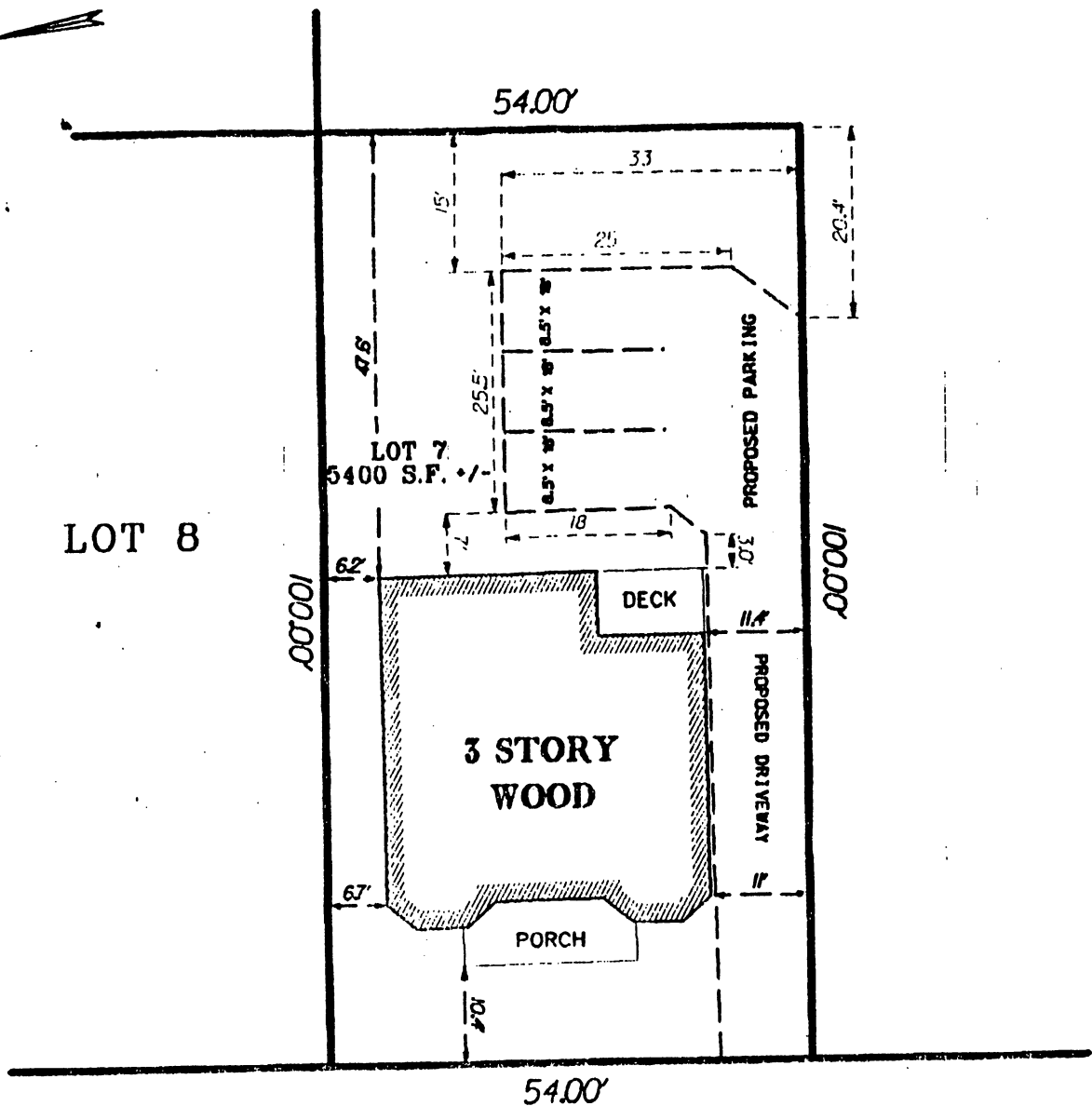
Date: 10/30/96

Feedback: No objections. Good to get cars off the street.

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

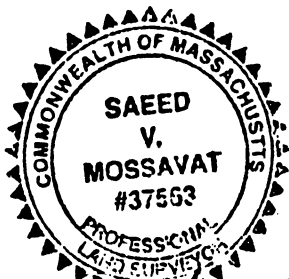
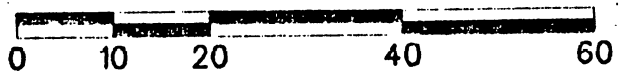
Signature: A David Michels



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
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IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

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☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP Traffic Div.

PART IV: HISTORICAL COMMISSION

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☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

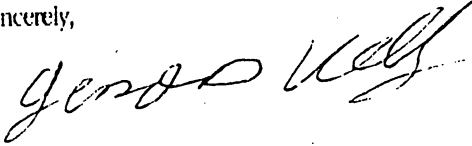
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Sincerely,



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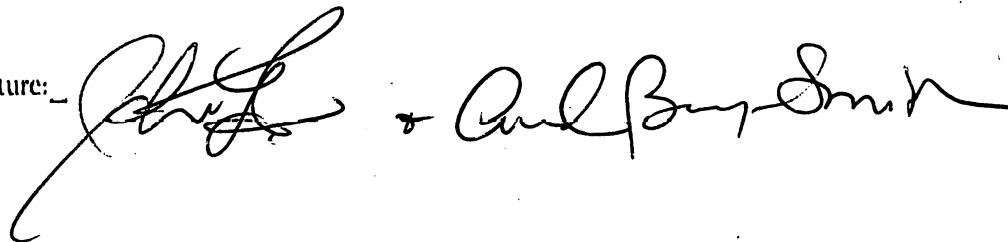
Name: JOHN AND ANDREA SMITH
Address: 58 CHILTON ST. #3
CAMBRIDGE MA 02138

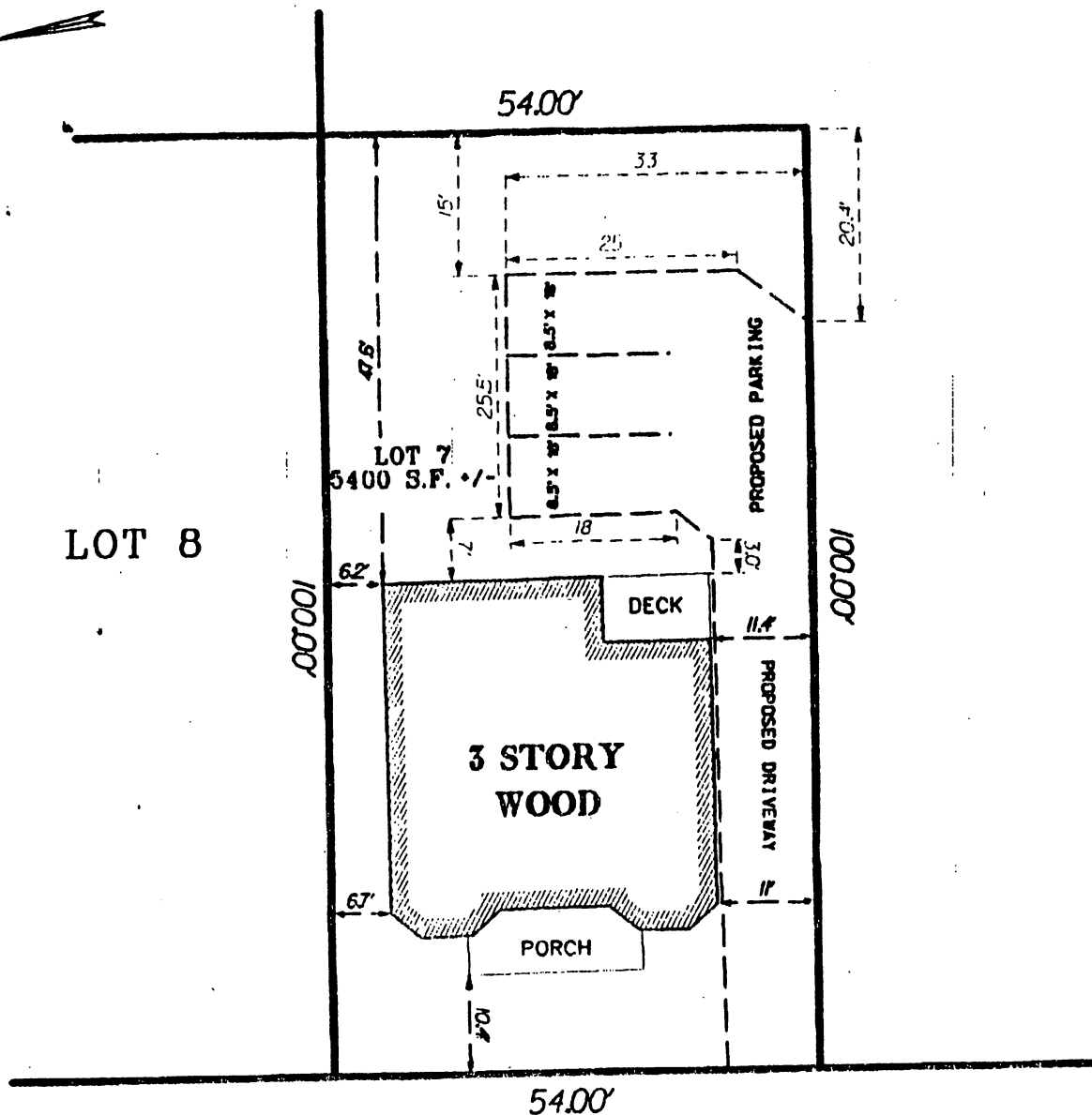
Date: 10/30/96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

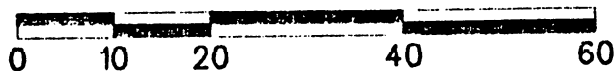
Signature: 



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
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CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 10/25/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP Traffic Div.

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature:

Date: 10/24/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

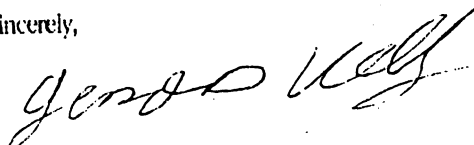
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Sincerely,


Gerry Kelly

Name: SANDRA WIXTED
Address: 31 CHILTON ST. #3
CAMBRIDGE, MA 0213

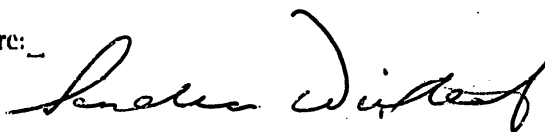
Date: 10/30/96

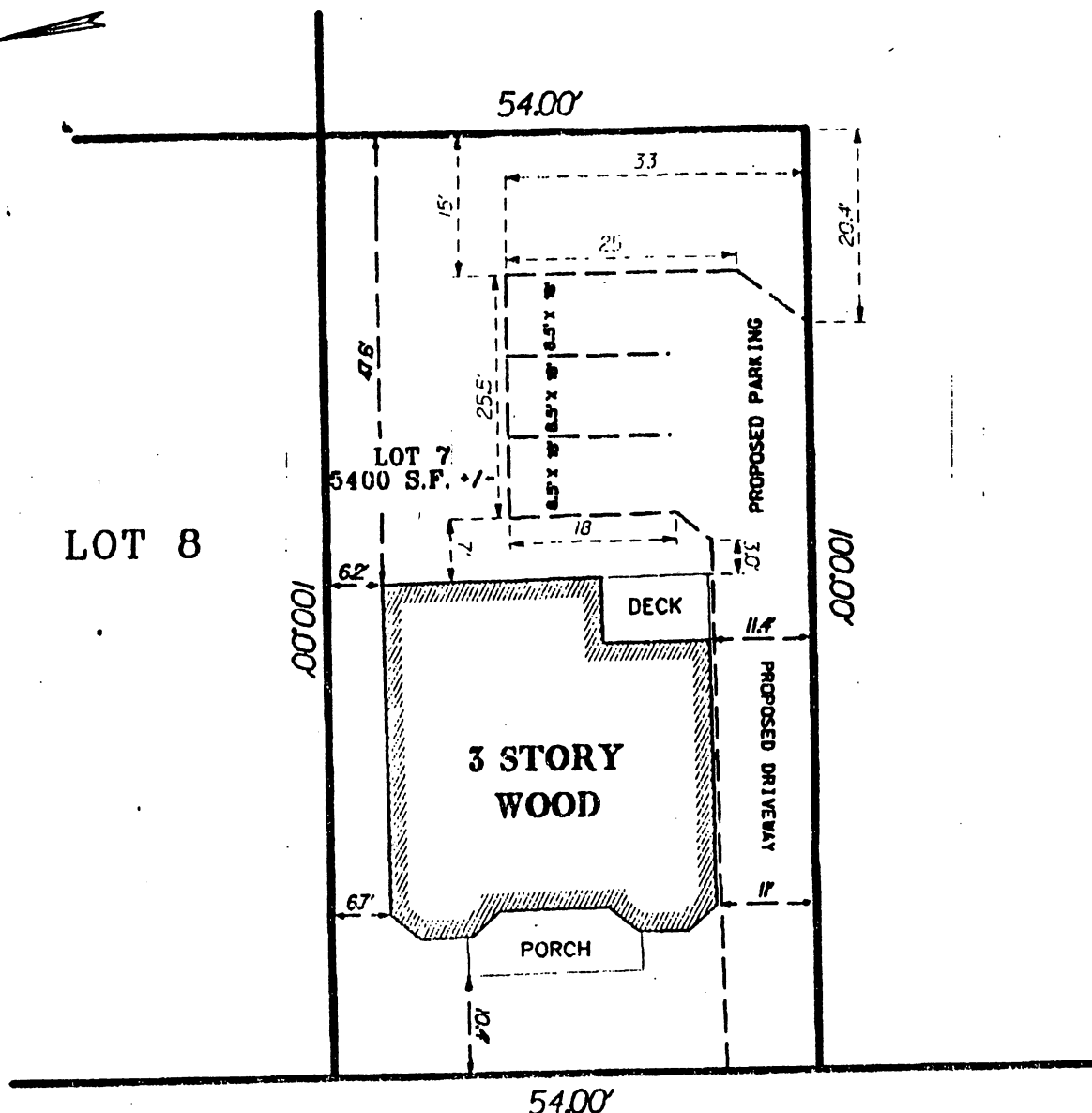
Feedback: OFF STREET PARKING IS AN EXTREMELY
NECESSARY

I support you in seeking a curb cut to provide three parking spots in the rear of your property. X

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature:

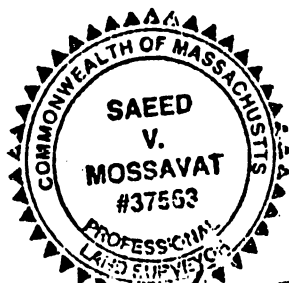
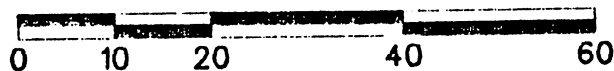




CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

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PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
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PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

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CITY OF CAMBRIDGE

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Signature:

Date: 10/28/96

Title: Zoning

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Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIR.

