

3



Manage Plan CCUTS-002769-2013

Address 12 WHITTEMORE AVE 12A

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- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
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- History

General Info Ownership Info IMPORT

Name:

Address:

Phone:

Email:

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Additional Info

Refresh Search Action New Delete Save Cancel Geo Rules D

General Info Ownership Info IMPORT

Frontage 66.67

Setback (distance from building to sidewalk) 17.67

Distance from proposed driveway to surrounding structures and property line: 14.3

Dimensions of Proposed Driveway 12

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

no

- Plot Plan is Included
- Sketch of Driveway
- All Abutters Forms are Included

Applied Online



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Frontage

Setback (distance from building to sidewalk)

Distance from proposed driveway to surrounding structures and property line:

Dimensions of Proposed Driveway

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

- Plot Plan is Included
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 Ownership Info
IMPORT

Frontage

Setback (distance from building to sidewalk)

Distance from proposed driveway to surrounding structures and property line:

Dimensions of Proposed Driveway

Location of any trees, sign posts, fire hydrants, utility poles, etc., in direct vicinity of proposed driveway:

no

- Plot Plan is Included
- Sketch of Driveway
- All Abutters Forms are Included
- Applied Online

NOTES:

1. DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. PLAN REFERENCE: PLAN NO. 290 OF 2013
3. SEE LETTER OF MAP AMENDMENT (LMA) FOR CHANGES TO THIS PLAN. THE LOTS SHOWN ON THIS PLAN FROM THE SPECIAL FLOOD HAZARD AREA.

