March 2, 2015

City Council
City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Dear Mayor Maher and Members of the City Council:

I am writing to request your support for my application for a curb cut for 46-48 Middlesex Street, a 2-family home in North Cambridge.

In the fall of 2014 I prepared an application for a curb cut for this property. Almost all the houses on the street have driveways and the parking situation along this stretch of Middlesex is especially tight as there is no parking on the opposite side of the street because of the Banneker School. Before submitting my application to the Building Department I obtained signatures of support from three of the four abuttors. When the fourth abuttor (next door neighbors at 52 Middlesex Street) did not respond to two letters hand-delivered to their home, I submitted the application to Inspectional Services on November 6th, noting the neighbors' lack of response.

The application was approved by all City Departments with jurisdiction, including Zoning, Traffic & Parking and the Department of Public Works to ensure it is technically compliant; after receipt on November 13th, the City Clerk sent a copy to the North Cambridge Stabilization Committee (NCSC) for comment.

The NCSC requested that I present the plan for the curb cut at their meeting on December 17th. One of the neighbors from 52 Middlesex attended. Various suggestions were made by a number of people at the meeting for refining the plan.

Following this meeting I again contacted the neighbors from 52 Middlesex suggesting we meet onsite to review the proposed plans in detail. I did not hear back. On December 24th a list of recommendations for altering the plan was issued by the NCSC. After the holidays I contacted the NCSC to suggest an on-site meeting and on February 1st, under the auspices of the NCSC, a meeting was held at the home of the neighbors at 52 Middlesex with Michael Brandon of the NCSC in attendance. It was a lengthy, productive meeting in which I responded to the NCSC recommendations. Specifically:

o the curb cut opening would be reduced from 17' to 12'

o the chain link fence at the front would be removed and new landscaping installed more in keeping with the gardens on either side

o brick or similar porous pavers, rather than blacktop, would be used on the driveway

o wooden fencing and/or green landscape screening would be installed on the boundary between 46-48 and 52 Middlesex Street after consultation with the neighbors at 52 Middlesex

o the City Arborist's advice would be followed regarding relocation of the tree well outside 46-48 Middlesex and the planting of a new tree to replace the existing stump

o as 46-48 Middlesex is a 2-family with two independent parties living there, two side-by-side parking spaces would be provided, an arrangement maximizing the preservation of green space on the site

Consultation with the Traffic & Parking Department following this meeting confirms that a 12' curb cut at 46-48 Middlesex Street would result in the loss of one parking space only while providing two

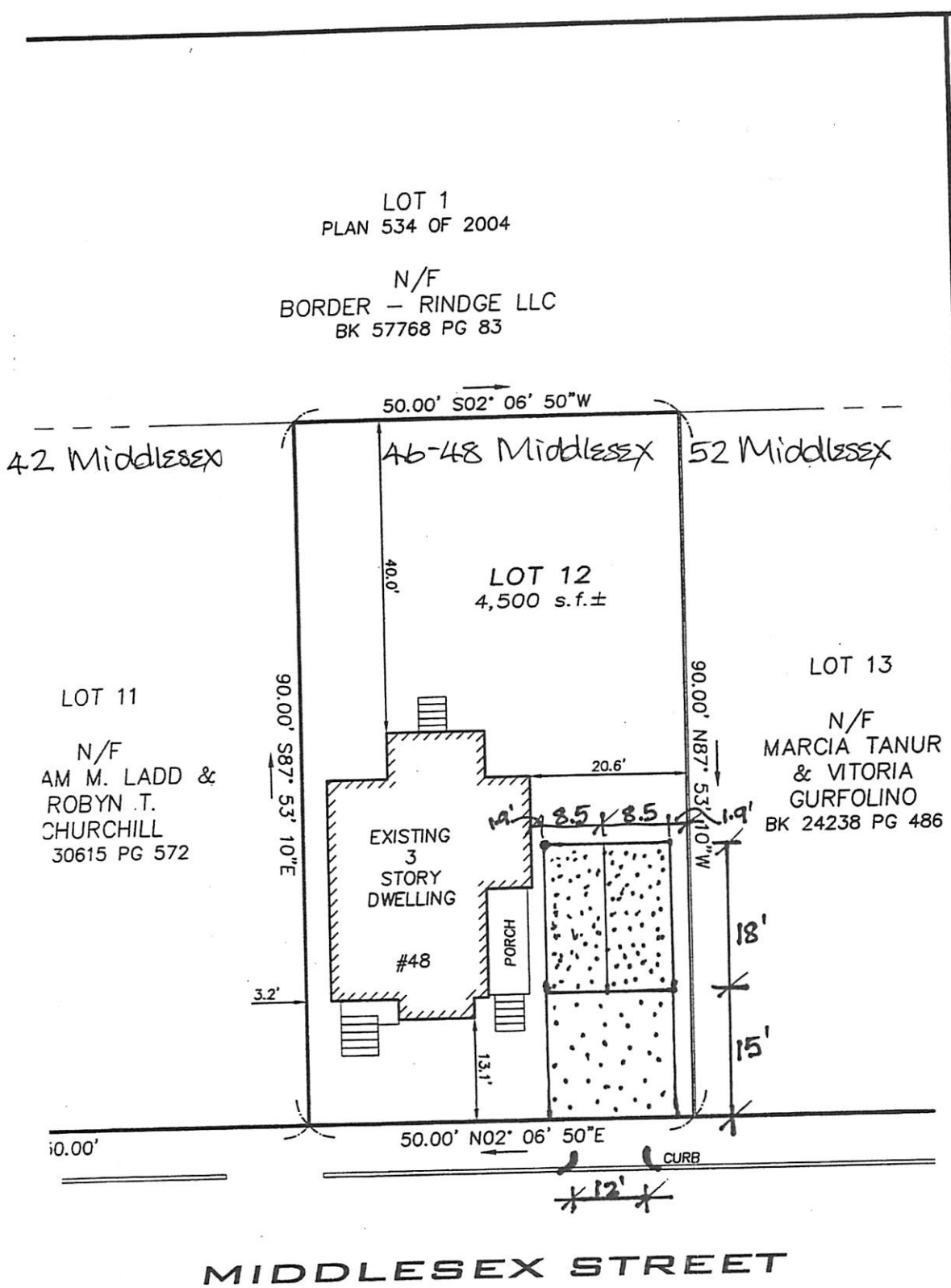
off-street spaces. As requested, I emailed the neighbors and NCSC with this information

Since our meeting on February 1st I have contacted the neighbors at 52 Middlesex Street twice by email but have not heard from them. I am keen to move forward with this application and request your support. Please let me know if you have any questions.

Sincerely,

Muireann Glenmullen, owner of 46-48 Middlesex Street
muireann@comcast.net (617.283.6715)

enc.: revised curb cut plan drawing



PLAN OF LAND
48 MIDDLESEX STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY

ANGELO B. VENEZIANO ASSOCIATES
16 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-0052

PREPARED FOR:

MUIREANN GLENMULLEN

48 MIDDLESEX STREET
CAMBRIDGE, MASS.

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JCC	RJM	18898