



City of Cambridge
Department of Public Works

147 Hampshire Street
Cambridge, MA 02139
theworks@cambridgema.gov

Owen O'Riordan, Commissioner

voice: 617 349 4800
TDD: 617 499 9924

February 18, 2014

Mr. Rich Rossi
City Manager
795 Massachusetts Avenue
Cambridge, MA 02139

RE: Sewer Easement – 262 Monsignor O'Brien Highway

Dear Mr. Rossi:

The Department of Public Works supports the discontinuance of the existing 10 foot wide sewer easement located along the northwest side of 262 Monsignor O'Brien Highway. The sewer within this easement was constructed to serve 5 buildings on Winter Street Place. These five buildings were demolished and the land in this area is now a portion of Gold Star Mothers' Park.

Gold Star Mothers' Park and the buildings in the area are served by other active sewers and the sewer located within the easement is abandoned. Given the park layout and the availability of other sewer lines, this easement is not needed for existing or future sewer needs.

Please contact me with any questions kwatkins@cambridgema.gov / 617-349-4751.

Sincerely,

Katherine F. Watkins
Acting City Engineer





CITY OF CAMBRIDGE

City Hall, 795 Massachusetts Ave., Cambridge, MA 02139
Tel.: 617-349-4343 Fax: 617-349-4357

Assessing Department

Robert P. Reardon
Director of Assessment

MEMORANDUM

TO: Richard C. Rossi, City Manager
FROM: Robert P. Reardon 
RE: Easement located at 262 Monsignor O'Brien Highway.
SUBJECT: Portion of Map 22, Lot 128, drain easement.
DATE: February 18, 2014

Property Description:

The subject parcel is a subsurface drain easement and part of a lot known as Assessors Map 22, Lot 128. The area for the easement is located along the northeast side of Lot 128 at a right angle to Monsignor O'Brien Highway, approximately ten feet wide and contains an approximate area of 1,100 +/- square feet. The easement is described as follows:

Beginning at a point on the westerly sideline of Monsignor O'Brien Highway a distance of 7.88' southerly from the city line between Somerville and Cambridge, thence;

- S 55°27'54" E a distance of 10.0' to a point, thence;
- S 34°32'06" W a distance of 92.0' to a point, thence;
- S 72°35'55" W a distance of 20.4' to a point, thence;
- N 11°47'15" E a distance of 11.5' to a point, thence;
- N 72°35'55" E a distance of 11.4' to a point, thence;
- N 34°31'51" E a distance of 88.5' to the point of beginning.

The lot is located in a Special District 1 zoning district. The total land area involved is approximately 1,100 +/- square feet and would be considered unbuildable because of existing improvements and zoning setback requirements.

ZONING:

The subject property is located in a Special District 1 zoning area. Listed below are the requirements for this zone:

Minimum lot size	20,000 sq. ft.
Minimum lot width	50 sq. ft.
FAR	Residential - 3.0 to 1.0 Commercial - 1.5 to 1.0

Minimum Yard in Feet	
Front	3 ft.
Side	None
Rear	None – 20 ft abutting Residential C-1
Minimum lot Area per DU	300 sq. ft.
Maximum height	85 ft.
Minimum open space	40%

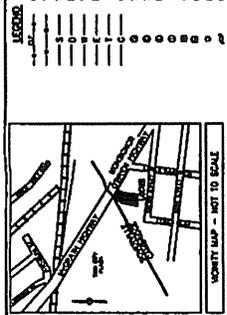
History:

The easement is part of the property was purchased by Anthony D. Joseph D. & Dominic A. Previte on October 6, 1989. The total land area of the lot is 19,079 square feet.



Property Valuation:

I have been asked to estimate the market value of the above-mentioned property. Given the lack of alternative uses of the existing easement, it has been determined that the easement would have little to no value other than for its original purpose, therefore a nominal value of \$10.00 has been estimated for the site.



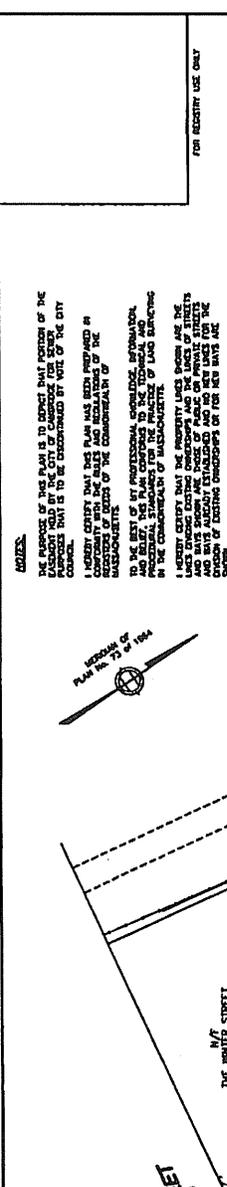
- LEGEND**
- CHAIN LINK FENCE
 - WOOD FENCE
 - SANITARY SEWER
 - DRIVE LANE
 - DRIVE LANE
 - TELEPHONE LANE
 - TELEPHONE LANE
 - GAS LANE
 - STORM SEWER MANHOLE
 - TELEPHONE MANHOLE
 - TELEPHONE MANHOLE
 - GUY WIRE
 - LIGHT POLE
 - UTILITY POLE
 - FIRE HYDRANT
 - MARKED DATE
 - SIGN