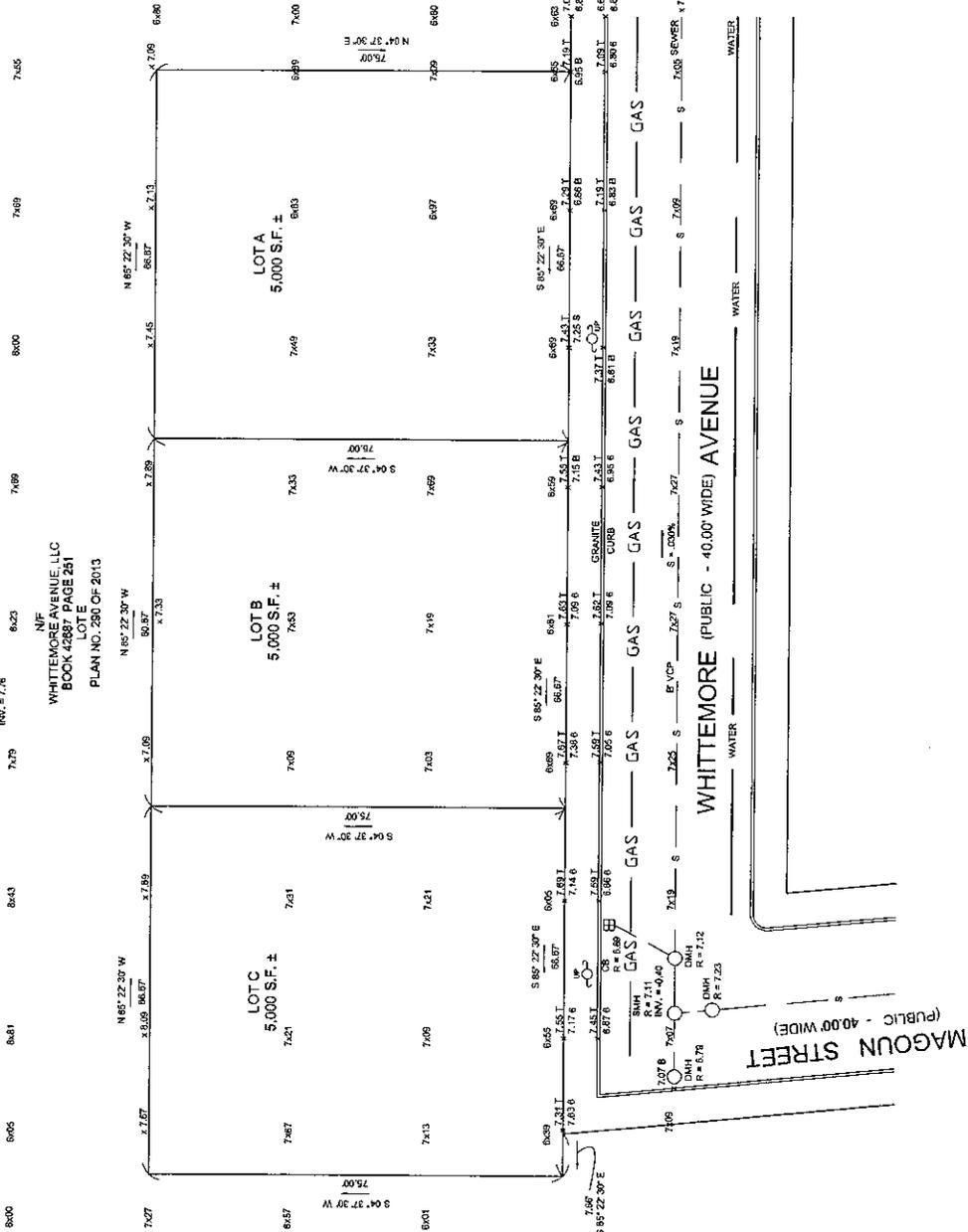
PLAN NO. 290 OF 2013



NIF
WHITTEMORE AVENUE, LLC
BOOK 42887 PAGE 251
LOT E
PLAN NO. 290 OF 2013

NIF
WHITTEMORE AVENUE, LLC
BOOK 42887 PAGE 251
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WHITTEMORE AVENUE, LLC
BOOK 42887 PAGE 251
LOT E
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EXISTING CONDITIONS PLAN

IN

CAMBRIDGE, MA
WHITTEMORE AVENUE



OCTOBER 26, 2013

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621
MEDFORD, MA 02155

(781) 324 - 9566 (781) 321 - 2501 (FAX)

