

2

My Home Favorites GIS Parcel Mgr. Calendar Tasks Notifications

Home Manage My Reviews Plan Plan Plan Plan Plan Plan

Manage Plan CCUTS-005579-2014 **Address** 48 MIDDLESEX ST

Menu **Additional Info** Refresh Search Action New Delete Save Cancel Geo Rules 0

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

General Info Ownership Info **IMPORT**

Name Muireann Glennullen
Address 4 Channing Circle
Phone 6172836715
Email muireann@comcast.net

Last changed by Service, EnerGov on Thursday, November 06, 2014 9:26 AM



Manage Plan CCUTS-005579-2014

Address 48 MIDDLESEX ST

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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

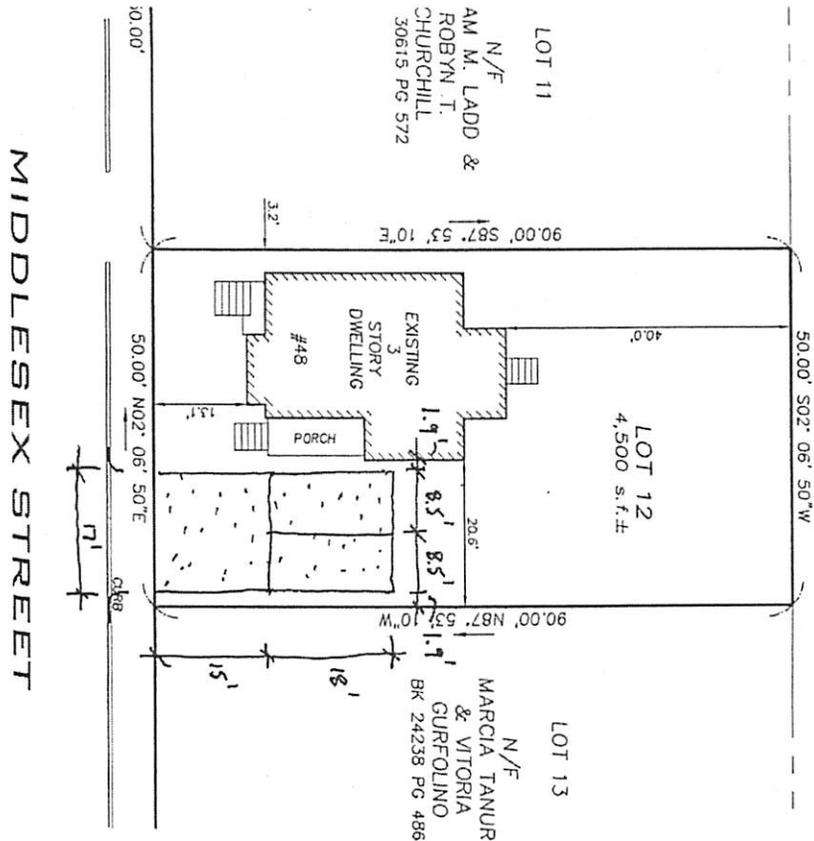
Sketch of Driveway

All Abutters Forms are Included

Applied Online

LOT 1
 PLAN 534 OF 2004

N/F
 BORDER - RINDGE LLC
 BK 57768 PG 83



MIDDLESEX STREET

PREPARED FOR:
 MUIREANN GLENMULLEN
 48 MIDDLESEX STREET
 CAMBRIDGE, MASS.