NOTES:

THE PURPOSE OF THIS PLAN IS TO CORRECT THAT PORTION OF THE PLAN OF LAND IN THE CITY OF CAMBRIDGE, MASS. WHICH IS TO BE DISCONTINUED BY THE CITY COUNCIL.

THE PLAN OF LAND IN THE CITY OF CAMBRIDGE, MASS. WHICH IS TO BE DISCONTINUED BY THE CITY COUNCIL IS THE PLAN OF LAND IN THE CITY OF CAMBRIDGE, MASS. WHICH IS TO BE DISCONTINUED BY THE CITY COUNCIL.

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REGISTERED PROFESSIONAL LAND SURVEYOR _____ DATE _____

FOR REENTRY USE ONLY

SCALE: 1" = 100'

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SCALE: 1" = 100'

PLAN REFERENCES

PLAN No. 73 OF 1984

PLAN No. 105 OF 1985

PLAN No. 43 OF 1983

PLAN No. 315 OF 1981

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PLAN No. 43 OF 1983

PLAN No. 315 OF 1981

LOGAN, JUDITH A. REYNOLDS
222 WASHINGTON STREET, CAMBRIDGE, MASS. 02142
OWNER: LOGAN, JUDITH A. REYNOLDS
PROPERTY REALTY TRUST

DEED REFERENCE: BK. 3085 P. 200
PLAN REFERENCE: PLAN No. 73 OF 1984
ASSESSORS: MAP 22, LOT 22

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PLAN REFERENCE: PLAN No. 73 OF 1984
ASSESSORS: MAP 22, LOT 22

PLAN OF LAND IN
CAMBRIDGE, MASS.
SURVEYED FOR
262 MONSIGNOR O'BRIEN
HIGHWAY LLC

PLAN OF LAND
262 MONSIGNOR O'BRIEN
HIGHWAY

Copyright 2013, Design Consultants, Inc.
Design Consultants, Inc.
Consulting Engineers and Surveyors
225 WASHINGTON STREET
CAMBRIDGE, MASSACHUSETTS 02142
(617) 779-2300

SCALE: 1" = 100'

DATE: JUL 2, 2013

SHEET NO. 1 OF 1

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DATE: JUL 2, 2013

SHEET NO. 1 OF 1

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DATE: JUL 2, 2013

SHEET NO. 1 OF 1

Sewer Easement Abandonment

A certain easement abandonment parcel of land situated in Cambridge, Middlesex County, Massachusetts bounded and described as follows:

Beginning at a point at the northeast corner of the sewer easement abandonment parcel, said point being located westerly sixty-three (63) feet, more or less, from a point on the westerly line of land now or formerly of Massachusetts Bay Transportation Authority; thence

SOUTHEASTERLY a distance of thirty-eight (38) feet, more or less, to a point; thence

SOUTHERLY along a curve to the right having a radius of one thousand twenty-seven and 88/100 (1027.88) feet an arc distance of twenty-eight (28) feet, more or less, to a point on the southerly line of said existing sewer easement; thence

WESTERLY along said existing sewer easement a distance of five hundred seventy-five (575) feet, more or less, to a point; thence

NORTHEASTERLY a distance of one hundred fifty-two (152) feet, more or less, to a point on the northerly line of said existing sewer easement; thence

EASTERLY along said existing sewer easement a distance of three hundred ninety-two (392) feet, more or less, to the point of beginning, all courses being over and across land now or formerly of BRE/CPD LLC.

The above described easement abandonment parcel contains an area of 24,380 square feet of land, more or less, and is more particularly shown on a plan prepared by BSC Group, Inc. entitled "Easement Abandonment Plan, CambridgePark Drive in Cambridge, Massachusetts" dated December 9, 2013.

In City Council, June 11, 1929. Adopted by the affirmative vote of 13 members. Frederick H. Burke, City Clerk. Executive Department, June 14, 1929. Approved, Edward W. Quinn, Mayor. A true copy, Attest: Frederick H. Burke, City Clerk.

Middlesex ss. June 26, 1929. 9h. 22m. A.M. Rec'd & Recorded.

