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- Plan Details
- Additional Info
- Attached Records
- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
- GIS Information
- History

General Info Ownership Info IMPORT

Name: 1868 Realty, LLC, c/o Peter Wasse

Address: 619 Franklin St, Cambridge, MA 02

Phone: 617-290-2609

Email:



Manage Plan CCUTS-003420-2014

Address 1868 MASSACHUSETTS AVE

Menu

Additional Info

- Plan Details
- Additional Info
- Attached Records
- Workflow Details
- Associated Tasks
- Conditions
- Bonds
- Documents
- GIS Information
- History

General Info Ownership Info IMPORT

Frontage 103.25' (Upland Road)

Setback (distance from building to sidewalk): 0

Distance from proposed driveway to surrounding structures and property line: 22' from PL, 1' from bldg

Dimensions of Proposed Driveway 20' wide driveway, 26' curbside

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

Existing catenary post 11' to the east, existing utility pole 24' to the west. One existing street tree will be removed to construct the relocated driveway/curbside

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

Applied Online

Peter Wasserman

619 Franklin Street, Cambridge, MA 02139

February 20, 2014

Dear Neighbor,

As you probably know we are redeveloping our property at 1868 Mass. Ave. which will include a new mixed use five storey building. This will consist of four floors containing twenty- seven residential units above a ground floor level containing three retail stores (see attached rendering) designed by Piatt Associates of Boston.

We have started the permit process with the city of Cambridge and, in connection therewith, need to have your signature for relocating the "curb cut" on Upland Road, and closing the curb cut on Mass. Ave. Kindly see attached plan and description included from our civil engineer, Matt Brassard. We feel that the new building will improve the City Streetscape and benefit the community.

For your convenience, we have provided a return stamped envelope.

Please do not hesitate to call me or my wife, Alberta with any questions or concerns,

Best regards,



Peter Wasserman (617) 290- 2609
Alberta Gerschel (917) 974 -8889

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 1840, 1815 MASS AVE

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: Gregory G. Smith

Date: 3/6/14

Address: 29 Everett St. Cambridge, MA 02138

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 1853 MASS. AVE.

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS. AVE.

Signed:

Carly Accomando

Date:

March 6, 2014

Address:

1853 Massachusetts Ave Cambridge MA
02140

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 1553 - 1867 MASS AVE

approval
 disapproval

Cambridge, Massachusetts, I do hereby declare
of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: M. E. Boyle Date: 2/25/14

Address: MBTA - 10 PARK PLAZA, BOSTON, MA 02116

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 1876 Mass Ave

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: [Signature]

Date: 3-7-14

Address: 13 COLBY ST
Belmont MA 02478

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern: 9 Upland Rd.
As owner or agent of _____
 approval
Cambridge, Massachusetts, I do hereby declare disapproval
of the installment of _____
Off-Street Parking Facility located at 1868 MASS AVE
Signed: MM Damsk Date: 3/9/2014
Address: 1368 BEACON ST. #109, P.O. Box 132
BROOKLINE, MA 02446

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 14 Upland Rd.

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: Abey Col Sheehan

Date:

Address: 14 Upland Rd Cambridge, MA

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of 15-19 Mt Vernon St. Unit 3

approval

Cambridge, Massachusetts, I do hereby declare disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: [Signature] Date: 2/27/2014

Address: 18 Mount Vernon St.
Cambridge MA 02140

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 12 Upland Rd

Cambridge, Massachusetts, I do hereby declare approval
 disapproval

of the installment of:

Off-Street Parking Facility located at 1868 MASS AVE

Signed: Paul Barringer + Joyce Barringer Date: 3/4/14

Address: 12 Upland Road
Cambridge MA 02140

The intersection of Mass Ave and Upland Road is an extremely busy one. The curb closure at Mass Ave will have the following impacts:

- 42 cars trying to enter and exit 1868 Mass Ave onto Upland will add enormously to the already congested traffic.
- Residents of Upland will have even more difficulty merging into traffic:
- Drivers turning from Mass Ave into Upland will find it more difficult to do so, leading to a bigger back-up on Mass Ave.
- School buses, trash collection + recycling trucks, which already cause traffic to come to a halt, will have a greater detrimental impact on the traffic flow.
- Catching a bus at the corner of Mass Ave + Upland may be more difficult, leading to delays on the bus line.