LOT E
PLAN NO. 290 OF 2013

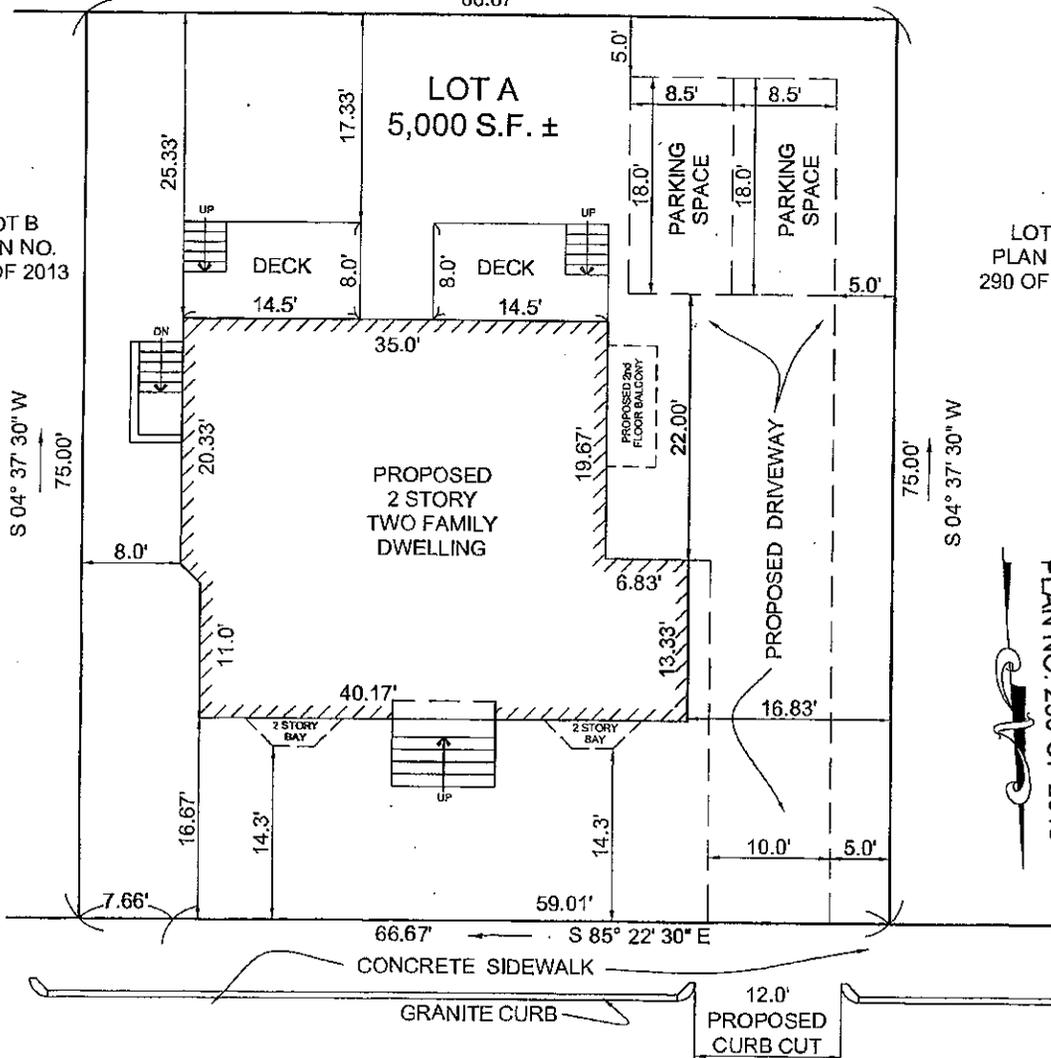
N 85° 22' 30" W

66.67'

LOT B
PLAN NO.
290 OF 2013

LOT E
PLAN NO.
290 OF 2013

LOT A
5,000 S.F. ±



PLAN NO. 290 OF 2013

WHITTEMORE (PUBLIC - 40.00' WIDE) AVENUE

PLOT PLAN - SHOWING
PROPOSED DWELLING
IN
CAMBRIDGE, MA
LOT A

WHITTEMORE AVENUE



SCALE: 1" = 10'-0"

NOVEMBER 5, 2013



Paul J. DeSimone

PLAN REFERENCE: PLAN 290 OF 2013

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

LOT E
PLAN NO. 290 OF 2013

N 85° 22' 30" W

66.67'