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☐ Application denied

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Signature:

Date: 10.29.96

Title: EXD CH

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☒ Application approved

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Signature:

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

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Sincerely,

Gerry Kelly

Gerry Kelly

Name: Francine Hunt
Address: 56 Chilton St
Cambridge, MA 02138

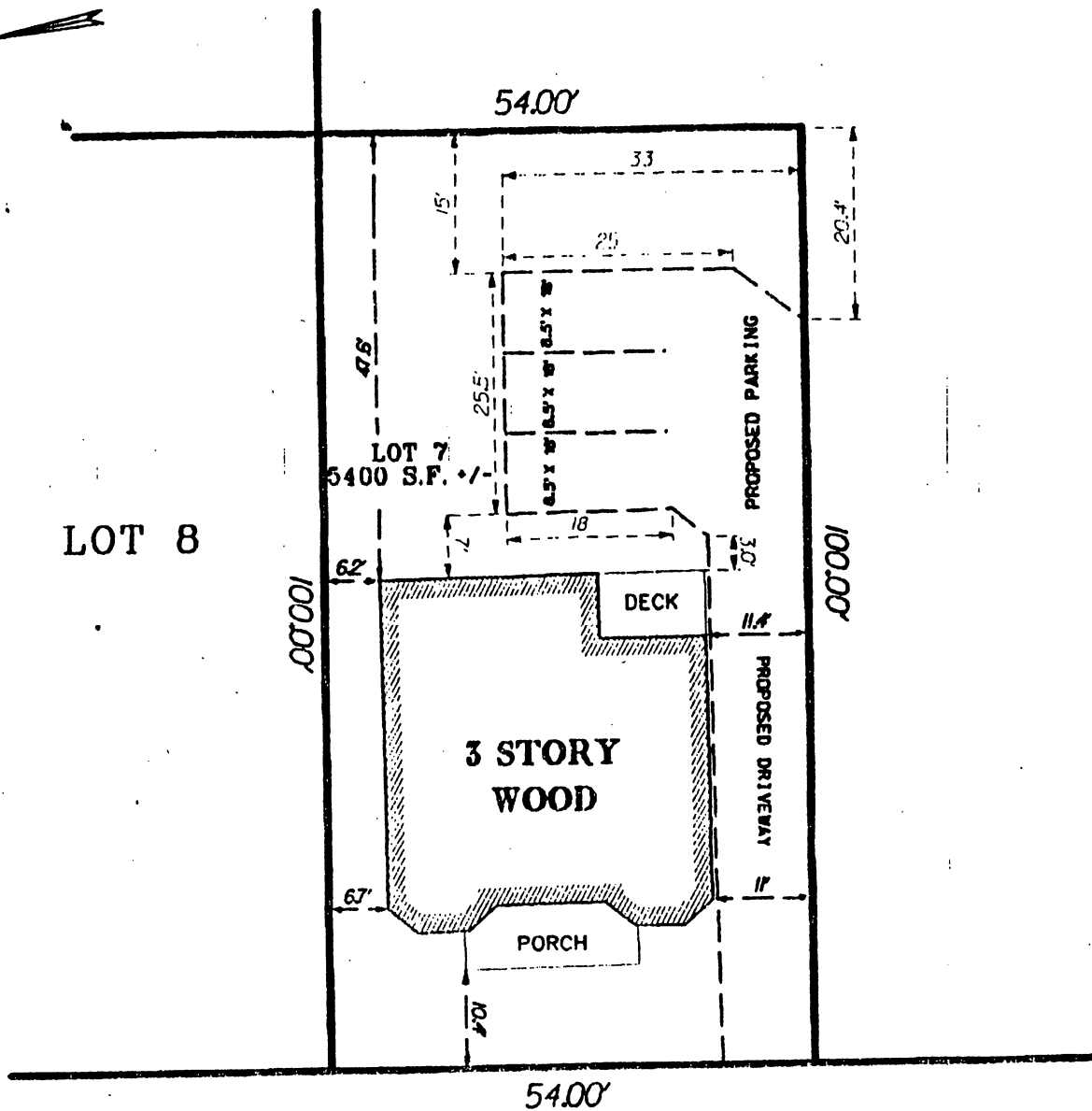
Date: 10/30/96

Feedback:

All of the homes on this street
have parking available on the property,
this would not make an exception.
The overall result will afford more on
street parking for residents & guests.
I support you in seeking a curb cut to provide three parking spots in the rear of your property.

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

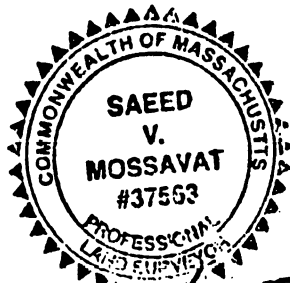
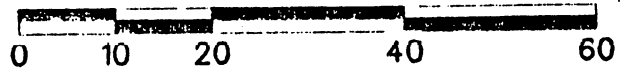
Signature: Francine Hunt



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
FIELD: PJD DATE: 08/05/96
CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

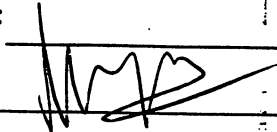
CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 10/28/96

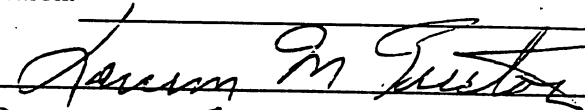
Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 10/29/96

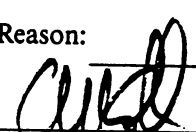
Title: DEP TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 10.29.96

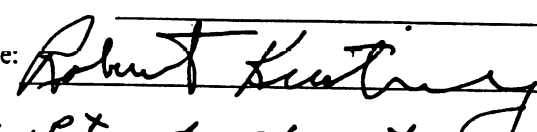
Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature: 

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

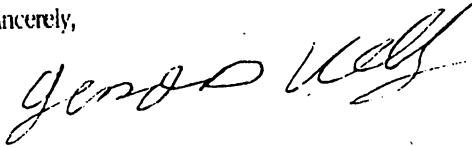
Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Sheila Hanlon
Address: 56 Chilton St.
Cambridge, MA 02138

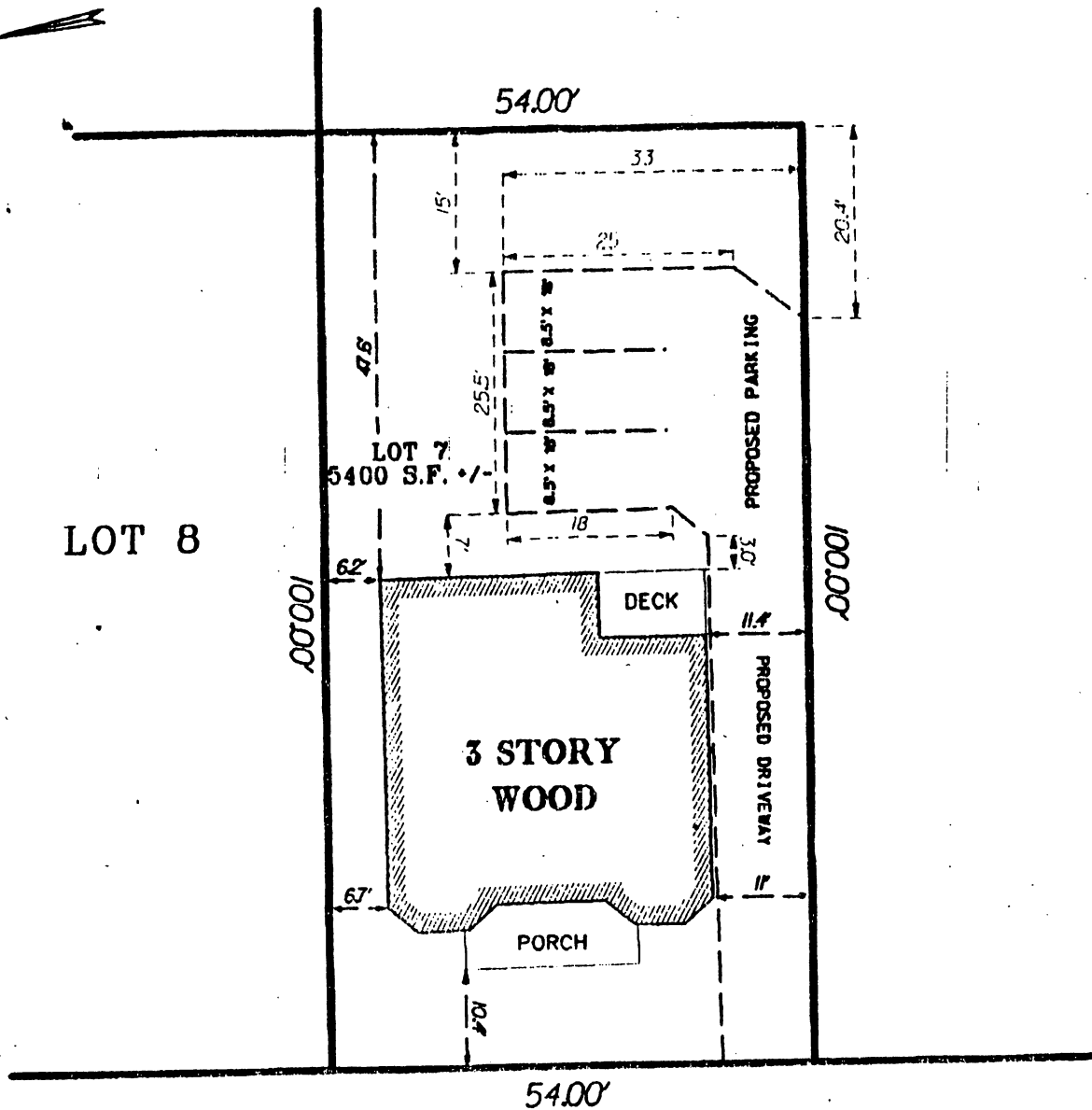
Date: 10/30/96

Feedback: I've been living on Chilton St. for over 10 yrs
and believe that the 'Huron Village' area is in
need of more houses putting in parking lots if
they have the space to do so.

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

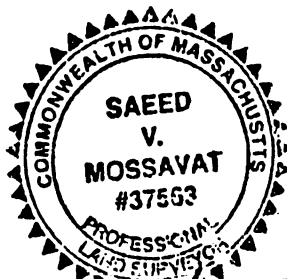
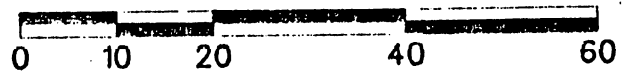
Signature: Sheila Hanlon



CHILTON

STREET

SCALE: 1" = 20'



Saeed Mossavat

ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96

RESEARCH: KM DATE: 08/05/96

FIELD: PJD DATE: 08/05/96

CALCS: KM DATE: 08/12/96

DRAFT: KM DATE: 08/12/96

CHECKED: SM DATE: 08/12/96

APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIV.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXO CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/24/96

Title: Supt of Streets

10

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

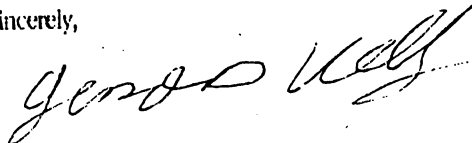
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Kathleen O'Sullivan
Address: 20 Chilton St
Cambridge MA 02138

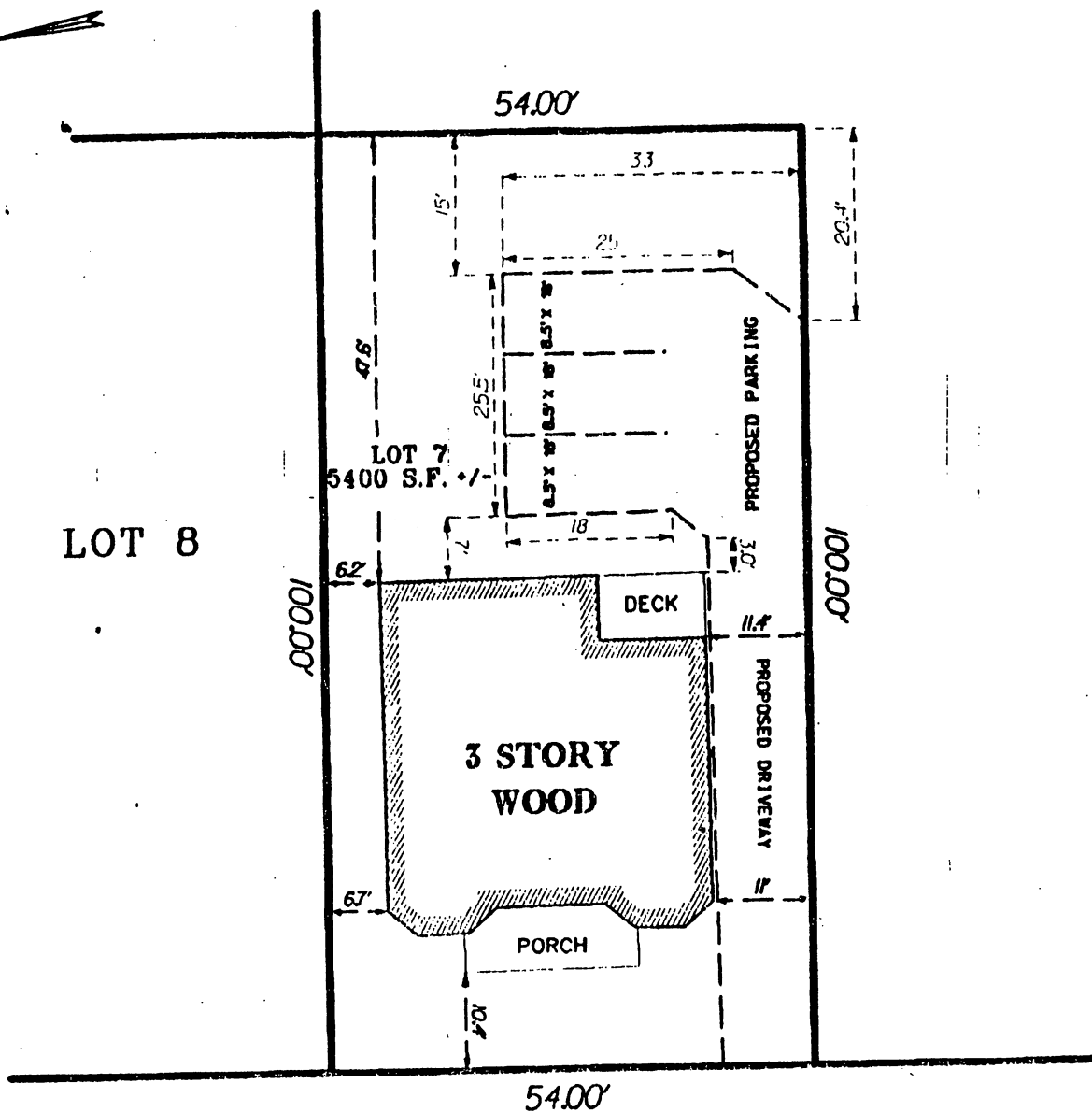
Date: 10-31-96

Feedback: no objections

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

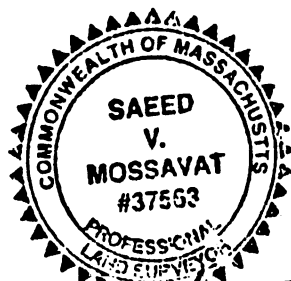
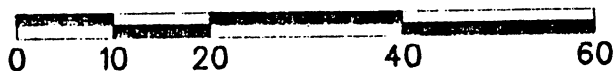
Signature: Kathleen O'Sullivan



CHILTON

STREET

SCALE: 1" = 20'



Saeed Mossavat

ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
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CHECKED: SM DATE: 08/12/96
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IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/25/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/25/96

Title: DEP TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

10

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

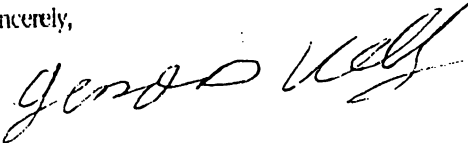
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Sincerely,



Gerry Kelly

Name: ANDREA DOANE
Address: 33 CHILTON ST
CAMBRIDGE

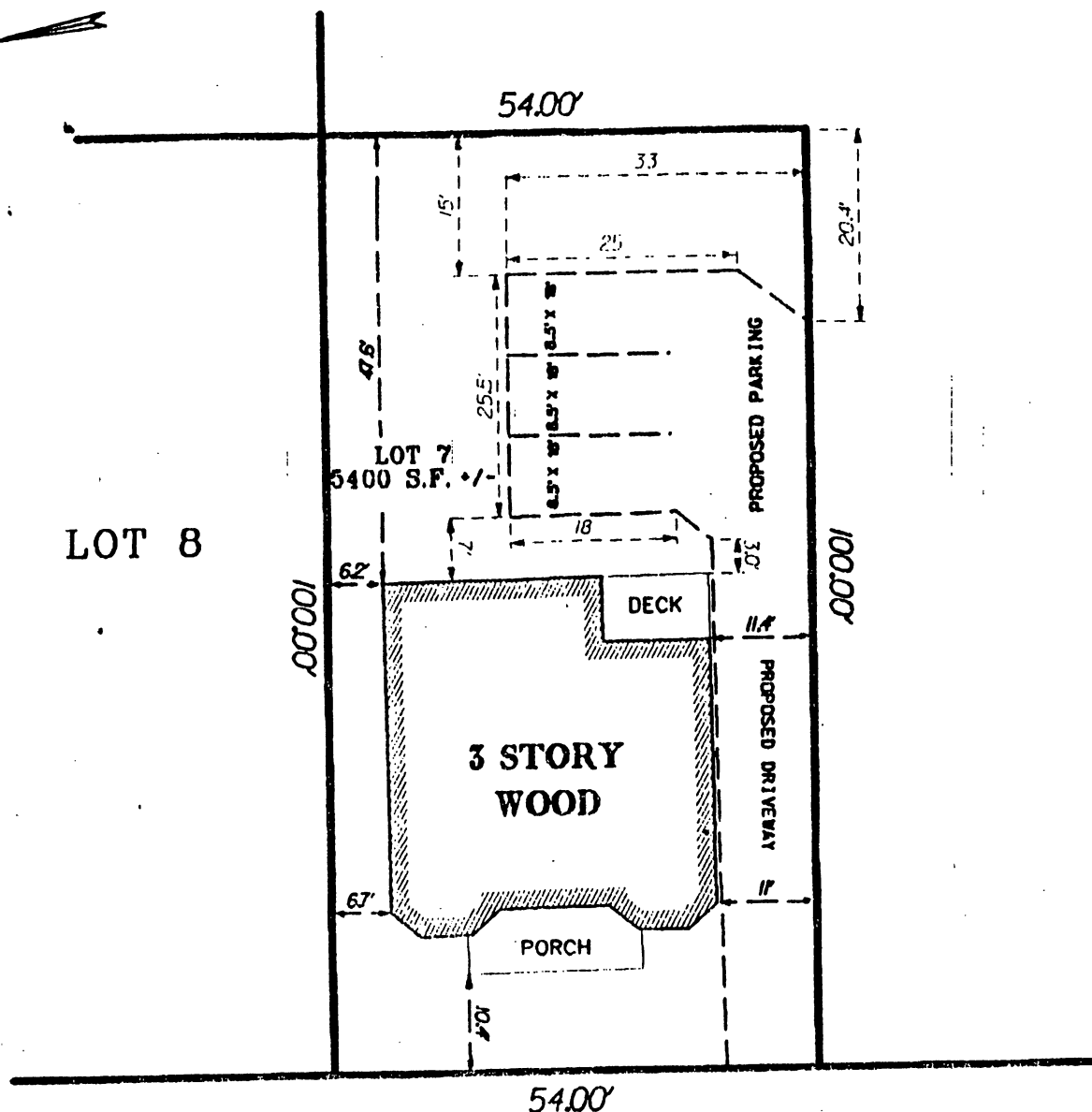
Date: 10-30-96

Feedback: OFF STREET PARKING IS
NEEDED IN NEIGHBORHOOD.

