CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 160097

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Washburn Avenue Realty Associates LLC C/O Denise A. Chicoine

PETITIONER'S ADDRESS: One Boston Place, Boston, MA 02108

LOCATION OF PROPERTY: **54 Washburn Ave , Cambridge, MA**

TYPE OF OCCUPANCY: pre-existing non-conforming General Office

ZONING DISTRICT: Residential B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

no change in the physcial structure

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.33.b.1 (Use of structures for educational purposes on land leased by a nonprofit educational corporation.
Article: 4.000	Section: 4.33.e.1 (Social Service Center).
Article: 4.000	Section: 4.33.h.4 (Institutional use not listed in any other category).
Article: 10.000	Section: 10.40 (Special Permit).

Original Signature(s): _____

(Petitioner (s) / Owner)

GARY R. HOULE

(Print Name)

Address: 54 Washburn AVE., Cambridge, MA. 02140

Tel. No. 617.723.7440

E-Mail Address: dchicoine@ec-attorneys.com

Date: 2/24/2022

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Washburn Ave Realty Associates, LLC
(OWNER)

Address: 220 Broadway #104, Lynnfield, MA 01940

State that I/We own the property located at 54 Washburn Ave,

which is the subject of this zoning application.

The record title of this property is in the name of Washburn Ave Realty Associates, LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No._____ Book _____ Page _____.

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

****Written evidence of Agent's standing to represent petitioner may be requested.***

Commonwealth of Massachusetts, County of Suffolk

The above-name Steven Kokinos personally appeared before me, this 12 of January 2022 and made oath that the above statement is true.

Katrice E Grady Notary

My commission expires May 1 2026 (Notary Seal).

Katrice Elizabeth Grady
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 1st 2026

+1 781 460 4772
74 West Meadow Ct. Milford NH 03055

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Kanice Eitzbeam Gray
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
May 1st 2026

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 54 Washburn Ave , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

North Charles is a non-profit organization that has served the residents of Cambridge and its surrounding areas for over forty (40) years. The vast majority of the services provided by North Charles are cognitive behavioral therapy sessions, during which the triggers of addiction and mental health are discussed. But for the nature of North Charles' clientele, the use of the property would be General Office. Use as Nonprofit Educational or Other Institutional Use, Other Health Care Facility or Social Service Center is particularly appropriate and would result in a net improvement to the neighborhood as North Charles can provide necessary counseling to Cambridge residents in close proximity to their homes and public transportation with the benefit of free parking. There are no other locations in the Cambridge/Somerville area that provides the services offered by North Charles. North Charles expended over $300,000 to make improvements to the property in order to adequately serve its clientele. Issuance of a special permit would meet the requirements of the Ordinance as it would conserve the health of North Charles' clientele and the residents of Cambridge, allow for the most rational use of the property built out to specifically serve North Charles' clientele, and increase the amenities of the City.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

North Charles offers free parking and many of North Charles' clients utilize public transportation. A large percentage of clients have used remote services throughout the pandemic, significantly reducing on-site traffic. This is likely to continue for some time, and some services will be performed remotely permanently. This property has always been zoned for "General Office" use. North Charles' hours of operation (weekdays 7:00am through 7:00pm) are comparable to the hours of operation for a General Office. North Charles' hours are similar to many offices which open very early and close very late to accommodate the intensive schedules of salaried staff in this day and age, particularly in white collar professions. Any number of general office uses would cause pedestrian and vehicular traffic in the neighborhood. For example, the light manufacturing use of this property in the past resulted in loading and unloading of tractor-trailer trucks. The telecommunications company that previously occupied the property employed approximately eighty (80) people, whereas North Charles employs less than thirty (30).

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The already diversified uses in the neighborhood will not substantially change if North Charles is issued a special permit. A portion of Washburn Avenue is zoned as "Residential B" and the other portion is zoned as "Business A-2." Immediately parallel to Washburn Avenue is Clarendon Avenue, which is partially zoned as "Residence C-3," and allows for a general range of uses including single and two-family detached dwellings, townhouse dwellings, multifamily dwellings

(apartments and condominiums), and some institutional uses. Washburn Avenue runs perpendicular to Massachusetts Avenue in Cambridge and turns into Newbury Street in Somerville, which runs perpendicular to Broadway. Both Massachusetts Avenue and Broadway are main thoroughfares directly adjacent to Washburn Avenue (and Newbury Street in Somerville) where a multitude of commercial businesses operate. Valvoline Oil Change Station and Bright Horizons Early Education and Pre-school are located on the corner of Washburn Avenue and Massachusetts Avenue, and Norton's Liquor Store is directly adjacent to Bright Horizons Early Education and Pre-school.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