LOT C
PLAN NO.
290 OF 2013

LOT B
5,000 S.F. ±

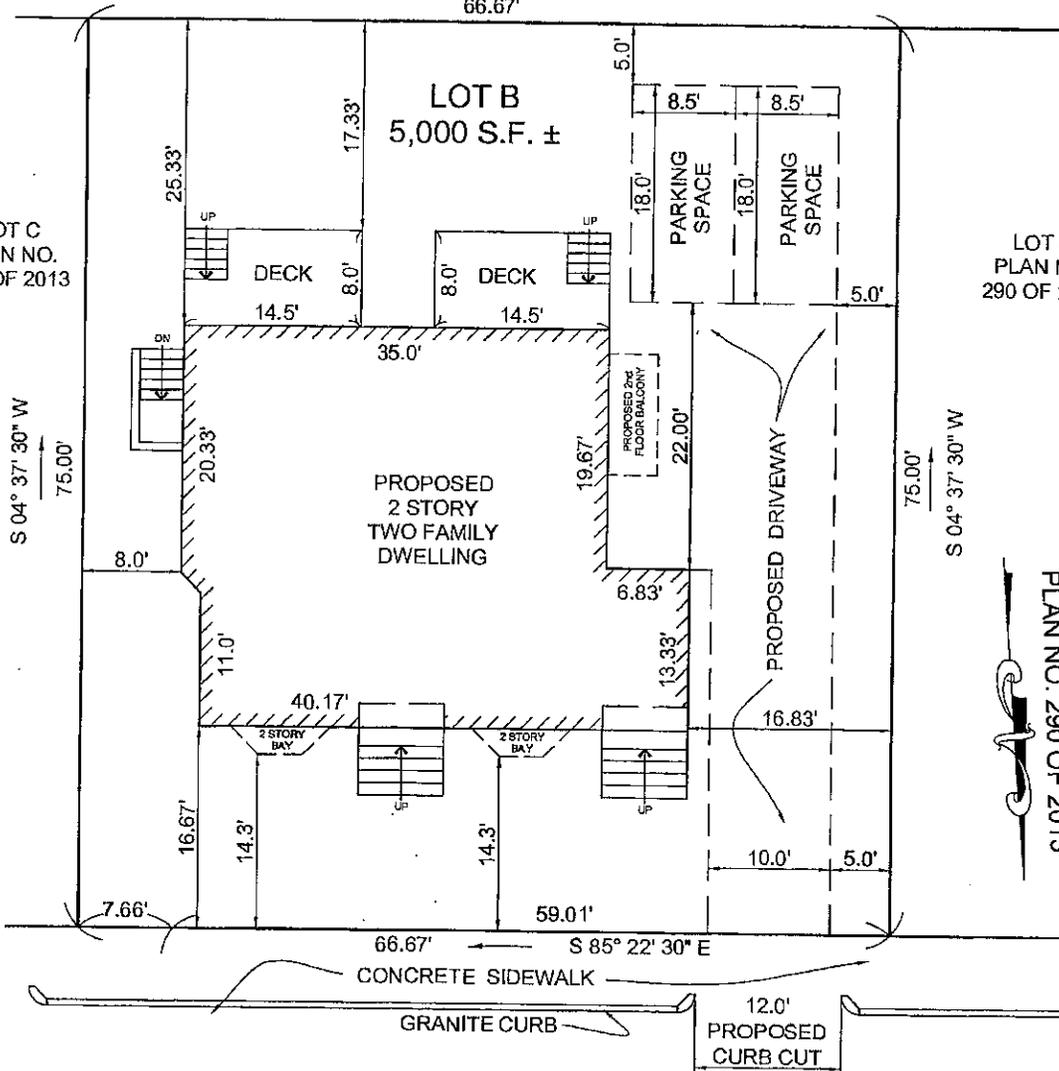
LOT A
PLAN NO.
290 OF 2013

S 04° 37' 30" W
75.00'

PROPOSED
2 STORY
TWO FAMILY
DWELLING

S 04° 37' 30" W
75.00'

PLAN NO. 290 OF 2013



WHITTEMORE (PUBLIC - 40.00' WIDE) AVENUE

PLOT PLAN - SHOWING
PROPOSED DWELLING
IN
CAMBRIDGE, MA
LOT B

WHITTEMORE AVENUE



SCALE: 1" = 10'-0"