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

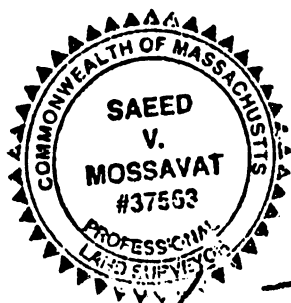
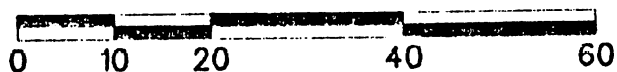
Signature: 



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

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CHECKED:	SM	DATE:	08/12/96
APPROVED SUPV SM DATE: 08/12/96			

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CAMBRIDGE, MASSACHUSETTS
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APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

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Reason:

Signature:

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Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP Traffic Div.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: Exd Ch

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

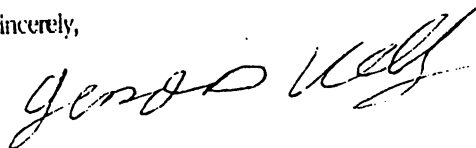
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Gerry Kelly

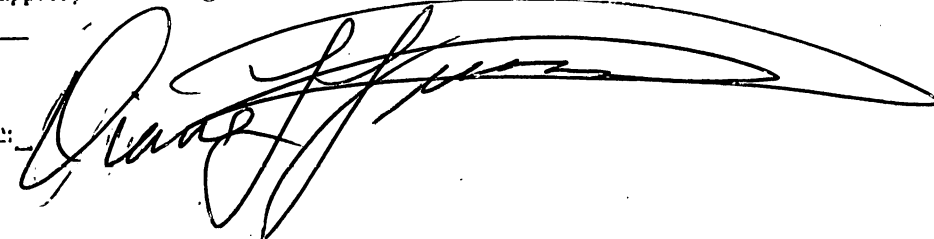
Name: Diane Frassa
Address: 35 Chilton
St

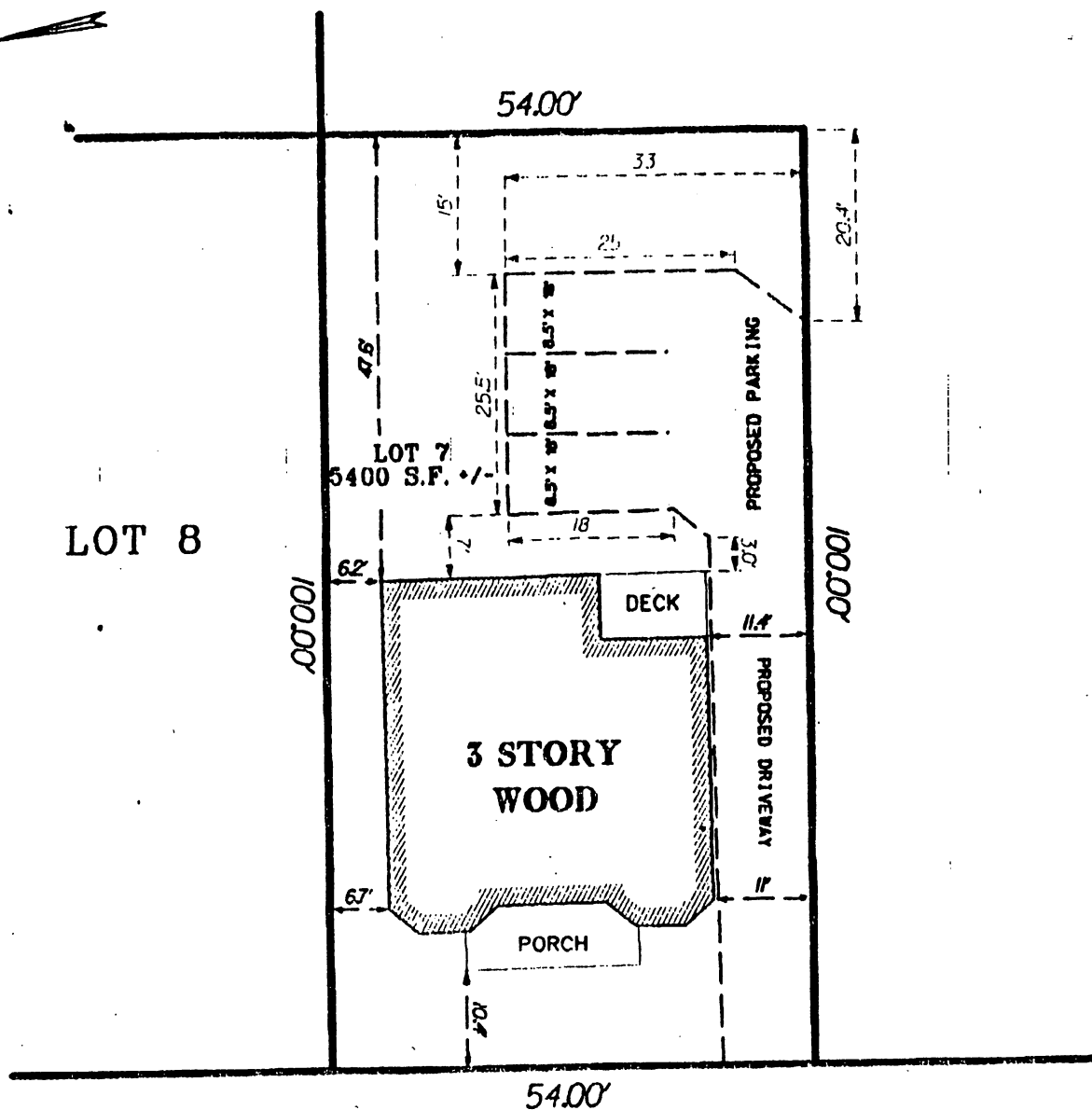
Date: 10-30

Feedback: _____

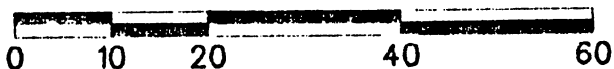
I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: 



SCALE: 1" = 20'



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797 WASHINGTON STREET
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Date: 10/29/96

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PART IV: HISTORICAL COMMISSION

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☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

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☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

10
11
Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

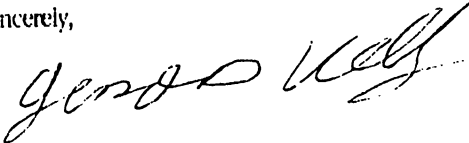
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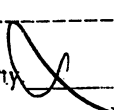


Gerry Kelly

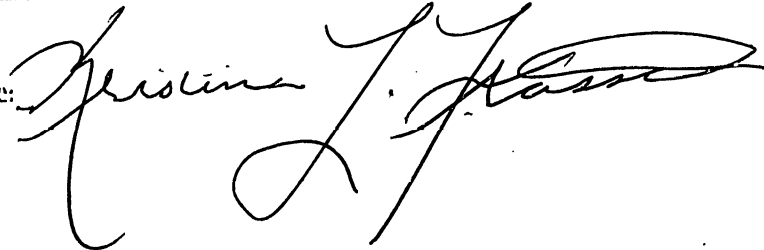
Name: Kristina Frassen
Address: 55 Chilton St.

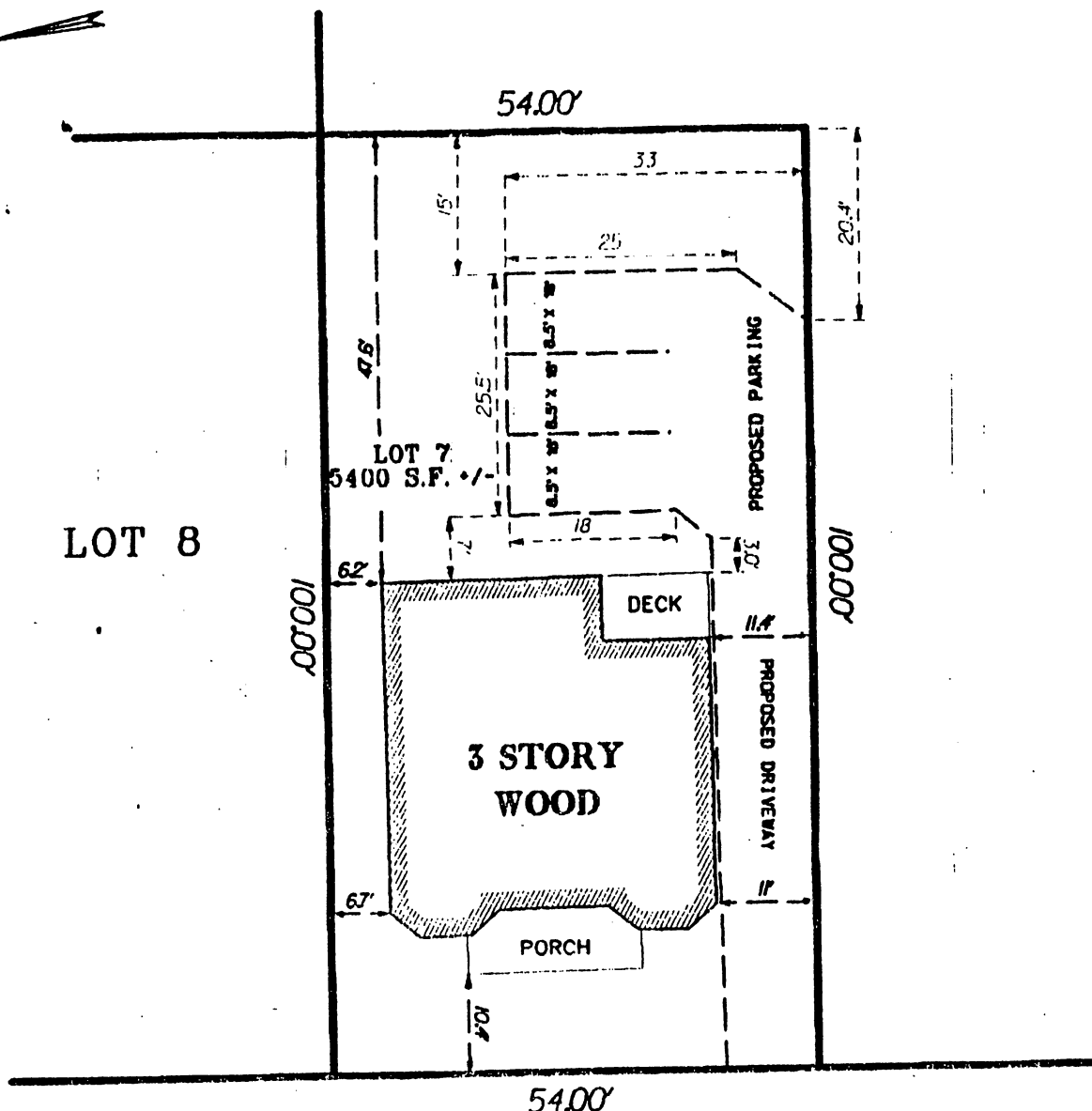
Date: 10/30/96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. 

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

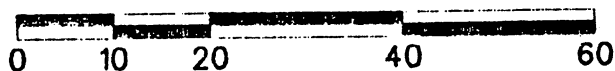
Signature: 



CHILTON

STREET

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ATLANTIS GROUP, INC.

797 WASHINGTON STREET
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CHECKED:	SM	DATE:	08/12/96
APPROVED SUPV SM DATE: 08/12/96			

PLOT PLAN OF LAND

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CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

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SIZE A	CODE IDENT NO 104845	PRJCT FILE: 104845.RW PLOT FILE: 104845.EP
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Reason:

Signature:

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Title: Zoning

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Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIV.

PART IV: HISTORICAL COMMISSION

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☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXD CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

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Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

Top floor 55

Pick up Top 51

B 51

M 51

491 - 1353

Jenny

52 Dillon Street
sewer floor.

10

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

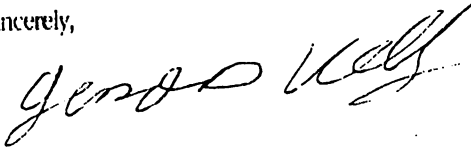
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Sincerely,



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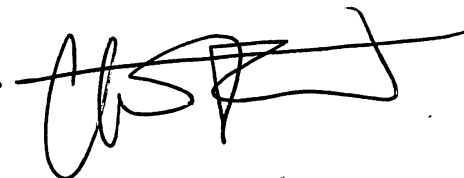
Name: CHRISTOPHER FROST
Address: 46 CHILTON ST

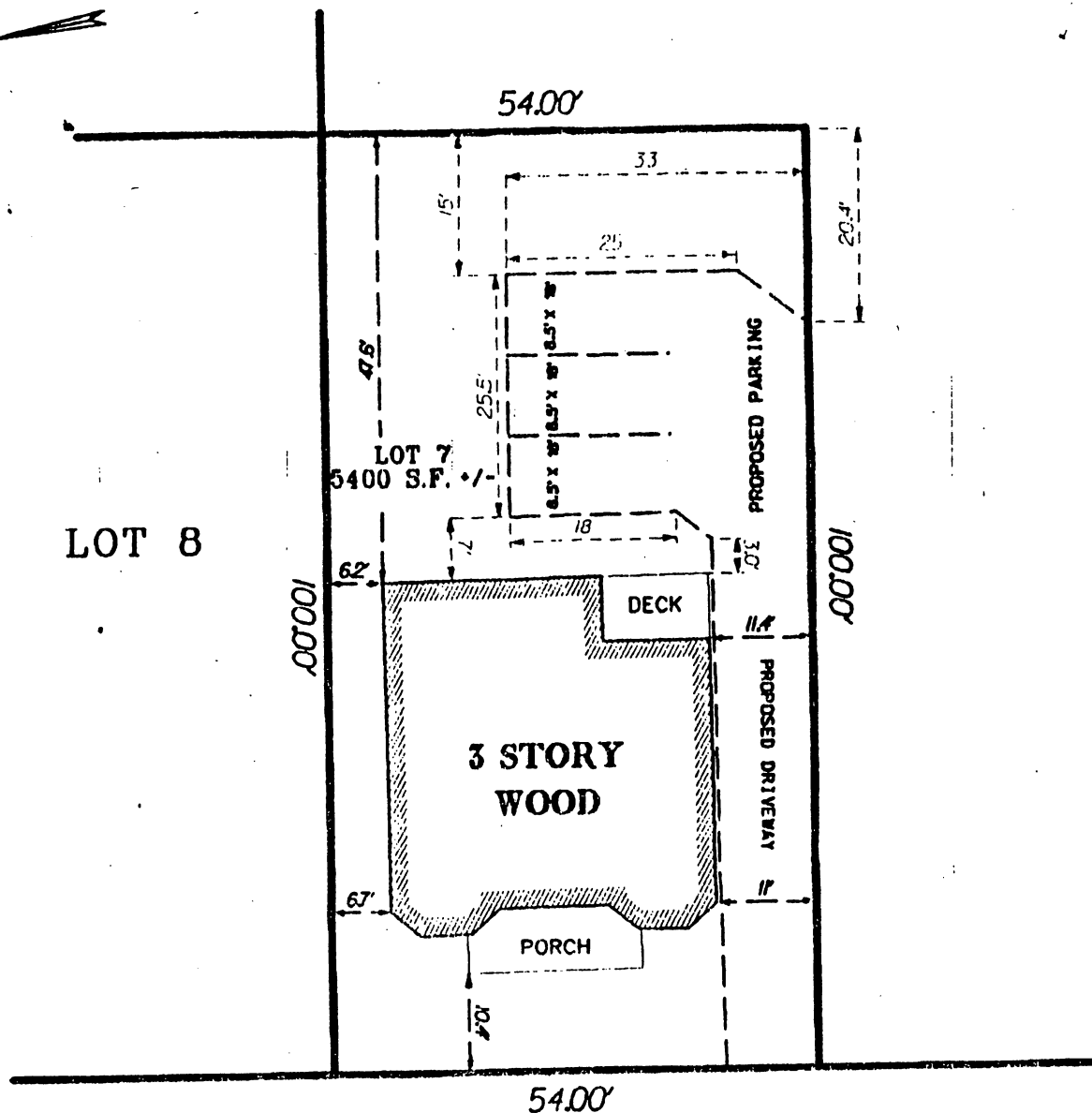
Date: 10-30-96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. X