PREPARED BY:



**MEDFORD
 ENGINEERING
 & SURVEY**

ANGELO E. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4486 fax 781-396-8052

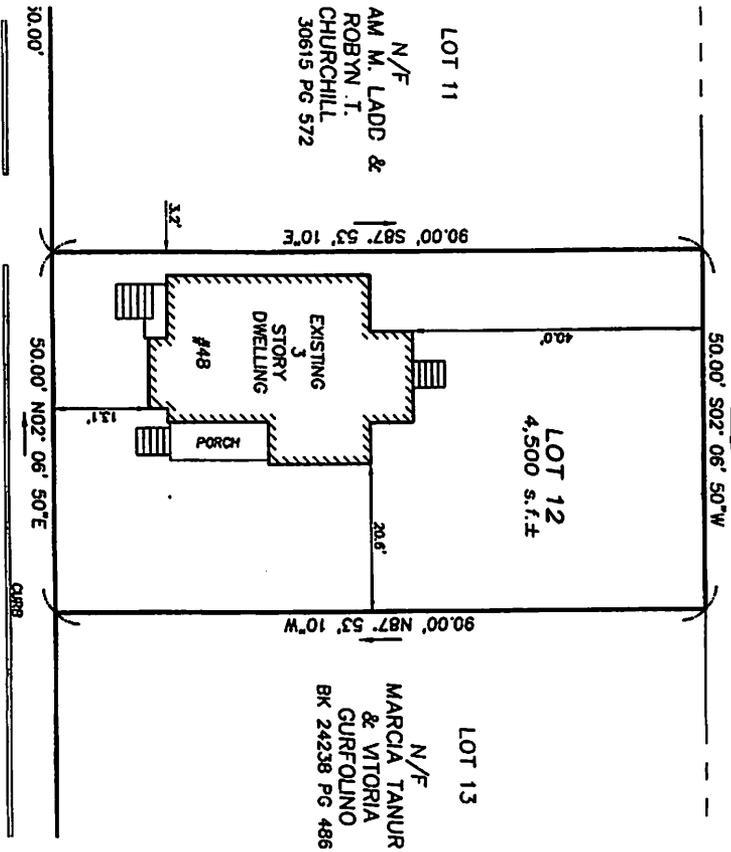
PLAN OF LAND
 48 MIDDLESEX STREET
 CAMBRIDGE, MASS.
 (MIDDLESEX COUNTY)

DRAWN	CHECKED	FILE No.
JCC	RJM	18898

Part 2. 48 Middlesex

LOT 1
PLAN 534 OF 2004

N/F
BORDER - RINDGE LLC
BK 57768 PG 83



MIDDLESEX STREET

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

PREPARED FOR:
MUIREANN GLENMULLEN
 48 MIDDLESEX STREET
 CAMBRIDGE, MASS.

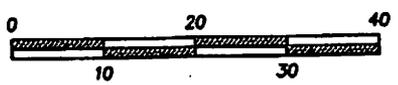
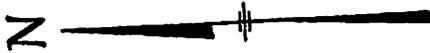
PREPARED BY:



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 781-396-4466 fax 781-396-6032

DRAWN	CHECKED	FILE No.
JCC	RJM	18898

Parcel 1 48 Middlesex



SCALE: 1" = 20'

WILSON AVENUE

CURRENT OWNER: ERIC BREEN & PATRICK BREEN

TITLE REFERENCE: BOOK 57639 PAGE 598

PLAN REFERENCE: PLAN BOOK 63 PLAN 11
PLAN 534 OF 2004

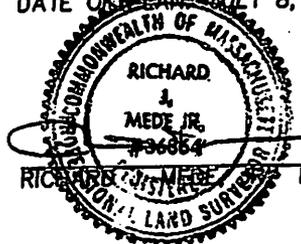
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: MUIREANN GLENMULLEN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JULY 2, 2014
DATE OF REVISION: JULY 8, 2014



07/08/2014

RICHARD J. MEADE JR. P.L.S.

