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May 16, 2013

City Council
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Davis and Members of the City Council:

We want to provide you with a summary of our efforts to provide Valerie Livingston and Mr. Dewire with information concerning our project at 93 Kirkland Street. At the suggestion of Councilor Maher we met with Ms. Livingston and Mr. Dewire in the Ackerman Room for approximately thirty minutes during the last City Council meeting on June 3rd. The following day, we met with Ms. Livingston and Mr. Dewire at Mark's office and shared with them copies of our plans and other information related to our project. That meeting lasted approximately two hours. Two days later, on Thursday, June 6, we had a third meeting at Mark's office that also lasted approximately two hours.

On Tuesday, June 11th, we had a fourth meeting at Mark's office that lasted approximately one hour. On Thursday, June 13th we had a fifth meeting that lasted approximately ninety minutes. One of the more productive outcomes of our meetings was the ability to learn the concerns of Ms. Livingston and Mr. Dewire. In response to those concerns, we were able to develop a list of commitments to Ms. Livingston and Mr. Dewire concerning our proposed development and construction details. We are enclosing for your review a copy of the letter we provided them outlining those commitments.

Our curb cut application has been awaiting action by the City Council for nearly two months. Ms. Livingston has repeatedly requested that the Council delay action on our application in order to allow adequate time for a discussion about the details of our project. We would respectfully suggest that we have concluded that process in a most responsive manner.

We feel that the time spent in discussions with Ms. Livingston and Mr. Dewire over the past two weeks has been productive. At this point however, having satisfied all of the objective criteria established by the City for curb cuts, including approvals by Inspectional Services, the Historical Commission, the Department of Public Works and the Traffic Department, we believe it is time for the City Council to act favorably upon our curb cut application and allow us vehicular access to our property.

Thank you for your attention to this matter.

Very truly yours,

Mark Boyes-Watson Muireann Glenmullen

93 Kirkland Street LLC, 30 Bow Street, Somerville, MA 02143

RE: 93 Kirkland Street

6.13.13

Dear Thomas Dewire and Valerie Livingston,

This is the revised list of agreed items from our meeting of 6.13.13, adding some items discussed and revising others based on your responses to the original list handed to us at the meeting:

Surface water: Install a French drain along the boundary that 93 Kirkland shares with 2-4 and 6-8 Holden Street.

Excavation: There will be no pile-drilling during excavation for either building.

Construction sequencing: Currently the plan is to install the rear building foundation then move the existing building and then excavate its foundation. Should this change, we will inform the Dewires of any modifications of this construction sequencing prior to work being performed.

Trees: We will engage the services of a professional arborist to evaluate the condition of the trees at the rear of the Dewire properties and to prepare a plan for root protection during construction.

Noise impacts: We will consult with the Dewires on placement of A/C units. All equipment flues (hot water, furnaces) will run through the roofs not the walls.

Lighting impacts: We will use low pathway lighting at the adjacent pedestrian path and shield other exterior lighting to minimize impact on the Dewire properties.

Fencing and landscape: Prior to implementation we will discuss the proposed landscaping and fencing along our shared boundary, and take into account discussions regarding size and placement of proposed trees, and the type of fencing to be used.

Snow removal: We will be incorporating a snowmelt system in the driveway if feasible.

Storm water system maintenance: We will include the storm water system maintenance requirements in condominium documents.

Storm Water DPW conditions: The Civil Engineer will be updating the DPW drawings as requested by the DPW in their approval conditions. These drawings are anticipated tomorrow, and we will make you a copy when we get them. We will be fulfilling the other non-drawing related conditions , such as the requirements for the street opening permit requirements and preconstruction meeting, as they come up.

Drywell Relocations: The drywells will be moved further from the Dewire properties (new locations will be indicated on the revised drawings.)

Pre-construction survey: We will at our expense arrange for an independent pre-construction survey of your houses at 2-4 Holden Street and 6-8 Holden Street.

Pre-construction meeting with site work contractor: We will arrange a pre-construction meeting for you with the site work contractor once selected.

Please do not hesitate to call Mark at 617.901.0951 if you have any further questions or comments on the above.

Sincerely,

Mark Boyes-Watson and Muireann Glenmullen