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

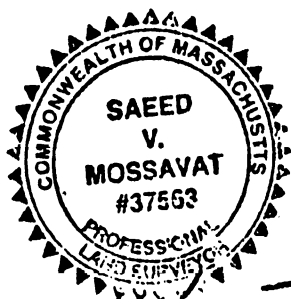
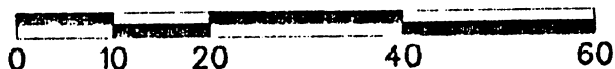
Signature: 



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
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DRAFT: KM DATE: 08/12/96
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APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

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(30 CHILTON STREET)

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CODE IDENT NO
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Title: Zoning

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Reason:

Signature:

Date: 10/25/96

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☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXO CH

PART V: PUBLIC WORKS DEPARTMENT

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Reason:

Signature:

Date: 10/24/96

Title: Supt of Streets

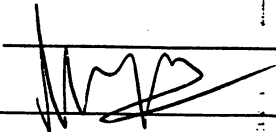
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: 

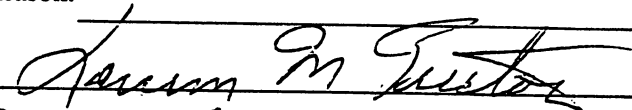
Date: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: 

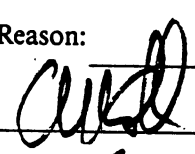
Date: 10/29/96

Title: DEP TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved ☐ Application denied

Reason:

Signature: 

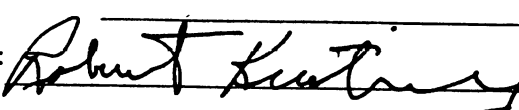
Date: 10.29.96

Title: EXD CHL

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved ☐ Application denied

Reason:

Signature: 

Date: 10/29/96

Title: Supt of Streets

10
Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

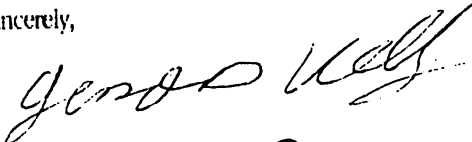
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name:

Address:

16 Chilton St
Cambridge, MA 02138

Date:

10/30/96

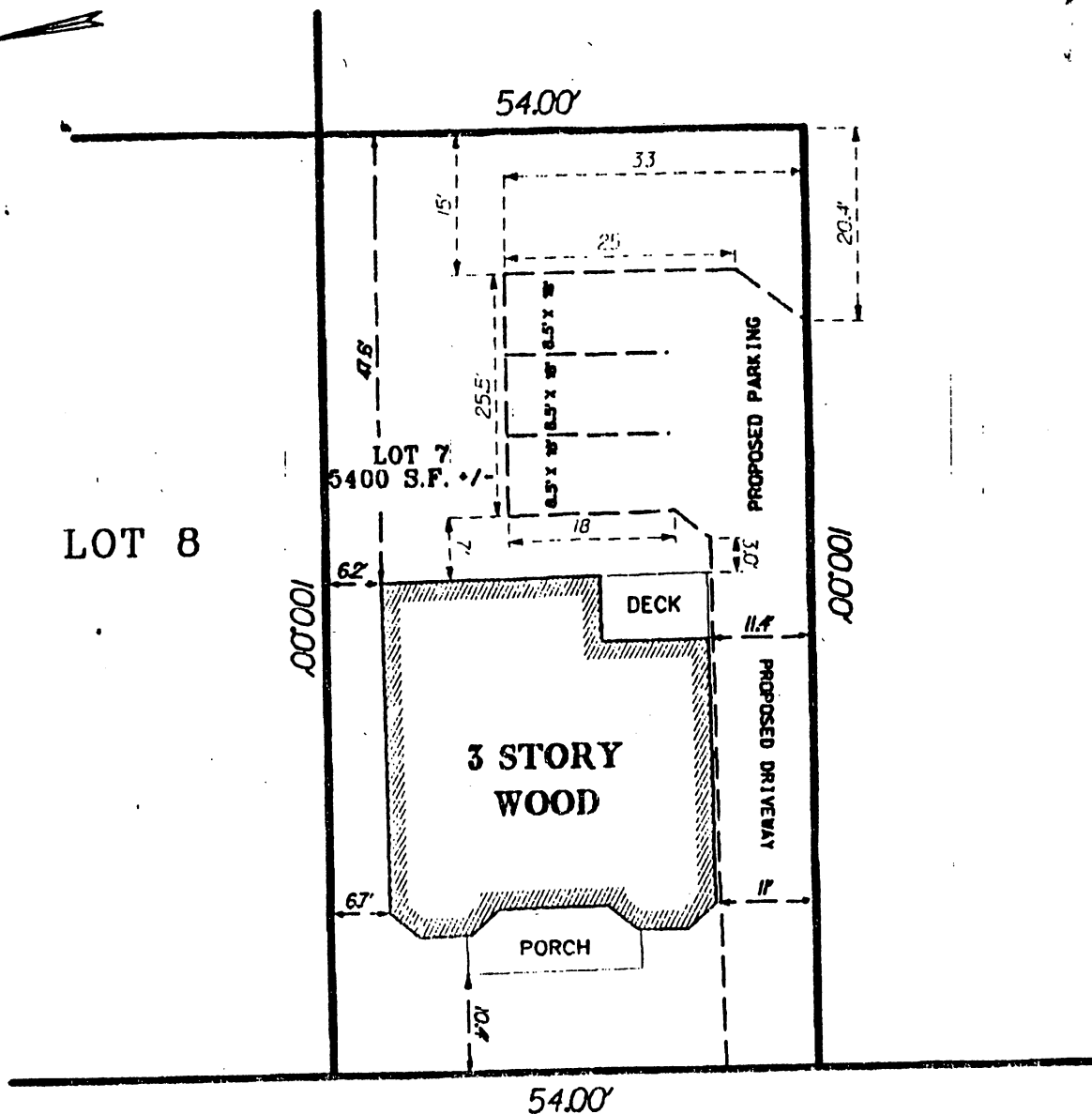
Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: _____

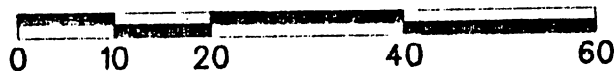




CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
FIELD: PJD DATE: 08/05/96
CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RW
PLOT FILE: 104845.EP

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP TRAFFIC DIR.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXO CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: Supt of Streets

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

Dear Neighbor,

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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,

Gerry Kelly

Gerry Kelly

Name: JOHN SCHABLEIN
Address: 93 CAMBRIDGE, MA
93 FAIRWEATHER ST.

Date: 10/27/96

Feedback: no objections

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: John Schablein

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

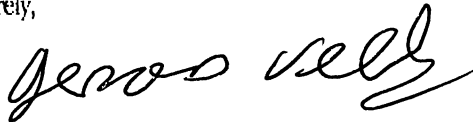
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Robert Kelly Carter
Address: 95 Lafayette St
Cambridge, MA

Date: 10/27/96

Feedback: no objection

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: Robert Kelly Carter

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

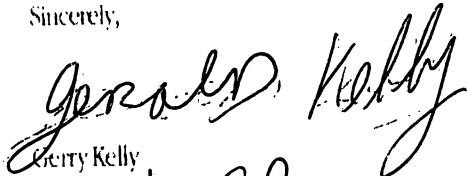
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Sincerely,


Gerry Kelly

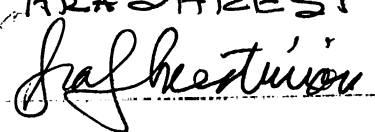
Name: Ara Shresthania
Address: 36 Chilton St
Cambridge

Date: 10/29/96

Feedback: No objections

I support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

ARA SHRESTHANIA
Signature: 

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

Dear Neighbor,

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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,

Gerry Kelly

Gerry Kelly

Name:

Address:

Joan M. Daniels
25 Chilton St
Cambridge, MA

Date:

10-30-96

Feedback:

No objection as parking on the street is very congested during the winter it gets worse

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature:

Joan M. Daniels

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

Dear Neighbor,

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Sincerely,

Gerry Kelly

Gerry Kelly

Name:

Address:

City:

State:

Zip:

Feedback:

Support:

Signature:

Date:

Property:

Comments:

Signature:

Date:

Property:

Comments:

Signature:

Date:

Property:

Comments:

Signature:

Date:

Property:

Comments:

Signature:

Date:

Property:

Comments:

Signature:

Date:

Property:

Mary F. Glynn

25 Chilton St

Cambridge MA

Feedback: I've lived here for 58 yrs

and parking is a problem.

Support: I support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature: Mary F. Glynn

Date: 10-30-96

Property: 25 Chilton St

Comments: I've lived here for 58 yrs

and parking is a problem.

Signature: Mary F. Glynn

Date: 10-30-96

Property: 25 Chilton St

Comments: I've lived here for 58 yrs

and parking is a problem.

Signature: Mary F. Glynn

Date: 10-30-96

Property: 25 Chilton St

Comments: I've lived here for 58 yrs

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Signature: Mary F. Glynn

Date: 10-30-96

Property: 25 Chilton St

Comments: I've lived here for 58 yrs

and parking is a problem.

Signature: Mary F. Glynn

Date: 10-30-96

Property: 25 Chilton St

Comments: I've lived here for 58 yrs

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

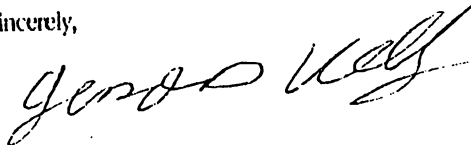
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Robert Kelley
Address: 25 Chilton St
Cambridge MA 02138

Date: Oct 30, 1996

Feedback: No objections.

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: _____

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

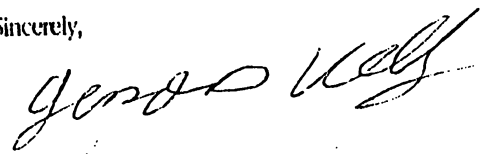
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: THOMAS J. GLYNN
Address: 25 CHILTON ST.
CAMBRIDGE, MA 02138

Date: 10/30/96

Feedback: - NO OBJECTIONS -

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: Thomas J. Glynn

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

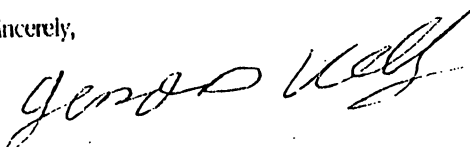
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

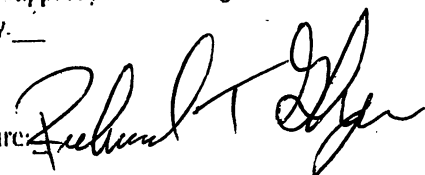
Name: Richard T. Glynn
Address: 25 Chilton St
Cambridge, Mass 02138

Date: 10-31-96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature: 

10

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

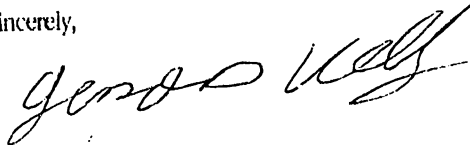
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Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: MICHAEL PEARSON
Address: 25 CHILTON ST.
CAMBRIDGE MA

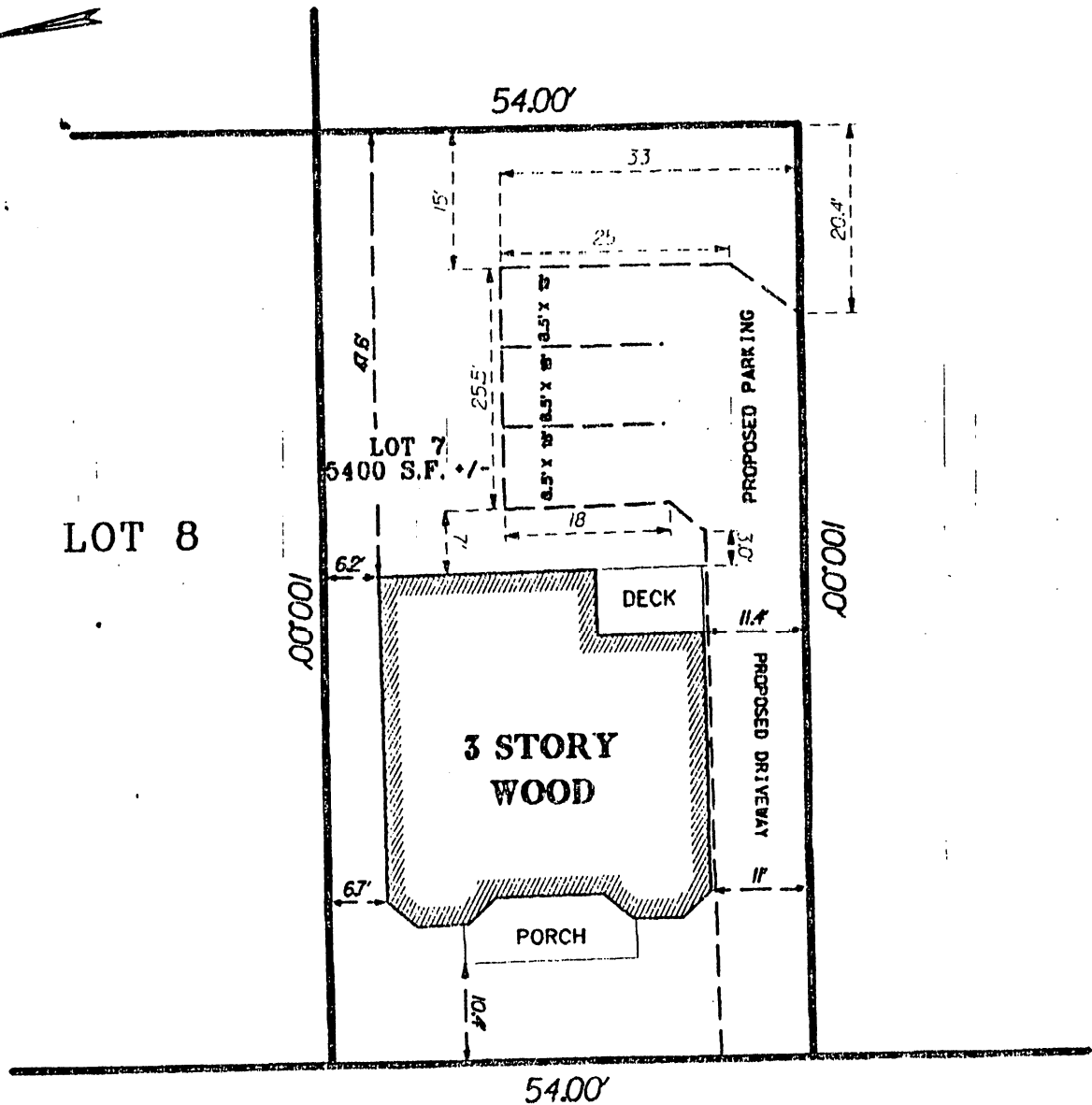
Date: 10/30/96

Feedback: I FEEL THE OVERALL WORK BEING PERFORMED
ON THE HOUSE IS AN IMPROVEMENT TO THE NEIGHBORHOOD.

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

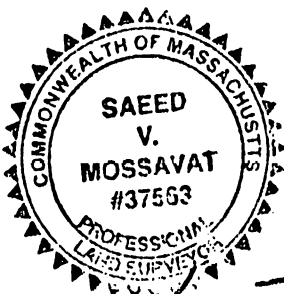
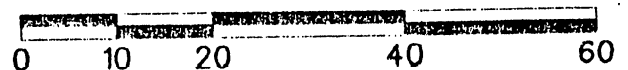
I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature: Michael Pearson



CHILTON STREET

SCALE: 1" = 20'



Saeed Mossavat

ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625
INIT: SM DATE: 08/01/96
RESEARCH: KM DATE: 08/05/96
FIELD: PJD DATE: 08/05/96
CALCS: KM DATE: 08/12/96
DRAFT: KM DATE: 08/12/96
CHECKED: SM DATE: 08/12/96
APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE A	CODE IDENT NO 104845	PRJCT FILE: 104845.RW! PLOT FILE: 104845.EP!
------------------	-------------------------	---

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of TENANT MAXWELL KULLUMAY 35 CHILTON ST #2

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30-32 CHILTON ST.