DATE:



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of BRODER - RINDGE LLC

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:
48 Middlesex

Signed: Stephen Bradley (as agent for Broder-Rindge LLC) Date: 10/16/14

Address: 120 + 124 Rindge Ave + 45 Yerexa Road

To Whom It May Concern:

As owner or agent of Vineyard Christian Fellowship of Cambridge

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:
48 Middlesex

Signed: Burt [Signature] Date: 11/5/14

Address: 35 Middlesex



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 42 Middlesex Street

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:
48 Middlesex Street

Signed: [Signature] Date: 10/11/14

Address: 42 Middlesex St
Cambridge MA 02140

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare
 approval disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____

48 Middlesex St.

11.5.14

To City of Cambridge:

Three of four abutters of 48 Middlesex have approved this application for a curb cut. The fourth abutter has not responded to multiple attempts to review curb cut application.

Minizounn Glenmullen
owner of 48 Middlesex Street



OFFICE OF THE CITY CLERK

CITY OF CAMBRIDGE

(617) 349-4260

FAX: (617) 349-4269

DONNA P. LOPEZ
CITY CLERK

PAULA M. CRANE
DEPUTY CITY CLERK

November 13, 2014

Dear Neighborhood Representative:

This office is in receipt of a copy of an application from Muireann Glenmullen requesting permission for a curb cut and *at the premises numbered 48 Middlesex Street, 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 _____ approve _____ disapprove of said driveway petition.

Comments: _____

Signature of authorized association representative

Daytime telephone no.

cc: Petitioner



City of Cambridge

~~Applications & Petitions #2~~
~~Calendar item #1~~
Calendar item #11
IN CITY COUNCIL
~~January 5, 2015~~
~~January 29, 2015~~
March 2, 2015

ORDERED: That the Commissioner of Public Works be authorized to construct curb cuts over sidewalks in front of estates upon the streets as hereinafter named, the expense thereof to be charged to the appropriation for Public Works Department, Paving (Edgestones and Sidewalks). The entire cost of material and labor furnished to be repaid to the City by the owners of abutting estates, and authorization is conditioned upon use of materials specified by the Department of Public Works and the Department of Traffic, Parking and Transportation; said curb cut approved with the following conditions:

Curb cut opening would be reduced from 17' to 12' (per revised plan);

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

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

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

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

46-48 Middlesex Street 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; and

consultation with the Traffic, Parking and Transportation Department confirmed

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.

Muireann Glenmullen

48 Middlesex Street

In City Council March 2, 2015

Adopted by the affirmative vote of nine members.

Yeas 8; Nays 1; Absent 0; Present 0.

Attest:- Donna P. Lopez, City Clerk

A true copy;

A handwritten signature in cursive script that reads "Donna P. Lopez".

ATTEST:-

Donna P. Lopez, City Clerk

Attachment

City of Cambridge

MASSACHUSETTS

Calendar # 11

In City Council March 2, 2015

*Curb cut for 48 Middlesex Street with
revised Plan*

	YEA	NAY	ABSENT	PRESENT
Vice Mayor Dennis A. Benzan	✓			
Mr. Dennis J. Carlone	✓			
Mr. Leland Cheung	✓			
Mr. Craig Kelley		✓		
Mr. Nadeem A. Mazon	✓			
Mr. Marc C. McGovern	✓			
Ms. E. Denise Simmons	✓			
Mr. Timothy J. Toomey, Jr.	✓			
Mayor David P. Maher	✓			

Order adapted

8 1 0

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 abutters. When the fourth abutter (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,

A handwritten signature in black ink, appearing to read 'Muireann', with a stylized flourish at the end.