Additionally, there is a No Turn on Red sign at the end of Upland. Given how busy pedestrian traffic is with the T stop across the street, can the light cycle safely be changed? And, if so, just how much will that help correct the general problem?

CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS
ABUTOR'S FORM

To Whom It May Concern:

As owner or agent of 15-19 Mt Vernon St. Unit 5

approval

Cambridge, Massachusetts, I do hereby declare

disapproval

of the installment of:

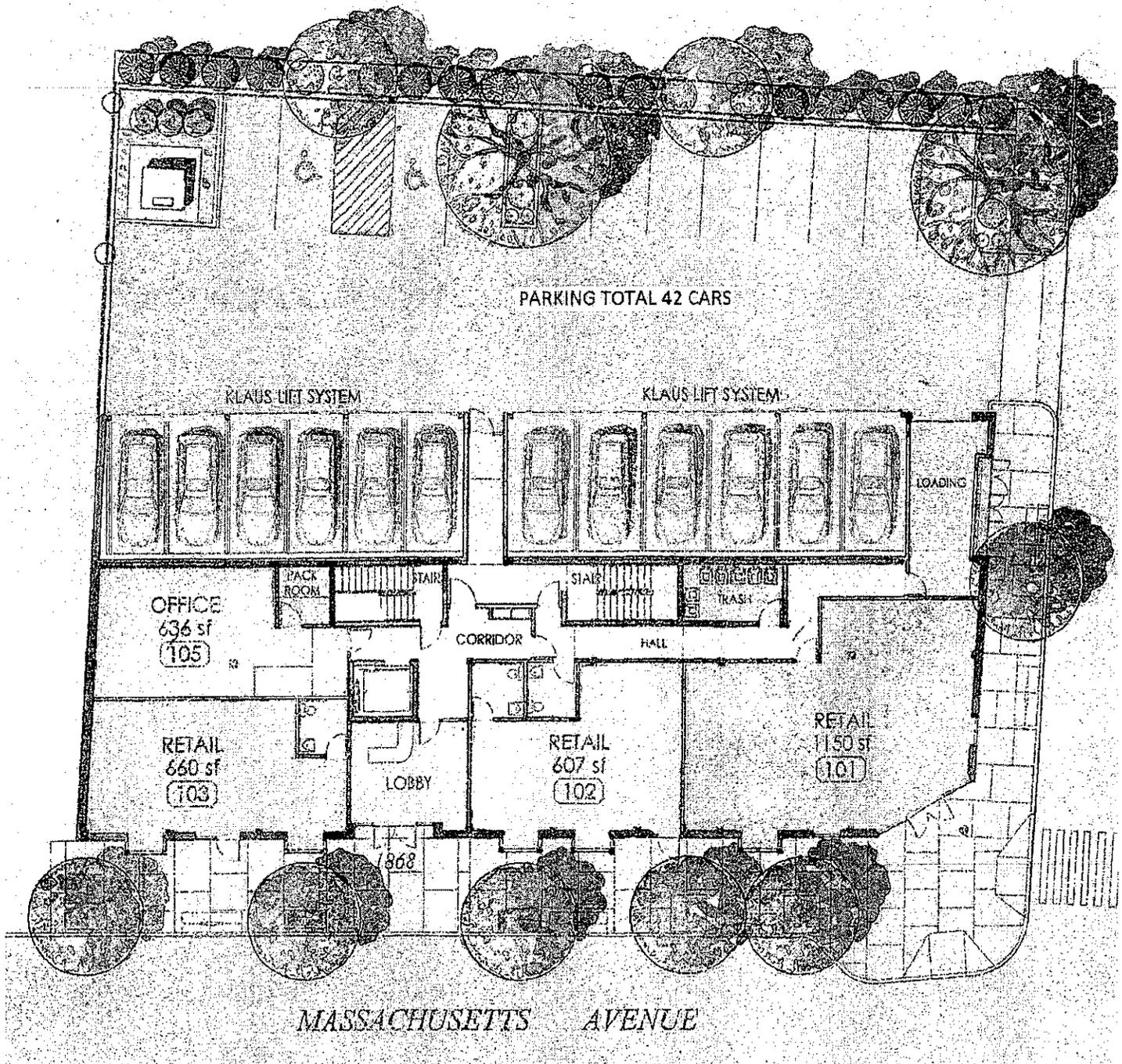
Off-Street Parking Facility located at 1868 MASS AVE

Signed: Louise A. Walsh

Date: 2/25/14

Address: 15 Mt. Vernon St.