Signed:

Maxwell Kullumay

Date:

6/12/96

Address:

2

To Whom It May Concern:

As owner or agent of Mary Glynn Tenant 25 Chilton

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed:

Mary Glynn

Date:

June - 12th - 1996

Address:

25 Chilton Street Cambridge

To Whom It May Concern:

As owner or agent of Mrs Frassa OWNER: 25 Chilton

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed:

25 Chilton St Cambridge

Date:

June - 12th - 1996

Consent Communication #10

**Communication was received from Eugenia
Megerdichian et al., transmitting their
support of the curb cut at 30 Chilton Street.**

In City Council December 16, 1996

*Referred to
Calendar #17*

#19961002

2

RECEIVED BY
OFFICE OF CITY CLERK
APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
CITY OF CAMBRIDGE
96 OCT 29 AM 11:16
CAMBRIDGE MA.

INSPECTIONAL SERVICES
96 OCT 4 PM 2 15



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:

10/4/96

PART I:

Address of proposed curb cut or off-street parking facility: 30-32 Chilton St. Cambridge

Frontage: 54 feet Block and Lot: 54 x 100 = 5400

Setback (distance from building to sidewalk): _____

Distance from proposed driveway to surrounding structures and property line: 1 foot

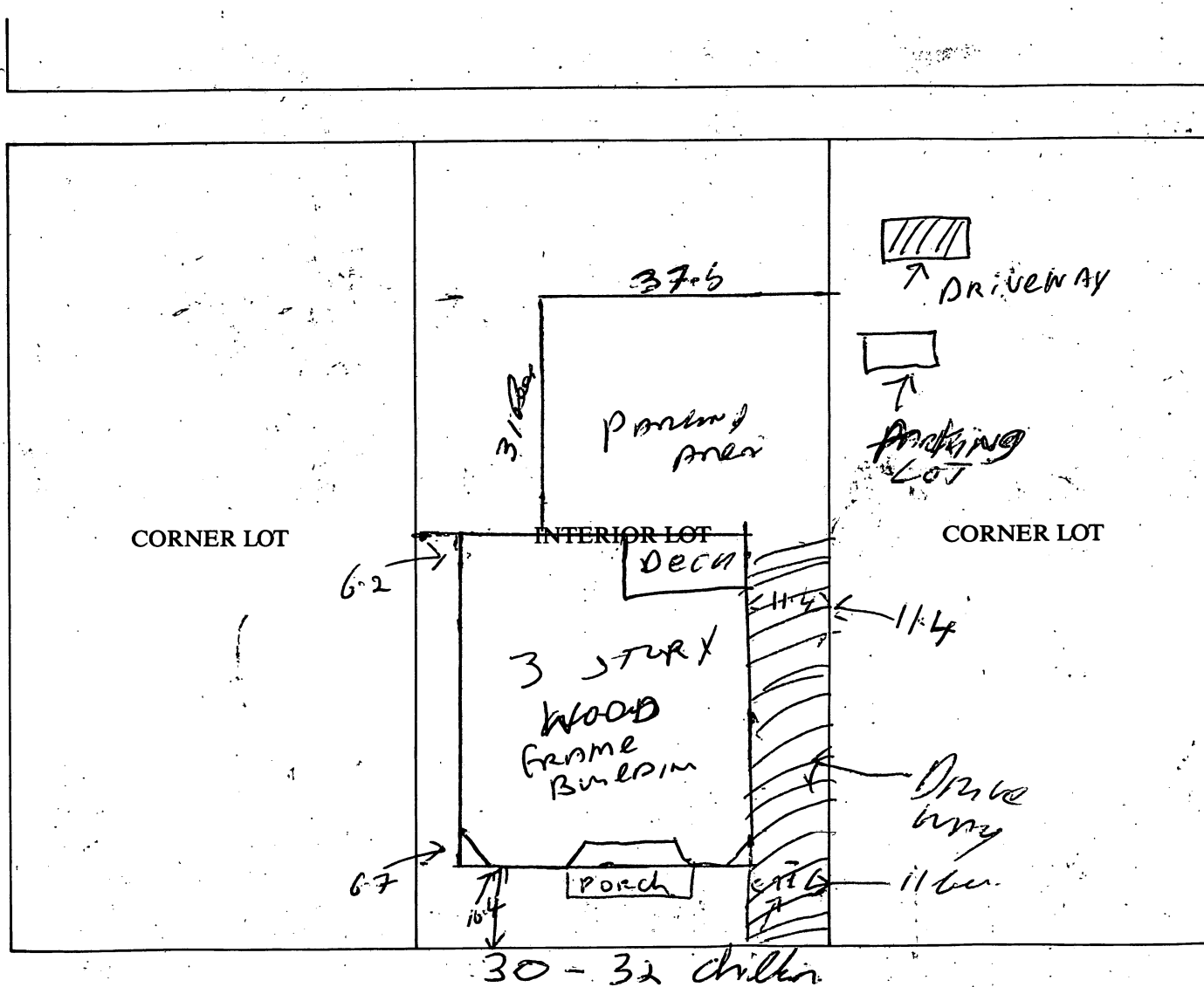
Dimensions of proposed driveway: 31 x 37.5

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: no direct

- ☒ 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.





City of Cambridge

Calendar #11

IN CITY COUNCIL

January 6, 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.

Gerald Kelly

30-32 Chilton Street

In City Council January 6, 1997

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

A handwritten signature in black ink, appearing to read "D. Margaret Drury", with a dark, textured stamp or smudge below it.

D. Margaret Drury
City Clerk

City of Cambridge

MASSACHUSETTS

In City Council 11, 1997

Unfinished Business # 11
 On Moving From the Table

YEA	NAY	ABSENT	PRESENT	
✓				V.M. Kathleen L. Born
✓				Ms. Henrietta Davis
✓				Mr. Francis H. Duehay
✓				Mr. Anthony Galluccio
✓				Mr. Kenneth E. Reeves
✓				Mr. Michael A. Sullivan
✓				Mr. Timothy J. Toomey, Jr.
✓				Ms. Katherine Triantafillou
✓				Mayor Sheila T. Russell

9 0 0 0

FINN AND CRANE
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
104 MOUNT AUBURN STREET
HARVARD SQUARE
P. O. BOX 381030
CAMBRIDGE, MA 02238

RECEIVED BY
OFFICE OF CITY CLERK
96 DEC 31 AM 10 28
CAMBRIDGE MA.

DANIEL C. CRANE
KEVIN P. CRANE

EDWARD A. CRANE
(1938-1982)
HARRY FINN
(1922-1992)
TELEPHONE
(617) 876-8500
FACSIMILE
(617) 864-6357

December 30, 1996

Cambridge City Council
c/o Margaret Drury, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

RE: 30-32 Chilton Street Curb Cut Petition

Dear Ms. Drury:

Relative to the above-captioned matter, request is hereby made that the curb cut petition previously filed be scheduled for hearing at the regular City Council meeting of January 6, 1997.

If you have any question regarding the above, please do not hesitate to contact me.

Sincerely,



Kevin P. Crane

KPC/jg

cc: Nancy Glowa, Esquire

Consent Communication #8

Communication was received from Kevin P. Crane, requesting that the petition for a curb cut at 30-32 Chilton Street be heard at the City Council meeting of January 6, 1997.

In City Council January 6, 1997

Referred to the
petition, Unfinished
Business NO. 11



City of Cambridge

Consent Communication #2

IN CITY COUNCIL

November 4, 1996

MAYOR RUSSELL

ORDERED: That The City Manager be and hereby is requested to direct the Community Development Department to arrange a meeting with abutters, neighbors, petitioners and Attorney Crane to resolve issues on the curb cut for 30-32 Chilton Street.

In City Council November 4, 1996
Adopted by the affirmative vote of nine members.
Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of TEVENT MAXWEL KUMAR 35 CHILTON ST #2

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 - 32 CHILTON ST.

Signed: Mary Glynna Date: 6/12/96

Address: 12

To Whom It May Concern:

As owner or agent of Mary Glynna Tenant 25 Chilton

☐ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed: Mary Glynna Date: June - 12th - 1996

Address: 25 Chilton Street Cambridge

To Whom It May Concern:

As owner or agent of miss Frassa Owner 25 Chilton

☒ approval

Cambridge, Massachusetts, I do hereby declare ☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed: 25 Chilton St Cambridge Date: June - 12th - 1996

Address: 25 Chilton St Cambridge

8 1/2 x 18
Space for
put = 104

20% open
to place

15 feet open
area size

fine narrowest
point from
Hesse to lower
of valley

neighbor.
sign off.

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 33-35 CHILTON ST.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 CHILTON ST

Signed:

Date: 10/3/96

Address:

7 EVERETT ST. CAMBRIDGE MA 02138

To Whom It May Concern:

As owner or agent of ~~Ara Shere~~ 36 Chilton Street

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton Street

Signed:

Date: 10/3/96

Address:

5 Mitton Circle Andover, MA 01810

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

Date: _____

Address: _____

CITY OF CAMBRIDGE

**APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM**

To Whom It May Concern:

As owner or agent of _____,

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____ Date: _____

Address: _____



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

TO: Gerald Kelly
Abutting Neighbors

FROM: DMD
D. MARGARET DRURY, CITY CLERK

DATE: October 29, 1996

RE: 30-32 Chilton Street Curb Cut

Please be advised that the petition for a curb cut at 30-32 Chilton Street will be on the City Council's Agenda for the meeting of Monday, November 4, 1996.

2

19961002

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

OCT 29 AM 11:16

OCT 4 PM 2 15

CAMBRIDGE MA.



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:

10/4/96

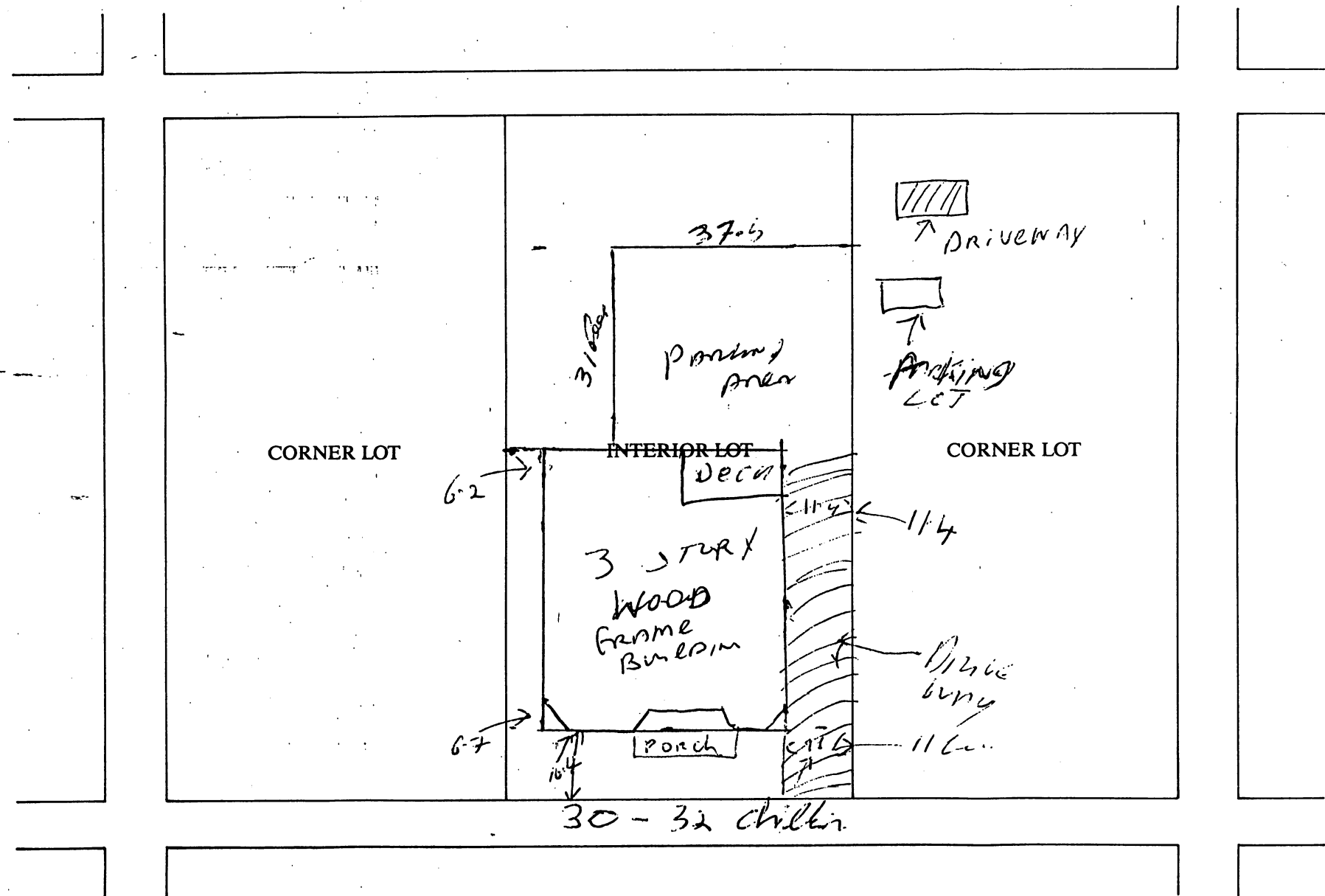
PART I:

Address of proposed curb cut or off-street parking facility: <u>30-32 Chelton St. Cambridge</u>	
Frontage: <u>54 feet</u>	Block and Lot: <u>54 x 100 = 5400</u>
Setback (distance from building to sidewalk): _____	
Distance from proposed driveway to surrounding structures and property line: <u>1 foot</u>	
Dimensions of proposed driveway: <u>31 x 37.5</u>	
Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway: <u>no direct</u>	

- ☒ 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.



30-32 Chilton Street

side abutter

24-26 Chilton Street

Peter and Jana Dublin

side abutter

36-38 Chilton Street

Alice Melkonian

Ara Shrestinian-

Roxy Davidian

5 Mitton Circle

Andover, MA 01810

approval signed October 3, 1996

behind abutter

93-95 Fayerweather Street

Howard R. Saxner

Laura van Dame

across abutters

29-31 Chilton Street

Melinda Walsh #1

Raymond Gonzalez #2

Michele Sprengnether #2

Raymond Gonzalez #3

across abutters

25 Chilton Street

John P. Frassa

Marguerite Frassa-

approval signed June 12, 1996

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of TENANT MAXWELL KULLUMBY 35 CHILTON ST #2

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30-32 CHILTON ST.

Signed: Maxwell Kullumby Date: 6/12/96

Address: 12

To Whom It May Concern:

As owner or agent of Mary Glynn Tenant 25 Chilton

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed: Mary Glynn Date: June - 12th - 1996

Address: 25 Chilton Street Cambridge

To Whom It May Concern:

As owner or agent of miss Frassa Owner 25 Chilton

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton St Cambridge

Signed: June - 12th - 1996

Address: 25 Chilton St Cambridge

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 33-35 CHILTON ST.