NOVEMBER 5, 2013



Paul J. Desimone

PLAN REFERENCE: PLAN 290 OF 2013

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

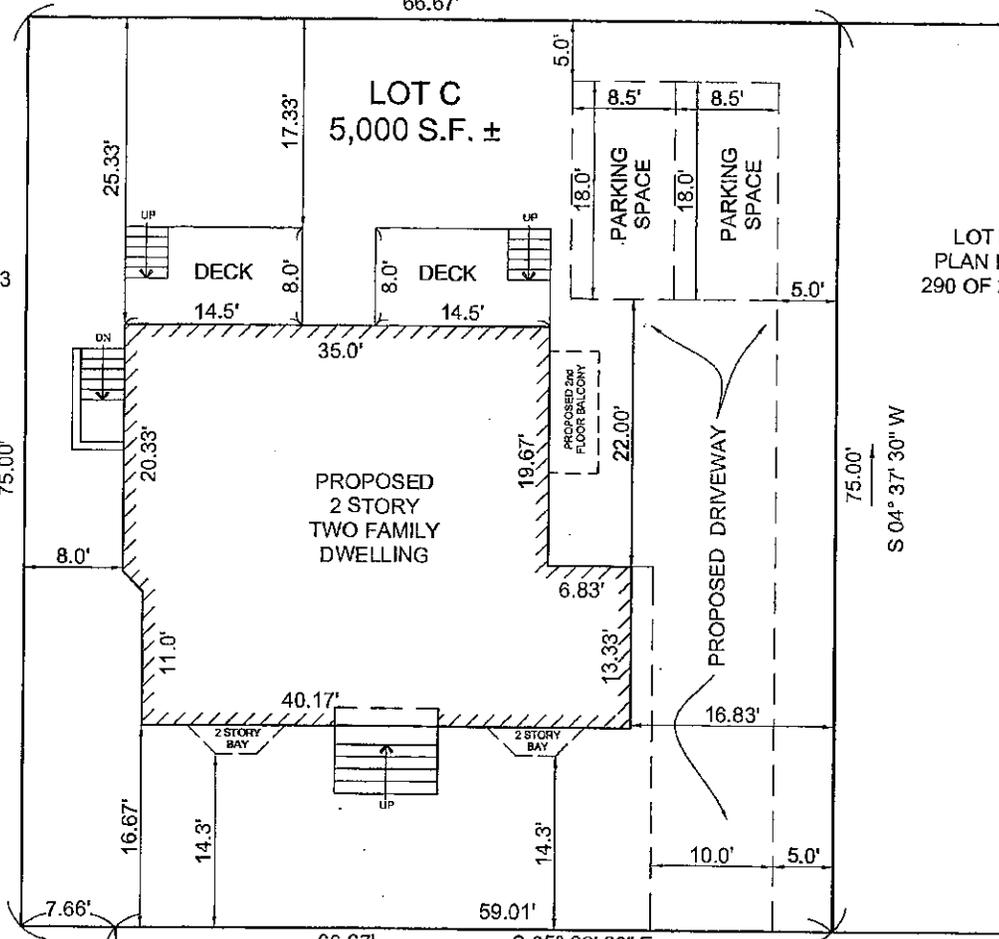
LOT E
PLAN NO. 290 OF 2013

N 85° 22' 30" W
66.67'

LOT E
PLAN NO.
290 OF 2013

LOT B
PLAN NO.
290 OF 2013

LOT C
5,000 S.F. ±



S 04° 37' 30" W
75.00'

S 04° 37' 30" W
75.00'

66.67' S 85° 22' 30" E

CONCRETE SIDEWALK

GRANITE CURB

12.0'
PROPOSED
CURB CUT

WHITTEMORE (PUBLIC - 40.00' WIDE) AVENUE

PLOT PLAN - SHOWING
PROPOSED DWELLING

IN
CAMBRIDGE, MA
LOT C

WHITTEMORE AVENUE



SCALE: 1" = 10'-0"

NOVEMBER 5, 2013

PLAN NO. 290 OF 2013

N 00° 52' 30" W

MAGOUN STREET
(PUBLIC - 40.00' WIDE)



Paul J. DeSimone

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566 (781) 321 - 2501 (FAX)

PLAN REFERENCE: PLAN 290 OF 2013

WHITTEMORE AVENUE, LLC
c/o 82 Main Street
Kingston, Massachusetts 02364

Re: Lots A, B, C Whittemore Avenue, Cambridge, MA

The undersigned Whittemore Avenue, LLC is currently under Purchase and Sale Agreement to sell the above-referenced lots, shown as Lots A, B and C (the "Lots") on a Plan entitled "Subdivision Plan of Land Whittemore Avenue and Magoun Street in Cambridge, Massachusetts" prepared by BSC Group and dated October 24, 2012 (the "Subdivision Plan"), to Emery Homes, LLC. Pursuant to and subject to the terms, provisions and conditions of that Purchase and Sale Agreement, Whittemore Avenue, LLC authorizes Emery Homes, LLC to apply for and obtain permits to develop the Lots including obtaining permits to erect three (3) two-family units at this location --- one two-family structure per Lot --- in accordance with the sets of Plans entitled "New 2 Unit Townhouses for Emery Homes, Inc. Lots A, B & C Whittemore St Cambridge," prepared by Residential Designs by Robert M. Connell, dated 10-2013 and consisting of sheets C1 (Plot Plan) and A1-A7, and elevation plans A1A and A1-A4 (collectively the "Design Plans").

Whittemore Avenue, LLC is also the current owner of Lot E as shown on the Subdivision Plan. Lot E abuts Lots A, B and C on their east, west and south sides. As the immediate abutter of the subject Lots, Whittemore Avenue, LLC authorizes and consents to the curb cut applications of Emery Homes, LLC to obtain curb cut permits for Lots A, B and C pursuant to, and subject to the terms, provisions and conditions of the Purchase and Sale Agreement.