CITY OF CAMBRIDGE
ORDER
PARTIALLY
RESCINDING
SIDEWALK ORDER

CITY OF CAMBRIDGE In City Council, June 11, 1929.
ORDERED: That so much of the order adopted by the City Council on October 30, 1928 and approved by his Honor the Mayor on November 2, 1928 authorizing the Superintendent of Streets to lay brick sidewalk upon Union Street in front of premises supposed to be owned by Laura E. O'Neil Assessors' Block Plan 77, Lot No. 34 be and the same hereby is rescinded. In City Council, June 11, 1929. Adopted by the affirmative vote of 13 members. Frederick H. Burke, City Clerk. Executive Department, June 14, 1929. Approved, Edward W. Quinn, Mayor. A true copy, attest: Frederick H. Burke, City Clerk.

Middlesex ss. June 28, 1929. 9h. 22m. A.M. Rec'd & Recorded.

CITY OF CAMBRIDGE
ORDER FOR
SIDEWALKS

CITY OF CAMBRIDGE In City Council, June 18, 1929.
ORDERED: That the Superintendent of Streets be authorized to set edgestones upon the sidewalks in the streets hereinafter named. The expense thereof to be charged to the appropriation for Street Department (Paving Edgestones and Sidewalks) The cost of materials furnished to be assessed upon the owners of abutting estates according to law. 9 Gray Gardens East (Huron Avenue side of property) Petition of Ralph Beatley, Owner. Assessors' Block Plan 207, Lots 38-39. 67 Francis Avenue Petition of Esther S. Schell, Owner. Assessors' Block Plan 147, Lot 28. 68 Francis Avenue, corner of Irving Street, Petition of Carolina T. Howland, Owner. Assessors' Block Plan 147, Lot 33. In City Council, June 18, 1929. Adopted by the affirmative vote of 14 members. Frederick H. Burke, City Clerk. Executive Department, June 21, 1929. Approved, Edward W. Quinn, Mayor. A true copy, attest:- Frederick H. Burke, City Clerk.

Middlesex ss. June 28, 1929. 9h. 22m. A.M. Rec'd & Recorded.

CITY OF CAMBRIDGE
TAKING

CITY OF CAMBRIDGE In City Council, June 18, 1929.
WHEREAS: It is adjudged by this City Council to be necessary for the public convenience and public health that an easement be taken in private lands for sewerage purposes, it is therefore hereby ORDERED:- That in the land hereinafter described an easement be and hereby is taken for

FIFTH ST.

sewerage purposes. A parcel of land belonging, now or late to the following named persons:- Resisto Pipe and Valve Company, State Street Trust Company, Trustees under the will of John P. Squire, all as shown on a plan entitled: "Winter Street Place Plot of Sewer Extension" drawn by J.M. Hastings, City Engineer, dated May 20, 1929, and on file in the office of the City Engineer of Cambridge, Mass., a copy of which is to be recorded herewith, bounded and described as follows: Beginning at a point in the southwesterly line of the Northern Traffic Artery, formerly Bridge Street, at the division line between land of the State Street Trust Co. Trustees, under the will of John P. Squire, and land of Resisto Pipe and Valve Co.; thence running southeasterly along the ^{said} southwesterly line of the Northern Traffic Artery ten (10.0) feet to a corner; thence southwesterly at right angles to the said southwesterly line of the Northern Traffic Artery ninety two (92.0) feet to an angle; thence westerly fifty two (52.0) feet, more or less, to a point in the easterly line of a right of way taken by the City of Cambridge on June 10, 1901, for sewer purposes, said point being one hundred fifty seven (157.0) feet from the northerly line of Winter Street; thence northerly by the easterly line of said right of way about twelve (12.0) feet to a point; thence easterly by a line parallel to and ten (10.0) feet distant northerly from the line above described as being fifty two (52.0) feet long, forty three (43.0) feet, more or less, to an angle; thence northeasterly by a line parallel to and ten (10.0) feet distant northwesterly from the line above described as being ninety two (92.0) feet long, eighty eight (88.0) feet to the point of beginning, in the southwesterly line of the Northern Traffic Artery. Containing one thousand three hundred ninety (1390) square feet more or less. In City Council, June 18th, 1929. Adopted by the affirmative vote of 14 members. Frederick H. Burke, City Clerk. Executive Department, June 21st, 1929. Approved, Edward W. Quinn, Mayor. A true copy:

Attest: Frederick H. Burke, City Clerk.

Middlesex ss. June 28, 1929. 9h. 22m. A.M. Rec'd & Recorded.

One word interlined

CITY OF CAMBRIDGE In City Council June 18, 1929.