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 CHILTON ST

Signed:

Josephine Friedman

Date: 10/3/96

Address:

7 EVERETT ST. CAMBRIDGE MA 02138

To Whom It May Concern:

As owner or agent of ~~Ara Shere~~ 36 Chilton Street

☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 30 Chilton Street

Signed:

Ara Shertinian

Date: 10/3/96

Address:

5 Mitton Circle Andover, MA 01810

To Whom It May Concern:

As owner or agent of _____

☐ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at _____

Signed: _____

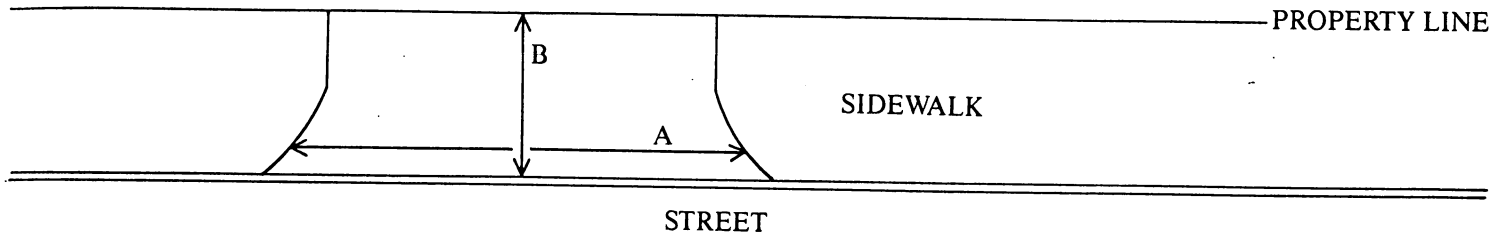
Date: _____

Address: _____

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



A = 14 FT. $\div$ 3 = 3.66 YARDS

B = 6 FT. $\div$ 3 = 2 YARDS

A $\times$ B = 7.33 SQUARE YARDS

COST ESTIMATE:

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

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

CONCRETE: 7.33 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 293.00

ASPHALT: _____ SQUARE FEET $\times$ 1 TON/40 SQUARE FEET $\times$ \$125/TON = \$ _____

DEPARTMENT OF PUBLIC WORKS SCHEDULED DATE FOR CONSTRUCTION:

1 / 1

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:

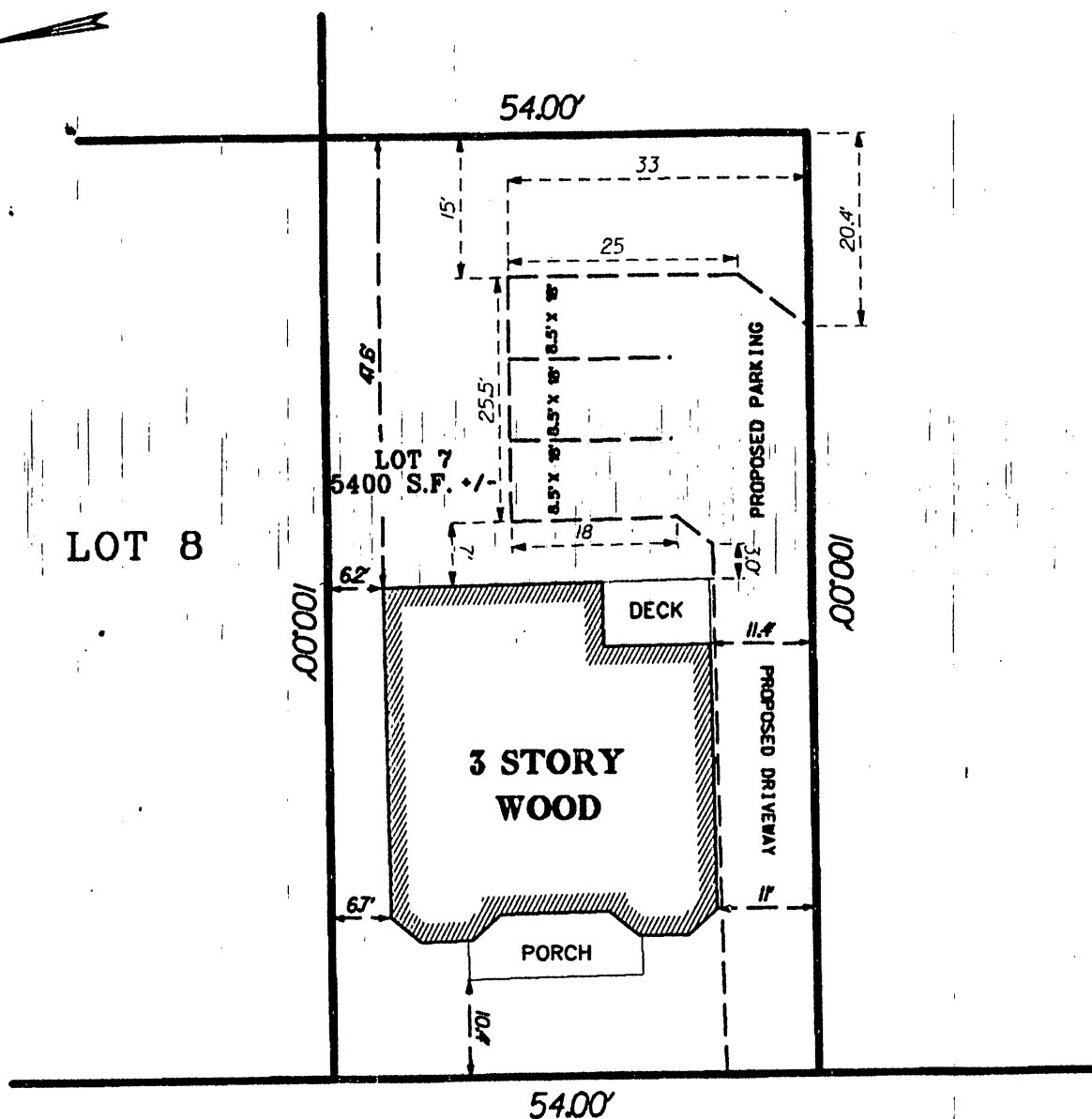
Owner's signature: Jeanne Kelly

Date: 6-3-1996

Address: TEN VERRILL ST APT SIX MATTAPOON MA 0426

Funds Received: \$ _____

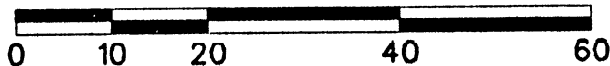
Check Number: _____



CHILTON

STREET

SCALE: 1" = 20'



ATLANTIS GROUP, INC.

797 WASHINGTON STREET
NEWTONVILLE, MA 02160-1625

INIT: SM DATE: 08/01/96

RESEARCH: KM DATE: 08/05/96

FIELD: PJD DATE: 08/05/96

CALCS: KM DATE: 08/12/96

DRAFT: KM DATE: 08/12/96

CHECKED: SM DATE: 08/12/96

APPROVED SUPV SM DATE: 08/12/96

PLOT PLAN OF LAND

IN
CAMBRIDGE, MASSACHUSETTS
(30 CHILTON STREET)

SCALE: 1" = 20' DATE: 08/12/96 SHEET 1 OF 1

SIZE
A

CODE IDENT NO
104845

PRJCT FILE: 104845.RWK
PLOT FILE: 104845.EPS

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS

CITY OF CAMBRIDGE

PART II: INSPECTIONAL SERVICES DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/28/96

Title:

2010/28

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title:

DEPT TRAFFIC DEPT.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title:

EXD CHZ

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title:

SUPV of Streets



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

September 12, 1996

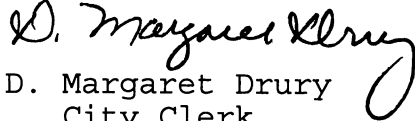
Mr. Gerald Kelly
10 Virrell Street
Mattapan, MA 02126

Dear Mr. Kelly:

Enclosed are copies of communications to the City Council from your neighbors and abutters regarding their concerns about your plans for your driveway and parking area. The City Council has requested that I forward these communications to you because the Council wants to let you know how your neighbors feel about this matter and hopes that you will consider the concerns of your neighbors as you move forward.

I trust this information will be helpful to you.

Sincerely,


D. Margaret Drury
City Clerk

DMD/mc

Enclosures

cc: Peter and Jana Dublin
Howard Saxner and Laura van Dam
et al.

Peter and Jana Dublin
24 Chilton Street
Cambridge, MA 02138

RECEIVED BY
OFFICE OF CITY CLERK
96 AUG -1 PM 10:40
CAMBRIDGE MA.

July 31, 1996

Margaret Drury
City Clerk
City of Cambridge
Cambridge, MA 02139

Dear Margaret,

We are writing to you to express our concerns over, and tentative disapproval of, the efforts of the developers of 30 Chilton Street to put in a driveway and pave over their back yard to create a parking lot.

We have lived on Chilton Street for the past twenty-three years. When we first moved in, we removed concrete from our own back yard to increase the amount of open space in our yard and the neighborhood. Over the years, we have seen more and more of our neighbors enhance the neighborhood with the addition of trees, shrubs, and other open space attributes; we would hate to see that pattern reversed by removing three fully grown trees and the damage their removal would do to both the neighborhood and the environment.

We have not yet seen a plan for the driveway and the parking lot, so we must reserve final judgment until we do. On the other hand, the developers have neither kept their word nor worked within the law since the day they began, and we have little confidence in their plans. We remain concerned that there may not be a full 10' of space between their building and our property line. We remain concerned that there may not be sufficient open space in accordance with the law. We remain concerned that no matter what their plan says that they will not implement it accurately.

For these reasons, we would like to go on record as opposing any efforts to reduce the open space on Chilton Street and reserving the right to see a final plan before any decision is made.

Sincerely,



Peter Dublin



Jana Dublin

(617) 354-7734

Email: phdublin@aol.com

Aug. 15, 1996

RECEIVED BY
OFFICE OF CITY CLERK

96 AUG 20 AM 11:16

CAMBRIDGE MA.

Margaret Drury
City Clerk, City of Cambridge
759 Massachusetts Ave.
Cambridge, MA 02139

Dear Ms. Drury,

We are abutting neighbors behind 30-32 Chilton St., which is now being renovated by a group of developers. They have told us they want to put a parking lot in the backyard. (At times they have told us perhaps three spaces, at other times, six.) We are now waiting for them to show us plans so we can respond.

Because we will be unavailable for two weeks, we want you to know that we very much want to see the plans so we can respond in writing to them. But if somehow the zoning laws are such that we could miss this opportunity over the next two weeks, we want to inform you that, without the benefit of seeing plans now, we tentatively disapprove of the developers turning their backyard into parking space, for several reasons.

First, the yard is extremely close to our building--depending on what part of our house, between just 3 and 8 feet away. Parking that close to our rooms will have a quite undesirable effect for us, in many ways. Second, we are concerned that our neighborhood could lose more green space, which is quite limited and precious. This is a densely populated neighborhood with little to buffer neighboring houses. We are concerned that the developers, who have no intention of living in the building, are proposing parking in order to sell the units as quickly as possible, as one of them has told us. While this would obviously benefit them financially, it would have an adverse effect on the quality of life for residents already here.

Finally, the developers' record with the project concerns us. It is our understanding that Inspectional Services has found a number of problems with the project. We are not certain whether the developers will follow through on representations made to the city and the neighbors about any parking plan.

Sincerely,


Howard Saxner


Laura van Dam

93 Fayerweather St., Cambridge, MA 02138

Sent to Inspectional Services 8/20/96

14
RECEIVED BY
OFFICE OF CITY CLERK
96 AUG 21 PM 12:50
CAMBRIDGE MA.

July 29, 1996

Ranjit Singanayagam
Inspectional Services, City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Margaret Drury
Office of the City Clerk, City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Singanayagam and Ms. Drury,

As property owners who are abutting neighbors of 30-32 Chilton St.--a site being renovated by its new owners, a set of developers--we would like to let you know in writing that we are interested in any backyard plan devised for the property. We are withholding judgment until we see a bona fide plan, but want to respond to it once we have seen it.

Thank you very much for recognizing our interest in the property, as what happens there will affect each of us.

Sincerely,

Flower & Saxe
Laura van Dam

93 Fairweather St.

MSWalsk

31 Chilton St.

Cambridge / 491-6519

Michael (Michelle Sprengel) #3
31 Chilton #3 661-7678

R. S. Singh

Walter Dublin

Jana St. Dublin

24-26 Chilton St.

354-7734

Ken Carter

95 Fairweather St.

Mable Coney

95 FAIRWEATHER STREET #2

Louise Schablen

95 Fairweather #3



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

October 7, 1996

Dear Neighborhood Representative:

This office is in receipt of a copy of a petition from Gerald Kelly requesting *a new curb cut at the premises numbered 30-32 Chilton, 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: Stuart Lesser-Neighborhood 10 Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative _____

Daytime telephone no. _____



RECEIVED BY
OFFICE OF CITY CLERK
96 OCT 21 AM 11:39
CAMBRIDGE MA.

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

October 7, 1996

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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: Stuart Lesser-Neighborhood 10 Association

hereby _____ approve _____ disapprove of said driveway petition.

Comments: BELOW

Signature of authorized association representative

Daytime telephone no. 868-7080

WE CAN NOT GIVE OUR APPROVAL TO A CURB CUT AT
THIS TIME. THE ADJUTENTS HAVE RAISED A NUMBER OF
ZONING & PLANNING ISSUES WHICH MUST BE ADDRESSED PRIOR TO
CITY HALL, 795 MASSACHUSETTS AVENUE CAMBRIDGE, MASSACHUSETTS 02139
THE NEIGHBORHOOD TEN ASSOCIATION GIVING ITS SUPPORT.

To

Rachel

Date

9/20

Time

11:30

☒ AM
☐ PM

WHILE YOU WERE OUT

M

Laura

of

30 Chilton St.

Phone

()

253-8239

Area Code

Number

Extension

TELEPHONED

CALLED TO SEE YOU

WANTS TO SEE YOU

PLEASE CALL

WILL CALL AGAIN

URGENT

RETURNED YOUR CALL

Message

Linda

Operator



AMPAD
EFFICIENCY®

REORDER
#23-000

RECEIVED BY
OFFICE OF CITY CLERK

96 OCT 10 PM 2:05

TO: MARGARET DRURY
FROM: DEANA BOMHOF FOR SEAN DYER + GERARD KENNY,
CAMBRIDGE MA.

Dear Ms. Drury,

Please place Sean Dyer's letter of
Oct 2nd on the agenda for City
Council meeting.

Deana Bomhof for
Sean Dyer

Project Coordinator for 300 HILTON ST
CAMBRIDGE.

93 Fayerweather St.
Cambridge, MA 02138

Oct. 11, 1996

Sean Dyer
c/o 30-32 Chilton St.
Cambridge, MA 02138

Dear Sean,

I was preparing a letter for you when my wife and I received your letter (dated October 2, but postmarked October 10) today. I hope your involvement indicates a willingness to seriously discuss the issues of parking and the backyard. However, I was disappointed that your letter simply rejected our old offer, which Deana rejected a week ago, without offering anything in the way of a real proposal from which we could begin to negotiate.

As I am sure you are aware, we made little progress in discussing our offer with Deana. In our last conversation, she rejected our offer, and instead suggested that if we supported the parking plan, you would be willing to sell us a plot of land--at 160% of its assessed value. Deana claimed that she had come up with the price by evaluating the land's "sale value," which a local, very experienced broker at De Wolfe in Cambridge later labelled as ridiculous. This part of the conversation was followed by a threat as to what would happen to the land if we did not support parking. Apart from the unpleasantness of the conversation, it left me feeling that there had been no effort to seriously negotiate.

That is why I am writing you. We are serious about negotiating. I had planned to make another offer during my phone conversation with Deana, but never got the chance. At this point, however, I feel that we have come forward with a good faith written offer, only to have it rejected. You may have dismissed our offer--I assume because you think you can get more money for parking--but we put it in writing at your request and tried to find a solution that would satisfy everyone. We believe it is now your turn. So, if you are interested in resolving the parking and backyard issue, we propose that you put in writing a fair and responsible offer.

To give you some assistance, we obviously have concerns which we would like addressed in any negotiations. These include reconfiguring the parking area to increase the set back from our house, visual screens that effectively block our view of the parking (our kitchen and dining room

windows face directly out on the proposed parking), fencing, drainage, and other ways to reduce the impact of parking on us.

One final matter. While you have already rejected our offer, I would like to formally revoke it. We made the offer, which was more costly than we were comfortable with, in order to find a solution that would be agreeable to everyone and get us all out of a difficult situation. While I still believe that it was a reasonable compromise, you apparently did not think so.

We would like to resolve this matter to everyone's satisfaction. A thoughtful, reasonable written proposal, followed by good faith negotiations, would speed the process.

Sincerely,



Howard Saxner

**Peter and Jana Dublin
24 Chilton Street
Cambridge, MA 02138**

October 16, 1996

Ranjit Singanayagam
Zoning Specialist, Inspectional Services
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Ranjit,

As you know, we are abutters to 30-32 Chilton Street and wish to share with you our concerns over the application for a curb cut by the developers of that property,

As we understand the curb cut application process, the developers are required to talk with all of the abutters, show them the parking plan, and have each abutter sign off on the plan (approval or disapproval) before submitting the application to your office. The developers have not done this and we formally ask you to put their application on hold until they have complied with the process as you have explained it to us.

First, the developers lied in their application, misrepresenting a neighbor as an abutter. They listed having contacted only two abutters and one of those abutters was listed as Josephine Friedman who owns 33-35 Chilton Street. There are six abutters to the 30-32 Chilton Street property and 33-35 Chilton Street is not one of them, as it does not sit directly across the street from 30-32 Chilton Street.

Second, the developers did not show the plan they ultimately submitted to you to any of the abutters. They got the signature of one abutter for an old plan.

Third, they neither showed the plan (or any version of the plan) nor contacted at all four of the six abutters. We are not even raising the issue of their non-compliance with the directive of the City Council that the developers enter into good faith negotiations with us over the nature of their plan; that is an issue we have raised directly with the city councilors. In spite of Mr. Kelley's letter of October 4th where he suggests he tried without results to get certain abutters to sign off on the plan, the truth is that none of the developers has ever made any attempt to contact four of the six abutters.