Cambridge, MA 02140



GROUND FLOOR PLAN

PLATINE RESIDENCES

05

Memorandum

To: Cambridge Inspectional Services Department
From: Matthew T. Brassard, PE
Date: February 19, 2014
Subject: PORTER LOFTS-- 1868 Massachusetts Avenue
Curbcut Alterations
Copy:

Enclosed please find a sketch accompanying a curbcut permit application. The sketch shows proposed alterations to existing curbcuts at property located at the intersection of Massachusetts Avenue and Upland Road (1868 Mass. Ave.). The property currently includes a 30-foot wide and a 34-foot wide curbcut on these public ways, respectively.

As part of a mixed use redevelopment project, alterations of the existing curbcuts are proposed as follows:

Upland Road

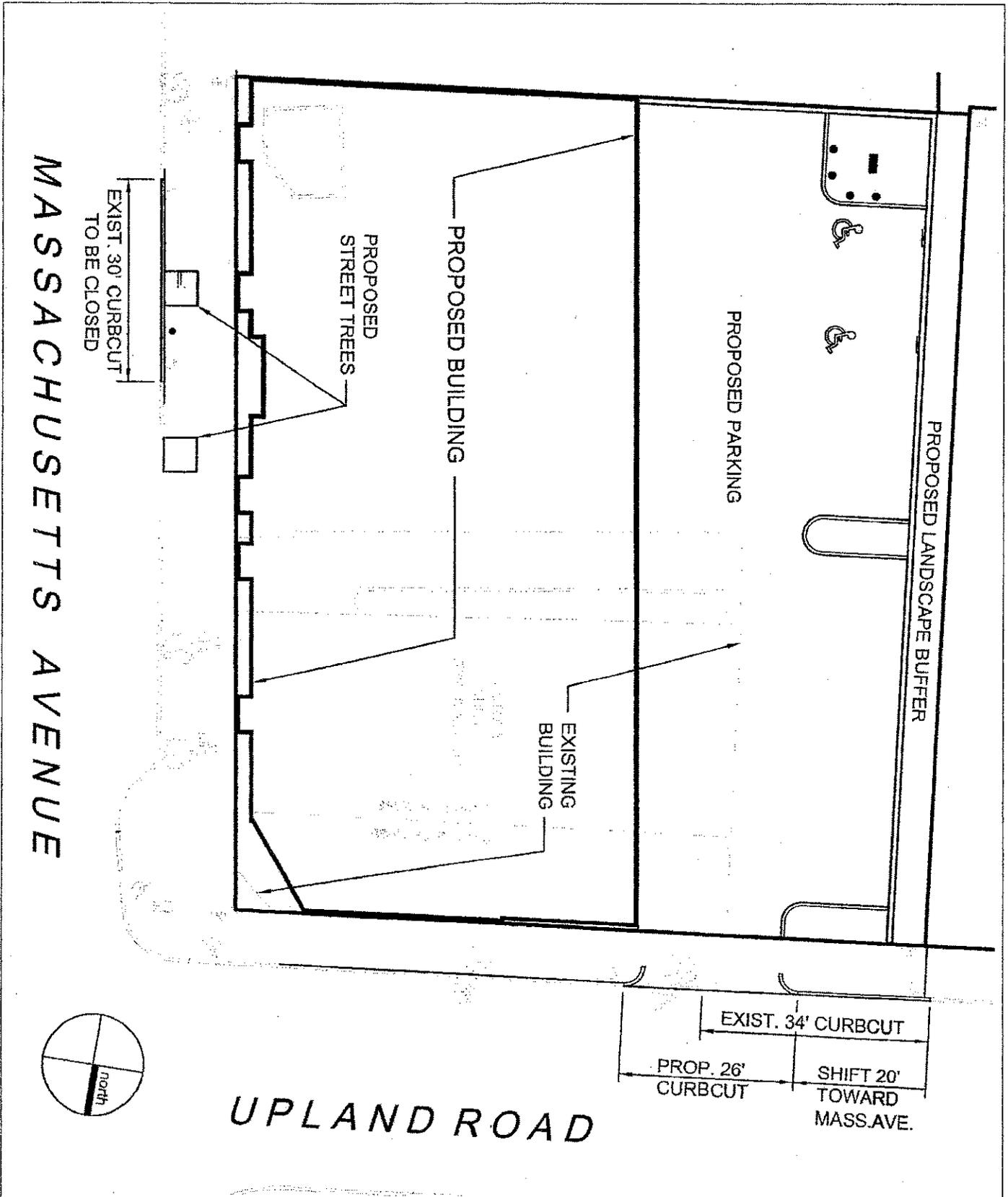
The existing 34-foot wide curbcut is located at the limit of the western property boundary. This curbcut will be shortened to 26-feet (outer width at street curb), and will be shifted approximately 20 feet to the east, toward Massachusetts Avenue, away from the adjacent property boundary. The shift is required to accommodate the configuration of the new parking area and to allow for the installation of a proposed landscaped buffer along the western property line.