WHEREAS:- It is adjudged by this City Council to be necessary for the public convenience and public health that an easement be taken in private lands for sewerage purposes, it is therefore hereby ORDERED:- That in the land hereinafter described an easement be and hereby is taken for sewerage purposes. A parcel of land belonging, now or late, to the following named persons: William J. O'Neil, Stephen and Hagbanosh Kavjian, J. Henry

CITY OF CAMBRIDGE TAKING

Needs, So. Dist
 MASS.
 9.22.29
 Cambridge
 of 1929
 Page 187

See film opposite

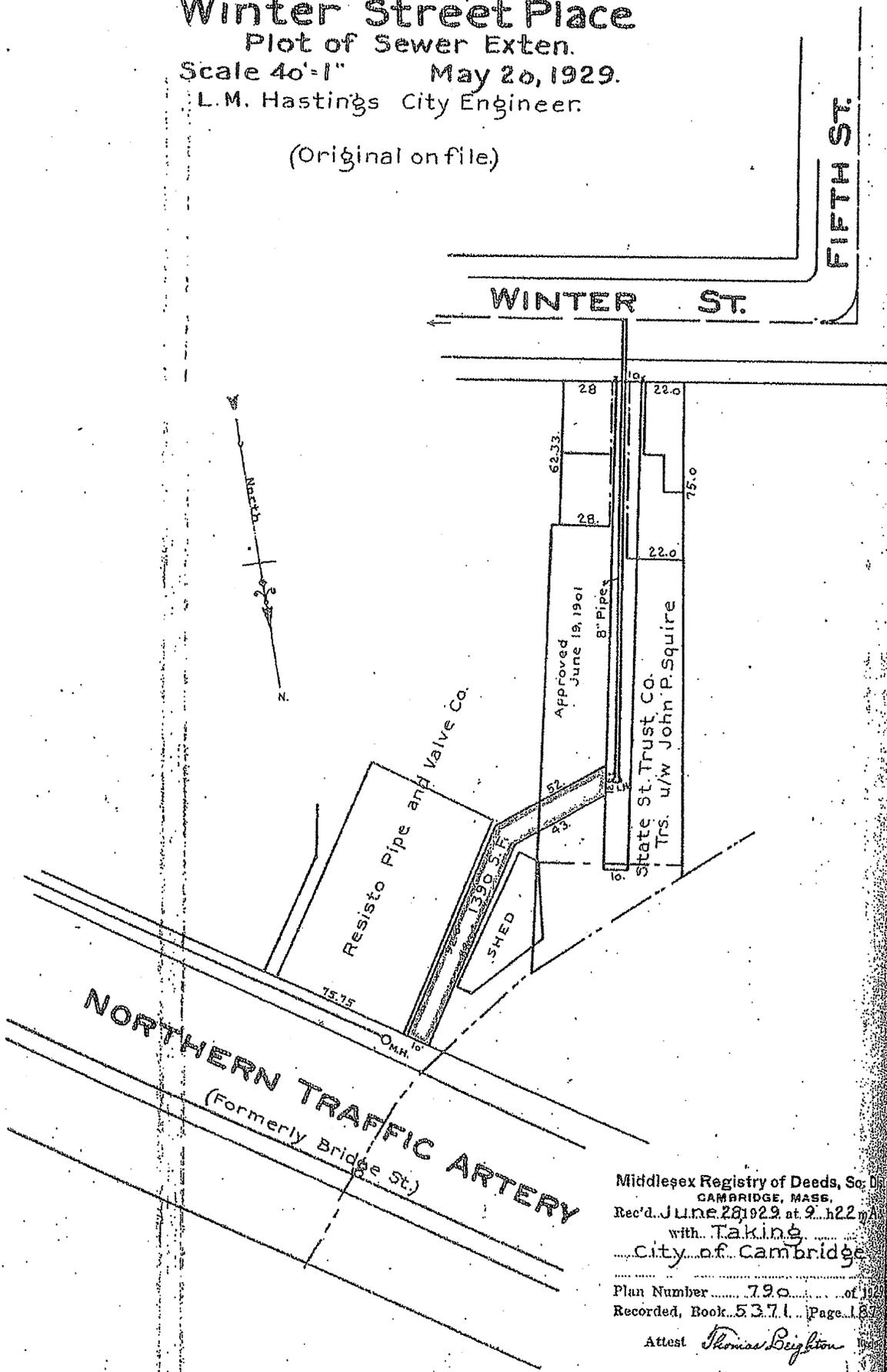
Winter Street Place

Plot of Sewer Exten.

Scale 40'-1" May 20, 1929.

L.M. Hastings City Engineer.

(Original on file)



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Middlesex Registry of Deeds, So. Dis.
CAMBRIDGE, MASS.
Rec'd. JUNE 29 1929 at 9.422 p.m.
with Taking
City of Cambridge
Plan Number 790 of 1929
Recorded, Book 5371 Page 187
Attest Thomas Beighton