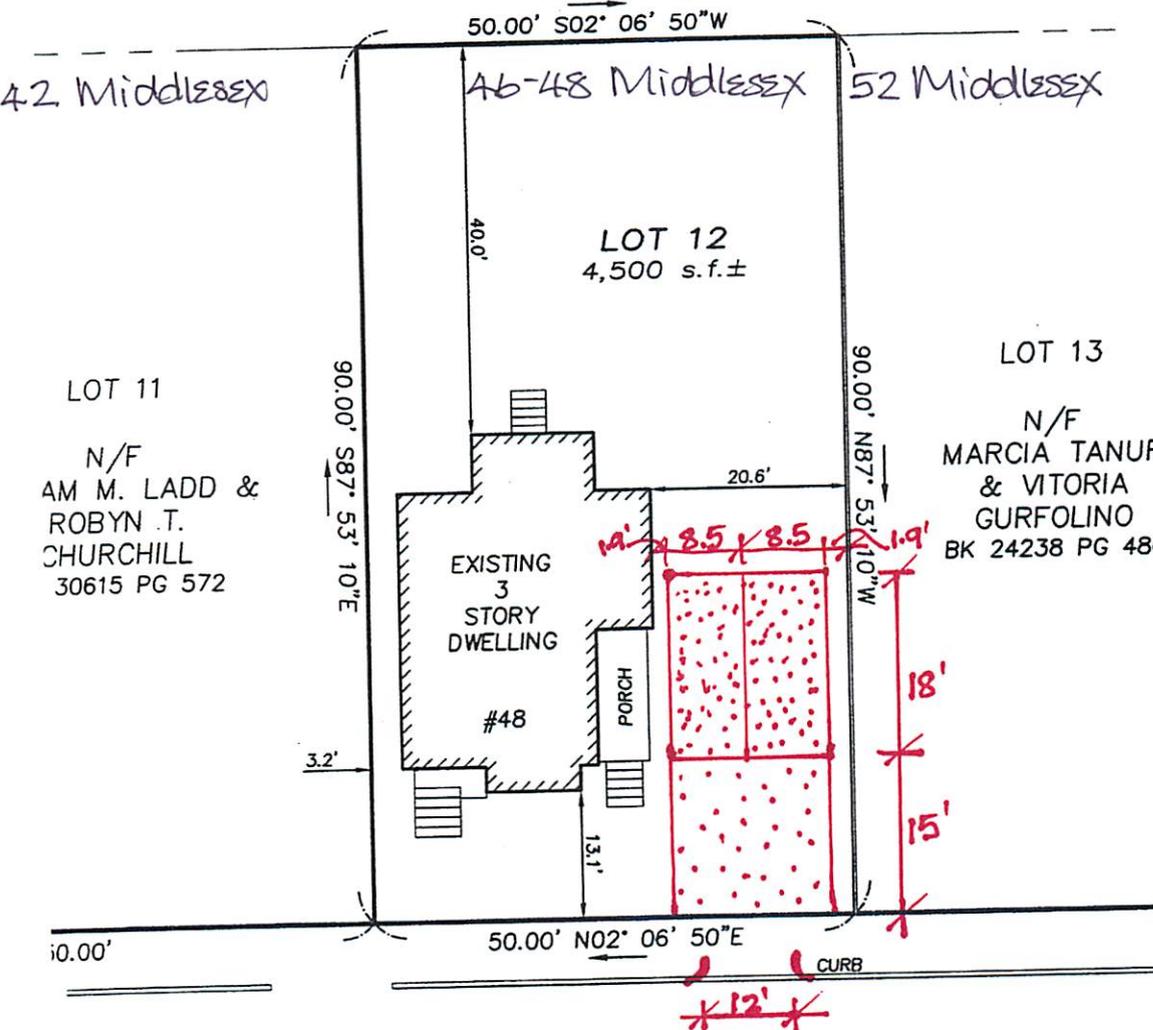
Muireann Glenmullen, owner of 46-48 Middlesex Street
muireann@comcast.net (617.283.6715)

enc.: revised curb cut plan drawing

LOT 1
PLAN 534 OF 2004

N/F
BORDER - RINDGE LLC
BK 57768 PG 83

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



LOT 13
N/F
MARCIA TANUR
& VITORIA
GURFOLINO
BK 24238 PG 486

MIDDLESEX STREET

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-6052

PREPARED FOR:

MUIREANN GLENMULLEN
48 MIDDLESEX STREET
CAMBRIDGE, MASS.

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