We have lived in the same house in Cambridge for over 23 years. When we moved into our house, we removed a parking lot in our back yard to enable us to create more green space. We love Cambridge and our neighborhood and resent developers who have demonstrated a complete lack of concern for our neighborhood and a complete lack of respect for the rules and regulations of Inspectional Services.

Given that the developers have not carried out the requirements your office has established for the curb cut application process, we ask you to put that application on hold until they have contacted all six abutters, provided each of them with the plan they have provided you, allowed each abutter adequate time to respond to the plan, and return to you their application with signatures from all six abutters.

Sincerely,


Jana Dublin


Peter Dublin

(617) 354-7734

Email: phdublin@aol.com



City of Cambridge

Communication #6 and 7

IN CITY COUNCIL

October 21, 1996

COUNCILLOR SULLIVAN
COUNCILLOR GALLUCCIO

ORDERED: That Gerald Kelly, the petitioner, and the neighbors and abutters be requested to confer with each other regarding the curb cut application for the premises numbered 30-32 Chilton and resolve their differences prior to the actual curb cut petition appearing on the City Council Agenda for approval.

In City Council October 21 1996

Adopted by the affirmative vote of eight members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:-

D. Margaret Drury
D. Margaret Drury
City Clerk

Sean Dyer
30 Chilton Street
Cambridge, MA 02138

October 2, 1996.

Laura van Dam
Howard Saxner
93 Fayerweather Street
Cambridge, MA 02138

Dear Ms. van Dam and Mr. Saxner,

Thank you for putting your offer in writing. It gives us an opportunity to begin to understand what you are seeking and therefore to respond to you.

In response to paragraph 2 of your offer, our research has confirmed that the land you are seeking to purchase, (approximately 12' east/west along property line between 24 and 30 Chilton X 33' north/south between 30 Chilton and 93 Fayerweather +-396 sq. ft.) has a fair value of \$16,000.00 or \$40 per square foot. With reference to your offer and the conversation you had with Gerry Kelly, we understand that "Yona Dublin will never accept a driveway, but I could probably live with it", we seek your support for a curb cut to enable us to provide this amenity for our prospective purchasers. We have already revised the parking plans and are open to your input in order that we can have a win win resolution for everyone. With regard to the land sale, we are required by zoning laws to maintain 20% open space and to that end, the exact amount of land we can sell would have to follow those guidelines.

In regard to paragraph 1 of your offer, since you would already own the land running approximately 12' east/west and 33' north/south, we do not understand your desire for an easement, since you would already have the benefit of the land. Since the owners of 24 Chilton Street are the ones who want the easement and restrictive covenant, we feel that this is an issue to be discussed with them directly. We are eager to negotiate this aspect with them and would appreciate your letting them know that we are willing to talk with them since it appears they do not want to talk with us.

In the meantime, we look forward to discussing this matter further and await your response eagerly.

Sincerely,



Sean Dyer

6
Developers
30 Chilton Street
Cambridge, MA 02138

October 2, 1996.

D. Margaret Drury
City Clerk, City of Cambridge
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Drury,

We are grateful for your communications regarding the above mentioned property. It gives us an opportunity to respond and to set the record straight.

Directly after being the successful on this property that the Grove Bank sold at auction back in April, we were approached by Laura van Dam (abutter at 93 Fayerweather) who wanted to know what our intent was with this property. She also informed us that she would be interested in purchasing some land from us so that she could have a backyard. We informed her then that we had made no decisions about anything but that we had every intention of working in tandem with the neighbors towards a mutually agreeable end product, including the possibility of accommodating her land request. We have not wavered from this commitment and continue to work towards having open communication and agreement.

With regard to the parking, it was not initially our intention to provide any. By request of some residents on the street, who were concerned about the parking situation becoming more congested, we decided to look into the situation.

In the interim, we became aware that a movement was underfoot to undermine our efforts without the opportunity for open negotiation. Our Project Coordinator, Deana Bomhof, went to a meeting at 24 Chilton Street, which was called for the benefit of all abutters. It became clear then, that our neighbors had no interest in open communication and Ms. Bomhof was asked to leave the meeting. During her short sojourn she once again assured those present that our intent was to keep communications open and work with the neighbors. She also asked that we be kept abreast of any and all concerns, but has not been approached directly by anyone since. Both Ms. Bomhof and Mr. Kelly have told me that they have been treated with animosity by both above mentioned abutters regardless of their attempts to communicate. I believe sincerely, that they would both prefer to have improved relations and have made an effort to do so.

With regard to the letters dated July 29 and 31st 1996 and August 15, 1996 and received today, we note the concern of the abutters to know the plans for the yard and parking. At that time we had not yet had the property surveyed and had not yet formulated a plan for parking. The abutters have clearly made some assumptions regarding the size of the parking and portray it as taking up the entire back yard. There has never been any intent to turn the entire yard into a parking lot. We would like to provide parking for three cars and have been open to discussion as to how we might achieve this. We draw specific attention to the fact that the abutters say they would not make any judgment until they saw the plans which has not been held to. When we received the plans from the surveyor, Mr. Gerry Kelly brought these over to the neighbors. It was the feeling of 93 Fayerweather that the parking was too close to their lot line and so we went back to the drawing board and redesigned the parking to address their concern. We received the revised

6

plan from the surveyor today and will present it to them. In the meantime the abutters have not kept their word. It appears that the owners of 24 Chilton street have already decided that they want no parking under any circumstance. They have also convinced the owners of 31 Chilton Street to vote against us, without any party having the benefit of seeing a proposal. The owners of 93 Fayerweather have given Gerry Kelly to understand that "Yona Dublin will never accept parking, but they could probably live with it". We understand the neighbors having to live with each other, but we feel that trying to influence people without the benefit of accurate information, is underhanded behavior that leaves little room for honest communication.

Ms. van Dam and Mr. Saxner 's concern about parking under their windows has been addressed. We are confused by their comment that what we are doing will have an "adverse effect on their quality of life." The property we purchased, was extremely run down, the back yard filled with trash, being unkempt and overgrown. It is beyond us, how our renovation which has dramatically improved the the building, along with three parking spots and a landscaped back yard which more than meets the 20% open space requirement imposed by zoning laws, will affect them adversely. The preceding comments apply to statements made by the owners of 24 Chilton Street as well. It is a pity that these particular neighbors who in fact have more to benefit from this renovation than anyone else, would respond in such a negative fashion. Perhaps they would have preferred to abut a delapidated and abandoned property indefinitely. In this view they are in the minority, since our discussions with other Chilton Street residents indicates enormous approval for the work we are doing.

Ms. Dublin has voiced her concern about green space in the neighborhood. As someone who enjoys the exclusive use of her own asphalt driveway and garage, we wonder why she has given no thought to pulling that out to plant flowers and shrubs as she has suggested she wants to do on our land. She has requested through the owners of 93 Fayerweather that we grant an easement and covenant in our deed to her benefit, for which she has made no reasonable offer. If we were reasonably compensated for the above, it certainly would be considered.

We resent Ms. van Dams comments regarding parking, the quick sale of the property and our financial gain. We run a business. We want to sell this property for it's fair market value, within a reasonable amount of time, providing as many amenities as is viable and to make a reasonable and honest profit. We have an enormous amount of money invested into this property and we have earned an opportunity to make a reasonable return on our investment.

Finally, we do not appreciate the inference from both abutters that Inspectional Services has any problems with the work we have performed. We have proceeded in accordance with the law and have renovated a building that very adequately meets state code. We have no intention now or in the future of doing anything that does not fully meet the requirement of all applicable laws.

With all of the above said, we are committed to resolving this situation and in fact enclose our most recent communications with the neighbors regarding the above property. The owners of 24 Chilton Street seem to prefer not to have direct communications with us and have charged 93 Fayerweather with that responsibility. Despite all of the above, we are interested in putting all of this behind us and sitting down at the negotiating table in order to have fair, open and honest communications.

Sincerely,



6
93 Fayerweather St.
Cambridge, MA 02138
September 30, 1996

To the Developers of 30 Chilton:

This is in response to your request that we put in writing the offer which we made to you on September 21. The offer is to give you \$16,000 in return for the following:

1) an easement of approximately three feet in width along the property line between 24 and 30 Chilton, along with a covenant running with the land (in the deed) of 30 Chilton, for the benefit of 24 Chilton and 93 Fayerweather, that there will be no parking along the side or in the back of 30 Chilton. The easement would permit 24 Chilton to plant trees and shrubbery. However, since the main concern of 24 Chilton is the driveway and parking, and the main purpose of the easement is to ensure that there will be no driveway or parking, it is possible that a covenant running with the land that prohibits the driveway and parking (along with some type of agreement as to plantings in that area by 30 Chilton) would meet the concerns of 24 Chilton;

2) the sale of about 400 square feet of property at the back of 30 Chilton to us (93 Fayerweather). While we have proposed a space of 12' (running east-west along the property line between 24 and 30 Chilton) by 33' (running north-south), the exact configuration can be discussed.

Obviously, this is an initial offer, which would have to be reviewed and approved by lawyers if the discussions progress. We regard this as a good faith, significant offer, and hope that you will respond to it seriously.

Very truly yours,

Howard Saxner

Laura van Dam

Consent Communication #6

Communication was received from Deana Bomhof
for Sean Dyer and Gerlad Kelly regarding
the application for a curb cut at
30-32 Chilton Street.

In City Council October 21, 1996

Refer to the Petition
Order Adopted
Regarding Communication
#6 and 7

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

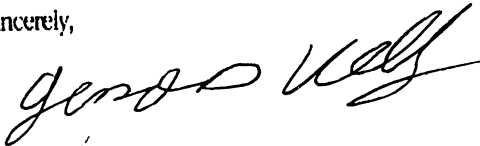
Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: _____

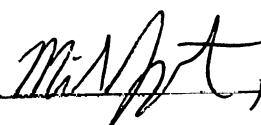
Date: _____

Address: _____

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

Signature:  31 Chilton St. #3 (4#2 owner)

10/28: I've seen the plan. We are hoping for continued negotiations with the neighbors, Laura van Dam + Jana Dublin, and I'd like the new owners to have the ultimate decision re: parking. (i.e. The people who will move into the renovated building)

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,

Gerry Kelly

Gerry Kelly

Name: JOHN SCHABLEIN
Address: 93 CAMBRIDGE MA
93 FAIRWEATHER ST.

Date: 10/27/96

Feedback: No Objections

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ✓

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

Signature: John Schablein

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1990.

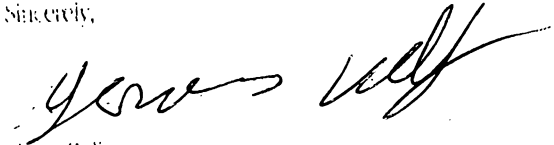
Dear Neighbor,

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I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,


Gerry Kelly

Name: _____
Address: _____

Date: _____

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property.

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property.

Signature: _____

I gave copy to Mr & Mrs Wray 95 Bapenweston
Yvonne Dublin 24 Chilton
Owner 36 Chilton
31 Chilton floor one north
Signed Gerry Kelly

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

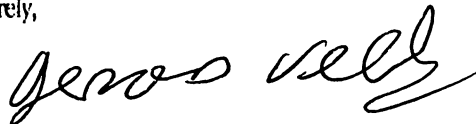
Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Robert P. Kelly
Address: 95 Lafayette St
Cambridge, MA

Date: 10/27/96

Feedback: no objection

I support you in seeking a curb cut to provide three parking spots in the rear of your property. ☒

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. ☐

Signature: Robert P. Kelly

Gerry Kelly
30 Chilton Street
Cambridge, MA 02138

October 26, 1996.

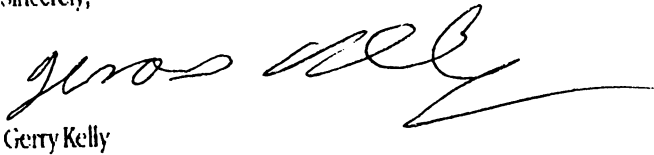
Dear Neighbor,

Enclosed is the proposed parking plan for the above mentioned property. It has been reconfigured since we last presented it to you and we hope that this plan will be more amenable. It is designed with the goal of keeping as much greenery and open space as possible and with the intent of creating minimal impact on you. I propose using asphalt but would be amenable to crushed stone if you have a preference. The drainage mechanism will be designed by the paving contractor and submitted to you for your information. I am also planning to build a wooden fence in the rear of the yard as well as along the side lot line between 30 Chilton and 24 Chilton. I plan to plant creepers along these fences to increase the greenery.

I hope that providing parking for three cars will ease the congestion for the other residents on Chilton Street. I seek your feedback and support for a curb cut in order to do this. Since time is of the essence, I seek your feedback and cooperation at your very earliest convenience.

Thank you sincerely for your thoughtful consideration in this matter.

Sincerely,



Gerry Kelly

Name: Laura van Dam
Address: 93 Fayerweather St
Cambridge

Date: 10/28/96

Feedback: _____

I support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

I do not support you in seeking a curb cut to provide three parking spots in the rear of your property. _____

Signature: Laura van Dam

10/28 We have received a copy of the parking plan but we don't approve it at this time. ~~we have not~~ There is still a lack of negotiations to our satisfaction.

30-32 Chilton Street
Cambridge, MA

September 27, 1996.

Dear Neighbors,

We wanted to take this opportunity to ask your opinion regarding the installation of a black top driveway and parking in the rear of the above mentioned property.

Having spoken with many of our neighbors, we have become aware that there is a major concern about more cars looking to park on the street. Do you feel that off street parking will alleviate the congested parking situation on this street? We are considering seeking a variance from the City so that we might put in a driveway and parking in the rear for the condominium owners. Enclosed is the proposed plan for the driveway and parking. If you have any thoughts, questions or concerns regarding the above, we would very much appreciate hearing from you so that we can address them. We seek your comments and feedback, so that we can achieve our goal, which is to have a win win situation for everyone. You may reach us at the numbers listed below.

Please take a moment to fill out the bottom of this paper and pop it in our mail box. Thank you in advance for your support. We look forward to hearing from you.

Sincerely,

Gerry Kelly - GEM Construction (617) 474-4506
Sean Dyer - Sean Dyer and Associates (617) 328-9294
Deana Bomhof - Domain Properties (617) 446-9982

Name: Deborah Ayala

Date: 9/30/96

Address: 75 Chilton St

Signature: Deborah K. Ayala

Comments: _____

I support off street parking for the condominium owners at 30-32 Chilton Street, Cambridge. ✓

I do not support off street parking at 30-32 Chilton Street, Cambridge. _____

To Whom It Concerns

This is to certify I Gerald Kelly
As owner to 30 Chilton Street is
making application to the City of
Cambridge for curb cut and driveway
and parking facility at the above
address to this date enclosed is
signatures of abutters and Neighbors
approval's and disapproval's

I have tried several times to get
approval but have not succeeded at this
stage

Yours

Gerald Kelly

OCT-4th-1996

7

RECEIVED BY
CITY CLERK
96 OCT 15 PM 12:29
CAMBRIDGE MA.
93 Fayerweather St.
Cambridge, MA 02138
Oct. 11, 1996

Ranjit Singanayagam
Zoning Specialist, Inspectional Services
City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Singanayagam,

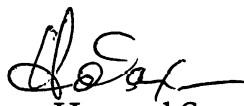
We would like to draw your attention to the fact that the owners/developers of 30-32 Chilton St., in their 10/4/96 application for a curb cut, have misrepresented a nearby homeowner as an abutter when she is in fact not one. Josephine Friedman owns 33-35 Chilton St., which does not sit directly across the street from 30-32 Chilton St. and therefore is not an abutting building.

Moreover, the developers have not listed the names of another group of abutters. These homeowners are the people who live in the condominium building at 95 Fayerweather St. Their back property runs along part of the back of 30-32 Chilton St.

And despite the 10/4/96 letter by one of the owners/developers, Mr. Kelly, that suggests he has tried unsuccessfully to get certain abutters to sign off on the application form, the developers have not handed the final plan and application form to the Dublins of 24 Chilton St., ourselves, and, I am told, the condominium owners of 29-31 Chilton St.--all abutters. (Also, the sole abutter who has signed off on the form did so before the developers gave you a revised plan this week. One of us saw that person's name listed on the application before the plan had been changed.)

Given that the developers have not carried out the requirements for abutters' signatures as the City of Cambridge instructs them to do, we ask you to put their application on hold until they file the proper signatures.

Sincerely,


Howard Saxner


Laura van Dam

cc: Margaret Drury, City Clerk

Consent Communication #7

Communication was received from Howard Saxner and Laura van Dam, 93 Fayerweather Street, regarding the application for a curb cut at 30-32 Chilton Street.

In City Council October 21, 1996

Refer to the Petition
Order Adopted
Regarding Communication
#6 and 7

TO Whom It Concerns

This is To Certify I GERALD KELLY
AS OWNER TO 30 Chilton Street is
MAKING APPLICATION TO the City of
Cambridge for curb cut and Driveway
AND parking facility AT the above
address To this DATE Enclosed is
signatures of abutters and Neighbours
approval's AND disapproval's

I have tried several times to get
approval but have NOT succeeded at this
stage.