Massachusetts Avenue

The existing 30-foot wide curbcut located near the southern property boundary on Massachusetts Avenue will be closed and two new street trees and additional on-street parking will be added.

It is our opinion that the above curbcut alterations represent an improvement to the current site conditions in terms of traffic and parking impacts, as well as impacts to the abutting property to the west of the site. If you have any questions or require additional information please feel free to contact us at your convenience.

Matthew T. Brassard, PE



MASSACHUSETTS AVENUE

EXIST. 30' CURBCUT
TO BE CLOSED

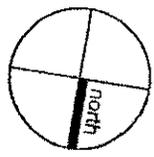
PROPOSED
STREET TREES

PROPOSED BUILDING

EXISTING
BUILDING

PROPOSED PARKING

PROPOSED LANDSCAPE BUFFER



UPLAND ROAD

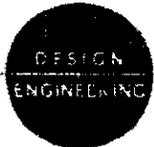
EXIST. 34' CURBCUT

PROP. 26'
CURBCUT

SHIFT 20'
TOWARD
MASS.AVE.

1" = 20'
02/19/14

BRASSARD
340 MAP STREET • SUITE 805
Worcester, MA 01608
1.508.755.2700
mhb@brassarddesign.com



CURBCUT CONFIGURATIONS

1868 Massachusetts Avenue
Cambridge, MA

1

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Cambridge, MA
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15-19 MT. WELMONT ST., #1

Expected Delivery Day: **Monday, February 24, 2014**

Product & Tracking Information

Available Actions

Postal Product:
Priority Mail 2-Day™

Features:
\$50 insurance included

Certified Mail™

Return Receipt Electronic

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
March 11, 2014 , 2:43 pm	Processed through USPS Sort Facility	BOSTON, MA 02205
March 10, 2014 , 2:28 pm	Processed through USPS Sort Facility	BOSTON, MA 02205
March 9, 2014 , 5:06 am	Processed through USPS Sort Facility	BOSTON, MA 02205
March 8, 2014 , 2:07 am	Processed through USPS Sort Facility	BOSTON, MA 02205
March 7, 2014 , 6:21 pm	Processed through USPS Sort Facility	BOSTON, MA 02205
March 6, 2014 , 4:05 pm	Processed through USPS Sort Facility	BOSTON, MA 02205
March 5, 2014	Depart USPS Sort Facility	SHREWSBURY, MA 01546
March 5, 2014 , 3:48 pm	Processed through USPS Sort Facility	SHREWSBURY, MA 01546
February 25, 2014 , 9:28 am	Moved, Left no Address	CAMBRIDGE, MA 02140
February 24, 2014 , 2:04 pm	Undeliverable as Addressed	CAMBRIDGE, MA 02140
February 24, 2014 , 9:38 am	Out for Delivery	CAMBRIDGE, MA 02138
February 24, 2014 , 9:28 am	Sorting Complete	CAMBRIDGE, MA 02138
February 24, 2014 , 7:14 am	Arrival at Unit	CAMBRIDGE, MA 02138
February 24, 2014	Depart USPS Sort Facility	BOSTON, MA 02205
February 24, 2014 , 12:11 am	Processed through USPS Sort Facility	BOSTON, MA 02205
February 23, 2014	Depart USPS Sort Facility	BETHPAGE, NY 11714