WHITEMORE AVENUE, LLC

Date: 11/7/13

By: 
Robert R. Fawcett, Manager

Manager

TANGO PROPERTIES LLC
c/o 82 Main Street
Kingston, MA 02364

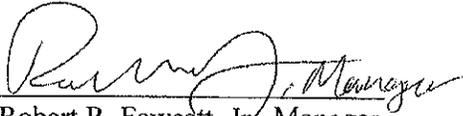
Re: Lots A, B, C Whittemore Avenue, Cambridge, MA

The undersigned Tango Properties LLC is the owner of property located at 25 Whittemore Avenue and 59 Madison Avenue, Cambridge, MA, located directly across the street from the above referenced lots, shown as Lots A, B and C (the "Lots") on a Plan entitled "Subdivision Plan of Land Whittemore Avenue and Magoun Street in Cambridge, Massachusetts" prepared by BSC Group and dated October 24, 2012 (the "Subdivision Plan").

As an abutter of the subject Lots, Tango Properties LLC consents to the curb cut applications of Emery Homes, LLC to obtain curb cut permits for Lots A, B and C pursuant to, and subject to the terms, provisions and conditions of the Purchase and Sale Agreement executed by and between Whittemore Avenue, LLC as Seller and Emery Homes, LLC as Buyer, with respect to the Lots.

TANGO PROPERTIES LLC

Date: 11/5/2013

By: 
Robert R. Fawcett, Jr., Manager

EMERY HOMES
Eamon Fee
6 Richardson St.
Winchester Ma 01890
617 592 3928
eamonfee@mac.com

Jan 09 2014

Dear Donna P. Lopez

I met with Mr. Richard Cleary, the Chair of the NCSC and Caroline Mieth, the Vice Chair on Jan 7th. I also met with them this morning, Jan 9th. Members of the community were given relevant site plans, water mitigation plans, full working drawings and individual plot plans indicating size, location, orientation, and specs for the proposed curb cuts.

The Chairperson of the committee has disapproved and the vice chairperson has approved. Both chairpeople have indicated that it is not opposition to the curb cuts or the project in general. They are asking for other information unrelated to the curb cuts and want to see this information before they unanimously consider signing the application. We feel that one should not affect the other.

The cancellation of the city councils meeting, at Christmas, has already had an adverse effect on our permitting process and our contract agreement with the current owners. We seek to install the smallest possible curb cut at the safest possible location on each lot. We have conscientiously avoided existing storm water manholes and public trees and telephone poles. We ask that the council grant us that basic relief that the majority of homes in this city enjoy.

Eamon Fee

A handwritten signature in black ink, appearing to read 'Eamon Fee', written in a cursive style.



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX: (617) 349-4269

tty/TDD (617) 492-0235

DONNA P. LOPEZ
CITY CLERK

December 18, 2013

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Whittemore Realty Trust requesting permission for three curb cuts and at the premises numbered 12A-12B-12C Whittemore Avenue, 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

Donna P. Lopez

Donna P. Lopez
City Clerk

North Cambridge Stabilization Committee- Richard Clarey and Michael Brandon

hereby *ENR, VORCHAL* approve disapprove of said driveway petition.

Comments: DEVELOPER AND NEAREST NEIGHBOR ARE NOT ABLE TO REACH AGREEMENT ON MATTER IMPORTANT TO THE COMMUNITY.

Signature of authorized association representative *Richard D Clarey, Chair, Approves*

Daytime telephone no. *617/864-6751* *Charles M. H. Cohen, Veh Approves*

cc: Petitioner *I know of no opposition to the curb cuts. The opposition relates to removing cut markings. AMM*

CITY HALL, 795 MASSACHUSETTS AVENUE, CAMBRIDGE, MASSACHUSETTS 02139

Shirley D. ...
Chair

...

...

...

...

...

...

...

...

...

Comments: Developer and nearest neighbor are not able to reach agreement on matters important to the community.

Richard D. Cleary Chair: Disapproves

Caroline M. Mieth Vice Chair: Approves

I know of no opposition to the curb cuts. The opposition relates to non curb cut matters. C.M.M