Yours
Gerald Kelly.
OCT-4th - 1996

30-32 Chilton Street

side abutter

24-26 Chilton Street

Peter and Jana Dublin

side abutter

36-38 Chilton Street

Alice Melkonian

Ara Shrestinian

Roxy Davidian

5 Mitton Circle

Andover, MA 01810

behind abutter

93-95 Fayerweather Street

Howard R. Saxner

Laura van Dame

across abutters

29-31 Chilton Street

Melinda Walsh #1

Raymond Gonzalez #2

Michele Sprengnether #2

Raymond Gonzalez #3

across abutters

25 Chilton Street

John P. Frassa

Marguerite Frassa

30-32 Chilton Street

side abutter

24-26 Chilton Street

Peter and Jana Dublin

side abutter

36-38 Chilton Street

Alice Melkonian

Ara Shrestinian

Roxy Davidian

5 Mitton Circle

Andover, MA 01810

behind abutter

93-95 Fayerweather Street

Howard R. Saxner

Laura van Dame

across abutters

29-31 Chilton Street

Melinda Walsh #1

Raymond Gonzalez #2

Michele Sprengnether #2

Raymond Gonzalez #3

across abutters

25 Chilton Street

John P. Frassa

Marguerite Frassa

30-32 Chilton Street

side abutter

24-26 Chilton Street

Peter and Jana Dublin - tentatively disapprove

side abutter

36-38 Chilton Street

Alice Melkonian

Ara Shrestinian - approval signed October 3, 1996

Roxy Davidian

5 Mitton Circle

Andover, MA 01810

behind abutter

93-95 Fayerweather Street

Howard R. Saxner - tentatively disapprove

Laura van Dame -

across abutters

29-31 Chilton Street

Melinda Walsh #1

Raymond Gonzalez #2

Michele Sprengnether #2

Raymond Gonzalez #3

withholding judgement
letter dated

across abutters

25 Chilton Street

John P. Frassa

Marguerite Frassa - approval signed June 12, 1996



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

September 12, 1996

Mr. Gerald Kelly
10 Virrell Street
Mattapan, MA 02126

Dear Mr. Kelly:

Enclosed are copies of communications to the City Council from your neighbors and abutters regarding their concerns about your plans for your driveway and parking area. The City Council has requested that I forward these communications to you because the Council wants to let you know how your neighbors feel about this matter and hopes that you will consider the concerns of your neighbors as you move forward.

I trust this information will be helpful to you.

Sincerely,

D. Margaret Drury
D. Margaret Drury
City Clerk

DMD/mc

Enclosures

cc: Peter and Jana Dublin
Howard Saxner and Laura van Dam
et al.

*Copies in curbside box
w/ Note ~~in~~ box
~~for pending curbs~~
Gals that all
these people should
get copies notified
when curbside
goes on CC
agenda*



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

September 12, 1996

Mr. Gerald Kelly
10 Virrell Street
Mattapan, MA 02126

Dear Mr. Kelly:

Enclosed are copies of communications to the City Council from your neighbors and abutters regarding their concerns about your plans for your driveway and parking area. The City Council has requested that I forward these communications to you because the Council wants to let you know how your neighbors feel about this matter and hopes that you will consider the concerns of your neighbors as you move forward.

I trust this information will be helpful to you.

Sincerely,

D. Margaret Drury
D. Margaret Drury
City Clerk

DMD/mc

Enclosures

cc: Peter and Jana Dublin
Howard Saxner and Laura van Dam
et al.

Peter and Jana Dublin
24 Chilton Street
Cambridge, MA 02138

RECEIVED BY
OFFICE OF CITY CLERK
96 AUG -1 PM 10:40
CAMBRIDGE MA.

July 31, 1996

Margaret Drury
City Clerk
City of Cambridge
Cambridge, MA 02139

Dear Margaret,

We are writing to you to express our concerns over, and tentative disapproval of, the efforts of the developers of 30 Chilton Street to put in a driveway and pave over their back yard to create a parking lot.

We have lived on Chilton Street for the past twenty-three years. When we first moved in, we removed concrete from our own back yard to increase the amount of open space in our yard and the neighborhood. Over the years, we have seen more and more of our neighbors enhance the neighborhood with the addition of trees, shrubs, and other open space attributes; we would hate to see that pattern reversed by removing three fully grown trees and the damage their removal would do to both the neighborhood and the environment.

We have not yet seen a plan for the driveway and the parking lot, so we must reserve final judgment until we do. On the other hand, the developers have neither kept their word nor worked within the law since the day they began, and we have little confidence in their plans. We remain concerned that there may not be a full 10' of space between their building and our property line. We remain concerned that there may not be sufficient open space in accordance with the law. We remain concerned that no matter what their plan says that they will not implement it accurately.

For these reasons, we would like to go on record as opposing any efforts to reduce the open space on Chilton Street and reserving the right to see a final plan before any decision is made.

Sincerely,


Peter Dublin


Jana Dublin

(617) 354-7734

Email: phdublin@aol.com

Aug. 15, 1996

Margaret Drury
City Clerk, City of Cambridge
759 Massachusetts Ave.
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK

95 AUG 20 AM 11:16

CAMBRIDGE MA.

Dear Ms. Drury,

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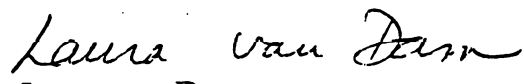
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Sincerely,


Howard Saxner

93 Fayerweather St., Cambridge, MA 02138


Laura van Dam

Sent to Inspectional Services 8/20/96



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

September 12, 1996

Mr. Gerald Kelly
10 Virrell Street
Mattapan, MA 02126

Dear Mr. Kelly:

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Sincerely,

D. Margaret Drury
D. Margaret Drury
City Clerk

DMD/mc

Enclosures

cc: Peter and Jana Dublin
Howard Saxner and Laura van Dam
et al.

Peter and Jana Dublin
24 Chilton Street
Cambridge, MA 02138

RECEIVED
OFFICE OF CITY CLERK
96 AUG -1 PM 10:40
CAMBRIDGE MA.

July 31, 1996

Margaret Drury
City Clerk
City of Cambridge
Cambridge, MA 02139

Dear Margaret,

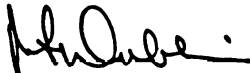
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Sincerely,


Peter Dublin


Jana Dublin

(617) 354-7734

Email: phdublin@aol.com

Aug. 15, 1996

Margaret Drury
City Clerk, City of Cambridge
759 Massachusetts Ave.
Cambridge, MA 02139

RECEIVED BY
OFFICE OF CITY CLERK

95 AUG 20 AM 11:16

CAMBRIDGE MA.

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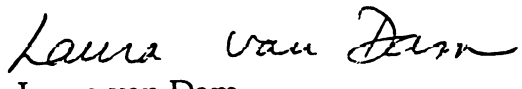
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Sincerely,


Howard Saxner


Laura van Dam

93 Fayerweather St., Cambridge, MA 02138

Sent to Inspectional Services 8/20/96

14
RECEIVED BY
OFFICE OF CITY CLERK
96 AUG 21 PM 12:50
CAMBRIDGE MA.

July 29, 1996

Ranjit Singanayagam
Inspectional Services, City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Margaret Drury
Office of the City Clerk, City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Singanayagam and Ms. Drury,

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Thank you very much for recognizing our interest in the property, as what happens there will affect each of us.

Sincerely,

Flower & Saper
Laura van Dam
93 Fairweather St.

CS Walsh
31 Chilton St.

Cambridge / 491-6519

Mail ps (Michelle Sprengel) #3
31 Chilton #3 661-7678

R. S. Singh

Inter Dublin
Jana St. Dublin
24-26 Chilton St.
354-7734
Ken Carter
95 Fairweather St.
Mable Coney
95 FAIRWEATHER STREET #2
Louise Schablen
95 Fairweather #3

Aug. 15, 1996

Ranjit Singanayagam
Zoning Specialist, Inspectional Services
City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Mr. Singanayagam,

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Howard Saxner



Laura van Dam

93 Fayerweather St., Cambridge, MA 02138

Peter and Jana Dublin
24 Chilton Street
Cambridge, MA 02138

RECEIVED BY
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96 AUG -1 PM 10:40
CAMBRIDGE MA.

July 31, 1996

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City Clerk
City of Cambridge
Cambridge, MA 02139

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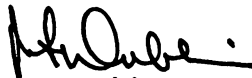
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Sincerely,


Peter Dublin


Jana Dublin

(617) 354-7734

Email: phdublin@aol.com

Peter and Jana Dublin
2 Chilton Street
Cambridge, MA 02138

July 31, 1996

Ranjit Senganayagam
Inspectional Services
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Ranjit,

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Peter Dublin

Jana Dublin

(617) 354-7734

Email: phdublin@aol.com



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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

September 12, 1996

Mr. Gerald Kelly
10 Virrell Street
Mattapan, MA 02126

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City Clerk

DMD/mc

Enclosures

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Howard Saxner and Laura van Dam
et al.

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Cambridge, MA 02138

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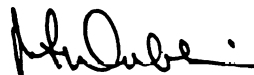
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Aug. 15, 1996

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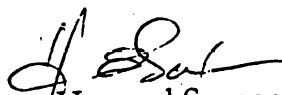
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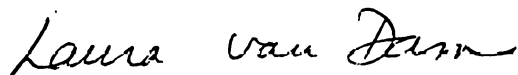
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Sincerely,


Howard Saxner


Laura van Dam

93 Fayerweather St., Cambridge, MA 02138

Sent to Inspectional Services 8/20/96

14
RECEIVED BY
OFFICE OF CITY CLERK
96 AUG 21 PM 12:50
CAMBRIDGE MA.

July 29, 1996

Ranjit Singanayagam
Inspectional Services, City of Cambridge
831 Massachusetts Ave.
Cambridge, MA 02139

Margaret Drury
Office of the City Clerk, City of Cambridge
795 Massachusetts Ave.
Cambridge, MA 02139

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Laura van Dam
93 Fayweather St.

LSWalsk
31 Chilton St.

Cambridge / 491-6519

Michael (Michèle) Sprengel
31 Chilton #3 661-7678

R. B. Singh

Mervin Dublin
Jana St. Dublin
24-26 Chilton St.
354-7734
Ken Carter
95 Fayweather St.
Mable Coney
95 Fayweather Street #2
Louise Schablen
95 Fayweather #3



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City Clerk

DMD/mc

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Howard Saxner and Laura van Dam
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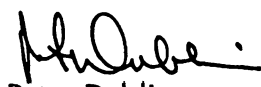
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Aug. 15, 1996

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Cambridge, MA 02139

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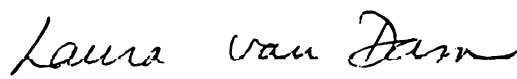
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Sincerely,


Howard Saxner


Laura van Dam

93 Fayerweather St., Cambridge, MA 02138

Sent to Inspectional Services 8/20/96

30-32 Chilton Street
Cambridge, MA

September 27, 1996.

Dear Neighbors,

We wanted to take this opportunity to ask your opinion regarding the installation of a black top driveway and parking in the rear of the above mentioned property.

Having spoken with many of our neighbors, we have become aware that there is a major concern about more cars looking to park on the street. Do you feel that off street parking will alleviate the congested parking situation on this street? We are considering seeking a variance from the City so that we might put in a driveway and parking in the rear for the condominium owners. Enclosed is the proposed plan for the driveway and parking. If you have any thoughts, questions or concerns regarding the above, we would very much appreciate hearing from you so that we can address them. We seek your comments and feedback, so that we can achieve our goal, which is to have a win win situation for everyone. You may reach us at the numbers listed below.

Please take a moment to fill out the bottom of this paper and pop it in our mail box. Thank you in advance for your support. We look forward to hearing from you.

Sincerely,

Gerry Kelly - GEM Construction (617) 474-4506
Sean Dyer - Sean Dyer and Associates (617) 328-9294
Deana Bomhof - Domain Properties (617) 446-9982

Name: Deanna Bomhof Date: 9/30/96
Address: 75 Chilton St
Signature: Deanna K. Bomhof
Comments: _____

I support off street parking for the condominium owners at 30-32 Chilton Street, Cambridge. ✓

I do not support off street parking at 30-32 Chilton Street, Cambridge. _____

TO Whom It Concerns

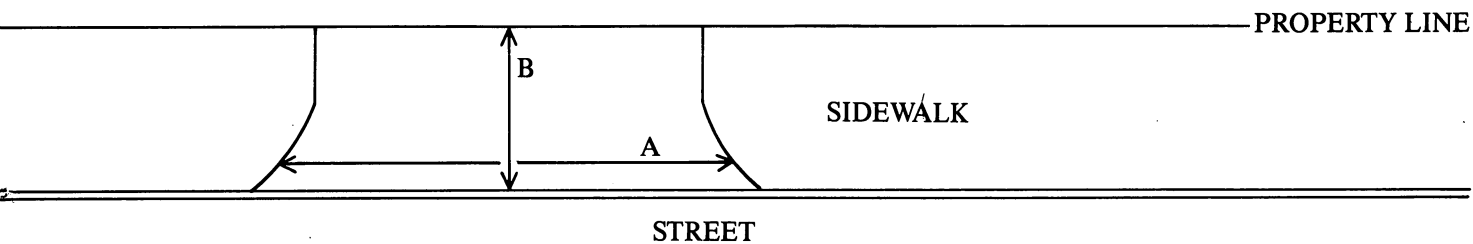
This is To Certify I Gerald Kelly
As owner To 30 Chilton Street is
Making Application To the City of
Cambridge for curb cut and Driveway
and parking Facility AT the above
address To this Date Enclosed is
signatures of abutters and Neighbours
approval's and disapproval's

Yours
Gerald Kelly.
OCT-4th-1996

DRAWING 2:

SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



$$A = 14 \text{ FT.} \div 3 = 3.66 \text{ YARDS}$$

$$B = 6 \text{ FT.} \div 3 = 2 \text{ YARDS}$$

$$A \times B = 7.33 \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 7.33 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 293.00

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: Jeanne Kelly Date: 4-30-1996
Address: TEN Verrill ST apt six MATTAPAN MA 0126

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: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title: DEP Traffic Dir.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title: EXO CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

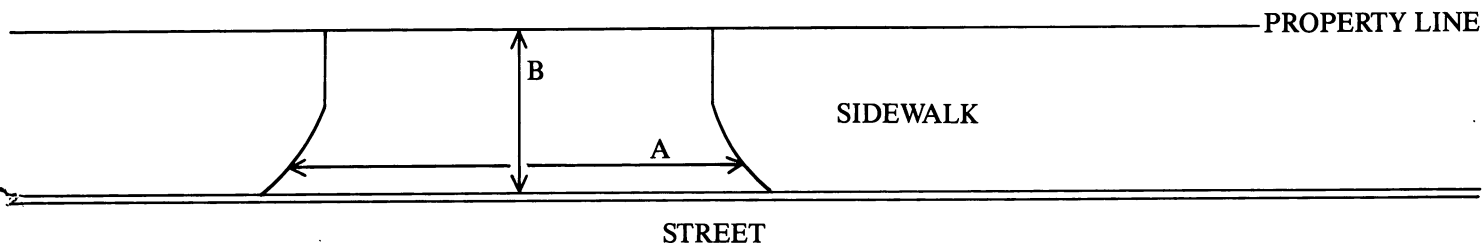
Date: 10/29/96

Title: Supt of Streets

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SKETCH OF PROPOSED DRIVEWAY WITH COST ESTIMATE

CITY OF CAMBRIDGE



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$$B = \underline{6} \text{ FT.} \div 3 = \underline{2} \text{ YARDS}$$

$$A \times B = \underline{7.33} \text{ SQUARE YARDS}$$

COST ESTIMATE:

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

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

CONCRETE: 7.33 SQUARE YARDS $\times$ \$40/SQUARE YARD = \$ 293.00

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: Jeanne Kelly

Date: 4-3-1996

Address: TEN Verrill ST apt six MATTAPAN MA 02126

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: 10/28/96

Title: Zoning

PART III: TRAFFIC AND PARKING DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title:

Dep Traffic Dir.

PART IV: HISTORICAL COMMISSION

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10.29.96

Title:

Exr CH

PART V: PUBLIC WORKS DEPARTMENT

☒ Application approved

☐ Application denied

Reason:

Signature:

Date: 10/29/96

Title:

Supt of Streets

Consent Communication #2 Cal #1

Petition was received from Gerald Kelly
requesting a curb cut at the premises
numbered 30-32 Chilton Street.

1-H

In City Council November 4, 1996

Tabled by
Mayor Russell,
Order Adopted,

11-18-96 no action taken
11-25-96 no action taken
12-16-96 no action taken
1-6-97 order Adopted,
9-0-0,