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From/Expéditeur:

Peter Wasserman
619 Franklin St.
Cambridge MA, Unite
02139

To/Destinataire:

Country of Destination/Pays de destination:

P



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EXPECTED DELIVERY 02/24/2014

SHIP TO:

ERK + Teresa Sp
15 Mt. Vernon St
Cambridge, MA
02140

CAMBRIDGE MA 02140

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420 02140 9502 8000 3



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Tracking Number: 420021409502800036384052000186

15 MT. VERNON ST., #2

Expected Delivery Day: Monday, February 24, 2014

Product & Tracking Information

Available Actions

Postal Product:
Priority Mail 2-Day™

Features:
\$50 insurance included
Certified Mail

Return Receipt Electronic

Email Updates

DATE & TIME	STATUS OF ITEM	LOCATION
March 7, 2014 , 12:33 pm	Delivered	SAN FRANCISCO, CA 94131
February 25, 2014 , 9:35 am	Forwarded	CAMBRIDGE, MA
February 24, 2014 , 2:04 pm	Undeliverable as Addressed	CAMBRIDGE, MA 02140
February 24, 2014 , 9:38 am	Out for Delivery	CAMBRIDGE, MA 02138
February 24, 2014 , 9:28 am	Sorting Complete	CAMBRIDGE, MA 02138
February 24, 2014 , 7:08 am	Arrival at Unit	CAMBRIDGE, MA 02138
February 24, 2014	Depart USPS Sort Facility	BOSTON, MA 02205
February 24, 2014 , 12:10 am	Processed through USPS Sort Facility	BOSTON, MA 02205
February 23, 2014	Depart USPS Sort Facility	BETHPAGE, NY 11714
February 22, 2014 , 8:54 pm	Processed at USPS Origin Sort Facility	BETHPAGE, NY 11714
February 21, 2014 , 5:31 pm	Dispatched to Sort Facility	NEW YORK, NY 10028
February 21, 2014 , 5:30 pm	Acceptance (SSK)	NEW YORK, NY 10028

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Patricia Mc ja 15-19 Mt Vernon Cambridge, MA 02141	
CAMBRIDGE MA	
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Peter Wasserman
619 Franklin St.
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To/Destinataire:

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March 18, 2014

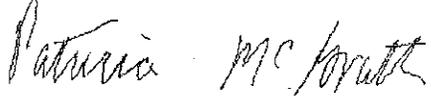
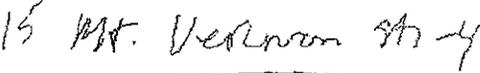
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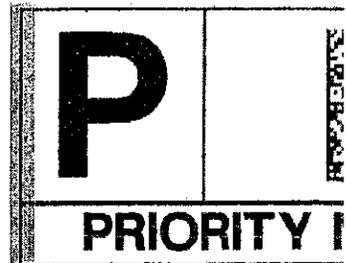
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From/Expéditeur:

WTF
18
Peter Wasserman
619 Franklin St.
Cambridge, MA Unit C
02139

To/Destinataire:

Country of Destination/Pays de destination:

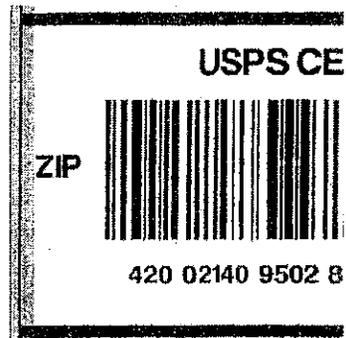


EXPECTED DELIVERY 02/24/20

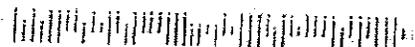
SHIP TO: William G Jr

NIXIE 021393034-1N

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15 MT. VERNON #6

Expected Delivery Day: Monday, February 24, 2014

Product & Tracking Information

Available Actions

Postal Product:
Priority Mail 2-Day™

Features:
\$50 insurance included

Certified Mail™

Return Receipt Electronic

Email Updates

March 7, 2014

Delivered

CAMBRIDGE, MA 02139

March 7, 2014 , 12:33 pm

Delivered

CAMBRIDGE, MA 02139

March 6, 2014 , 4:05 pm

Processed through
USPS Sort Facility

BOSTON, MA 02205

March 5, 2014

Depart USPS Sort
Facility

SHREWSBURY, MA 01546

March 5, 2014 , 3:48 pm

Processed through
USPS Sort Facility

SHREWSBURY, MA 01546

February 25, 2014 , 9:28 am

Moved, Left no
Address

CAMBRIDGE, MA 02140

February 24, 2014 , 2:04 pm

Undeliverable as
Addressed

CAMBRIDGE, MA 02140

February 24, 2014 , 9:38 am

Out for Delivery

CAMBRIDGE, MA 02138

February 24, 2014 , 9:28 am

Sorting Complete

CAMBRIDGE, MA 02138

February 24, 2014 , 7:04 am

Arrival at Unit

CAMBRIDGE, MA 02138

February 24, 2014

Depart USPS Sort
Facility

BOSTON, MA 02205

February 24, 2014 , 12:12 am

Processed through
USPS Sort Facility

BOSTON, MA 02205

February 23, 2014

Depart USPS Sort
Facility

BETHPAGE, NY 11714

February 22, 2014 , 8:57 pm

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Origin Sort Facility

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Peter Wasserman
619 Franklin St.
Cambridge, MA
02139 Unite

To/Destataire:

Country of Destination/Pays de destination:



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March 10, 2014

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Result for Domestic Tracking Number 9502 8000 3638 4052 0004 45

Destination and Origin		
<i>15 MT. VERNON ST., #7</i>		
Destination		
ZIP Code	City	State
02140	CAMBRIDGE	MA
Origin		
ZIP Code	City	State
100289998	NEW YORK	NY
Tracking Number Classification		
Class/Service		
Class/Service: Priority Mail Certified Mail RRE		
Class of Mail Code/Description: PM / Priority Mail 2-Day™		
Service Delivery Information		
Service Performance Date: Scheduled Delivery Date: Monday, 02/24/2014		
Predicted Delivery Date: Tuesday, 02/25/2014		
Zone: 03		
PO Box: N		
Other Information: Service Calculation Information		
Payment		
Payment Type: Other Postage		
Paymant Account Number: 000000000000		
Postage: \$5.60		
Weight: 0 lb(s) 0 oz(s)		
Rate Indicator: Flat Rate Padded Envelope		
Other Information		
Firm Label ID: 5103 0SHCF006 2567 8220		

Extra Services	
Extra Services Details	
Description	Amount
Certified Mail	\$3.30
Return Receipt Electronic	\$1.35
550 Insurance included	\$0.00

Event	Event Date	Event Time	Location	Input Method	Scanner ID	Carrier Route	Other Information
ARRIVAL AT UNIT	02/25/2014	10:21	CAMBRIDGE, MA 02140	Scanned	030SHGA033	Scanned by route 00000000	Request Delivery Record
ARRIVAL AT UNIT	02/24/2014	10:28	CAMBRIDGE, MA 02138	Firm Book	030SHCF006	Scanned by route 00000000	
NO AUTHORIZED RECIPIENT AVAILABLE	02/24/2014	14:36	CAMBRIDGE, MA 02140	Scanned	030SHGN533	Scanned by route 2140C018	
OUT FOR DELIVERY	02/24/2014	09:38	CAMBRIDGE, MA 02138	System Generated			
SORTING/PROCESSING COMPLETE	02/24/2014	00:28	CAMBRIDGE, MA 02138	System Generated			Distribution Complete Label ID: DC13 2813 8065 1402 2498 3718

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Peter Wasserman
619 Franklin St.
Cambridge, MA 02139 Unit C

To/Destinataire:

Country of Destination/Pays de destination:

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Jill C., A Life E: 15-19 Mt. Vernon Cambridge MA 02140	
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March 10, 2014

