

To the City Council,

The following comments relate to Application #3 on the March 18, 2013 Council agenda regarding an application for a curb cut by Alberto Cavallo.

- 1) The Mount Auburn Neighborhood Association is still in existence. I am a member of the Board of Directors. I am not speaking on behalf of MANA, but as an immediate abutter.
- 2) The term "immediate abutter" is defined on the application as: "abutters on the sides and rear of the property and from all property owners located across the street(s) from the property." In this case, there are two streets in play, Channing Street (a public way), and Channing Circle (a private way).
- 3) I have not been given the opportunity to sign abutter form. In addition, some other abutters have not submitted abutter forms. These include:
  - a) My property: 19 Channing Street (across public street from property).
  - b) 15 Channing Street (across public street from property).
  - c) 14 Channing Street (across private street from property).

For reference, the applicant has submitted forms for abutters which similar adjacency to the property:

- a) 17 Channing Street (across public street from property).
- b) 18 Channing Street (side abutter).
- c) 4-6 Channing Circle (rear abutter).
- d) 3 Channing Circle (across private street from property).
- e) 5 Channing Circle (across private street from property).

Although the application appears to be defective and should be resubmitted, I would like to go on the record as disapproving the proposed curb cut for the following reasons:

- 1) Channing Street is heavily used by Cambridge residents who visit Mount Auburn Hospital. The proposed curb cut will eliminate at least one public on-street parking space and only add one private off-street parking space. This will contribute to further congestion in an already congested street.

The applicant had use of at least two private parking spaces before eliminating them for an expansion of a fenced in private side yard. The applicant appears to still have exclusive use of two private off-street parking spaces in the newly configured private right of way adjacent to their house.

- 2) The new curb cut appears to be within 2' of a large power/cable/telephone/light utility pole. This is significantly less than the 5' buffer which is in use on my curb cut on Mount Auburn Street. I think the lack of an adequate buffer between the utility pole and the curb cut will result in damage to the pole and to any parked cars within similar distance of the curb cut.

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**Public Comments**  
Tom Stohlman  
March 18, 2013

Although the petitioner has never asked me to fill out the abutter form, I had been shown some early versions of the proposed curb cut by other neighbors.

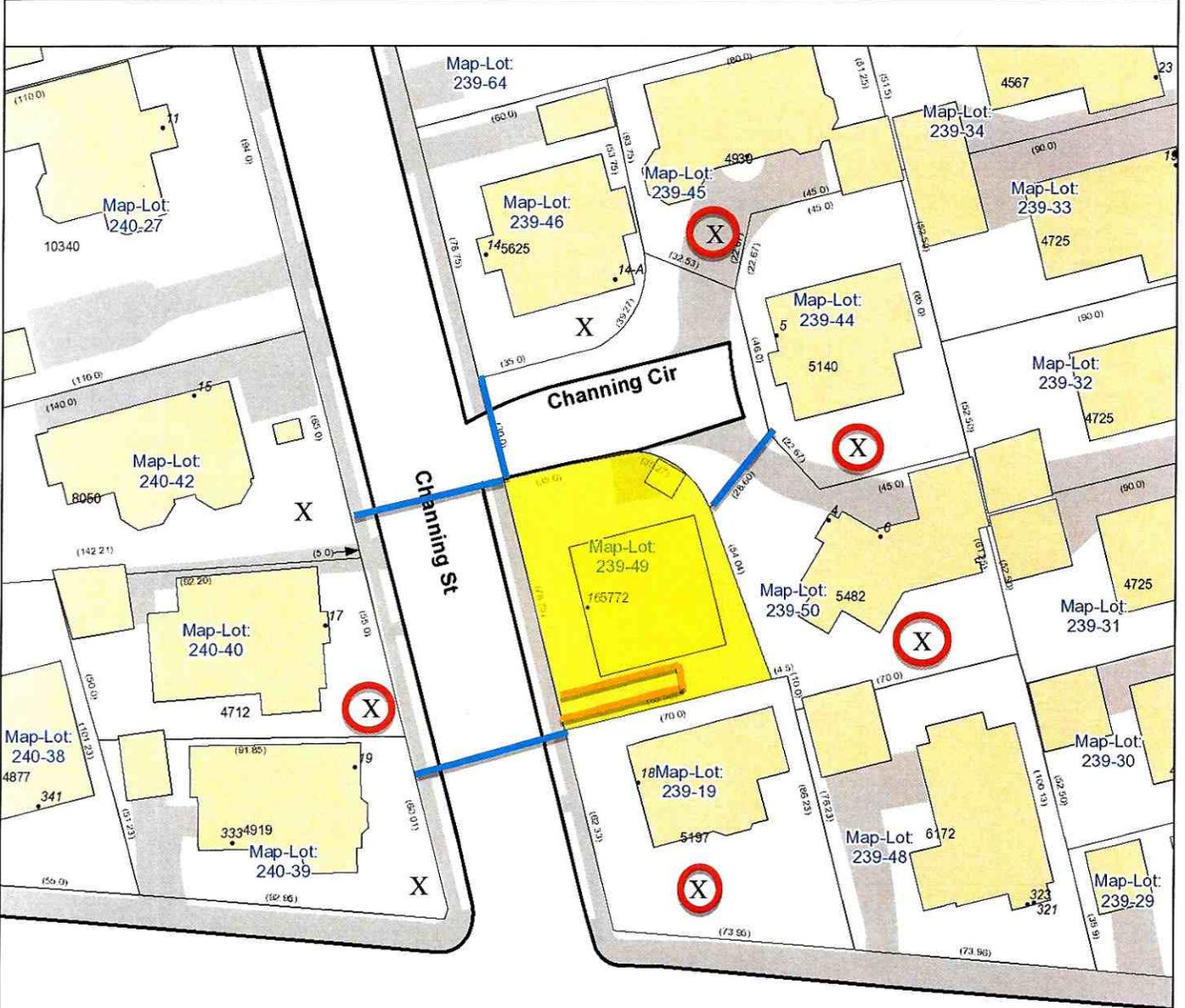
In April of 2012, I expressed my concerns to the petitioners, who indicated that they would not be submitting the curb cut application. I am disappointed and surprised that they submitted anyway.

I believe there are better solutions available to the petitioners, who appear to be trying to expand the private parking available to them from two spaces to three. That said, I am opposed to the proposed curb cut and ask that the Council deny it.

I have attached a PDF of the latest Cambridge GIS map showing the immediate abutters (check marks) and submitted forms (red circles).

Thank You,

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Mt Auburn St

Map-Lot: 241-14



City of Cambridge  
Massachusetts

1" = 48 ft

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- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
  - Paved Roads
  - Bridges
  - Unpaved Roads
  - Unpaved Parking
  - Sidewalks
  - Driveways
  - Alleys
  - Other Paved Surface
  - Public Footpath