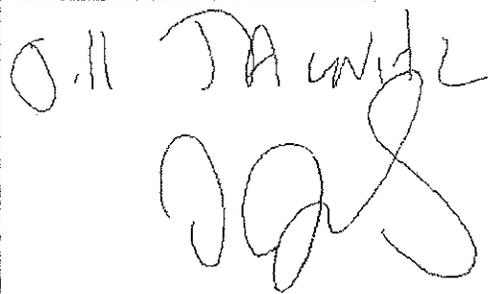
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Delivery Signature and Address

Tracking Number: 9502 8000 3638 4052 0001 83

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Address	

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CITY OF CAMBRIDGE

(617) 349-4260
FAX: (617) 349-4269
tty/TDD (617) 492-0235

2014 MAR 28 AM 10 32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

DONNA P. LOPEZ
CITY CLERK

March 18, 2014

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from 1868 Realty, LLC - Peter Wasserman, requesting permission to close the curb cut at the premises numbered 1868 Massachusetts Avenue and relocate the curb cut on Upland Road, 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,

Handwritten signature of Donna P. Lopez

Donna P. Lopez
City Clerk

Neighborhood Association: Porter Square Neighborhoods Association - John Howard

hereby approve X disapprove of said driveway petition. * conditional.

Comments: See attached letter.

Signature of authorized association representative John Howard

Daytime telephone no. 617-491-9881

cc: Petitioner



Porter Square Neighbors Association

P.O. Box 401016
Cambridge, MA 02140
www.portersquare.net

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Cambridge City Council
c/o Donna P Lopez, City Clerk
795 Massachusetts Avenue
Cambridge, MA 02139

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

March 26, 2014

To the Cambridge City Council:

We write to express our concern about the proposed curb cut at the current Gourmet Express location (1868 Massachusetts Avenue). In addition to the formal request for comments from the City Clerk's office, several of our members brought this matter to our attention, and we have had extensive discussions at our most recent meeting and on our email list.

Our concern is over the potential for gridlock caused by westbound cars on Upland Road attempting to turn left into the proposed parking area, but blocked by eastbound cars queued waiting for the light at Massachusetts Avenue. This is already a problem area due to the current short green cycle for Upland, not to mention northbound traffic on Massachusetts Avenue blocking the Upland Road intersection, and general congestion in Porter Square.

The proposal eliminates a second curb cut on Massachusetts Avenue, adding to the load on Upland Road. We have heard the argument that the development will decrease traffic, but we also note that the proposed development includes ground floor retail with the potential to replace the current load from Gourmet Express. Regardless of the load, just one car waiting to turn left can cause traffic to back up to and through the Massachusetts Avenue intersection, seriously adding to congestion and even gridlock.

Finding a satisfactory solution to this problem seems difficult. Forbidding left turns from Upland (and thus requiring that all approaches be from the west) would lead to lengthy detours through residential neighborhoods extending to Lancaster Street to the south and Walden Street to the west. Retaining the Massachusetts Avenue curb cut conflicts with the development plan, and runs into the fixed policy of the Traffic and Parking Department.

One possible approach would be to require eastbound cars on Upland to leave an opening for left turns by using signage, adjusting stop lines, or perhaps a painted "don't block the box" area. We have qualms about drivers honoring such measures, but that's a generic concern with enforcement. It might be necessary to remove some parking spaces on Upland Road in order to provide sufficient queueing space in the right turn lane. Alternatively, allowing right turns on red exiting Upland Road might reduce the need for eastbound queueing space.

A more speculative idea would be to provide a driveway behind the current parking lots across from University Hall, connecting Mt. Vernon Street on the south with the proposed development. Of course this would require substantial cooperation between the city, Lesley University, and Mr. Wasserman. It would be particularly important to avoid dumping additional traffic onto either Mt. Vernon Street or Upland Road.

We offer these ideas as starting points, recognizing that they would require careful study and negotiations between all interested parties. Any solution should be supported by a realistic (not merely pro-forma) traffic study, respecting the residential quality of Mt. Vernon Street and Upland Road. We request that the Community Development Department and Traffic and Parking work with the developer, Lesley, and community members do a thorough evaluation before any action is taken on the curb cut.

Respectfully yours,



John Howard, President, PSNA



Ruth Ryals, Vice President, PSNA



Susan Hunziker, Secretary, PSNA