All of North Charles' services are conducted within the building and do not cause any disturbance to surrounding residences. North Charles is a non-profit organization with goals of improving and maintaining mental health stability for its clients and improving mental health education and research. North Charles' services enhance the quality and safety of all citizens of Cambridge and its surrounding areas.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

It is a purpose of the Massachusetts zoning laws to provide for facilities such as North Charles and to not discriminate against entities such as North Charles. North Charles does not seek to convert the use of the property from residential to commercial use; the use of this property has long been categorized as a pre-existing non-conforming commercial use. Issuance of a special permit would promote the purpose of the Zoning Act and the Ordinance as it would allow for a non-discriminatory use of the property, conserve the health of many Cambridge residents, and increase the amenities of the City of Cambridge.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Washburn Avenue Realty Associates LLC

Location: 54 Washburn Ave , Cambridge, MA

Phone: 617.723.7440

Present Use/Occupancy: pre-existing non-conforming General Office

Zone: Residential B Zone

Requested Use/Occupancy: other educational use; social service center; health care facility

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		9898		N/A		in compliance	(max.)
LOT AREA:		9898		N/A		in compliance	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.68		N/A		in compliance	
LOT AREA OF EACH DWELLING UNIT		N/A		N/A		5,000	
SIZE OF LOT:	WIDTH	133		N/A		in compliance	
	DEPTH	140		N/A		in compliance	
SETBACKS IN FEET:	FRONT	8		N/A		in compliance	
	REAR	40		N/A		in compliance	
	LEFT SIDE	6.6		N/A		in compliance	
	RIGHT SIDE	28		N/A		in compliance	
SIZE OF BUILDING:	HEIGHT	23		N/A		35	
	WIDTH	98		N/A		in compliance	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		pre-existing non-conforming		N/A		in compliance	
NO. OF DWELLING UNITS:		N/A		N/A		in compliance	
NO. OF PARKING SPACES:		27		27		pre-existing non-conforming	
NO. OF LOADING AREAS:		0		0		N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A		N/A		N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

no other occupancies on same lot

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Aaron G. Brathwaite
61 Washburn Avenue
Cambridge, MA 02140

April 18, 2022

Board of Zoning Appeals
City of Cambridge
Cambridge, MA 02139

Dear Members of the BZA,

I can't believe I am writing yet another letter opposing a special permit submitted by North Charles, some seven years after it was first denied, and while it's been operating under a City of Cambridge Cease and Desist Order even longer than that. I am a direct abutter and have lived at 61 Washburn Avenue for most of my life (I am 74 years old). I was born here and members of my extended family live at other addresses on Washburn Avenue. We know this neighborhood and have sadly witnessed how dramatically the safety of our street has changed and the character of neighborhood has suffered as a direct result of the North Charles operating at 54 Washburn Avenue. This medical facility does not belong in our neighborhood.

As a former sheriff and servant to the public, I am not only worried about my home, family and neighbors, but the patients who seek treatment there. I have witnessed altercations with staff spilling out of the parking lot, altercations with its security guard over parking, people stumbling as if they are high, erratic driving on my narrow street, and have picked up a good number of syringes (not to mention Dunkin Donut containers) on my street over the years that North Charles has operated. Patients regularly camp out on neighbors' stairs (and even in their cars) waiting for appointments. Emergency vehicles regularly come to the facility to treat patients who are suffering some sort of medical crisis, blocking our street and causing traffic jams. Moreover, when groups sessions meet (which will resume fully after we recover from the pandemic), traffic up and down our street right before and after these session is not only a nuisance, but a safety hazard. Our street is really narrow and not designed for this kind of traffic.

Before North Charles came to our street, there was nothing like this. Patients at North Charles deserve more privacy and a more suitable location. This neighborhood, my neighborhood for over 70 years, deserves relief.

Thank you,

Aaron G. Brathwaite

Aaron G. Brathwaite

Gail Levy
2 Washburn Terrace
Cambridge, MA 02140

April 18, 2022

Board of Zoning Appeals
City of Cambridge
Cambridge, MA

Dear City of Cambridge Board of Zoning Appeals,

I write to oppose the special permit application submitted by the North Charles Foundation (NCI). This facility, under the direction of Gary Houle, is a danger to my neighborhood in terms of safety and in changing the character of my neighborhood. I am a direct abutter and have witnessed first-hand how this medical facility has put me, my family, and my neighbors in direct harm and how the constant inflow and outflow of strangers on our small street has changed the dynamic of our community.

As a nurse who practiced for decades, I fully understand the need for drug rehabilitation facilities like NCI. However, I also understand that they do not belong embedded in residential neighborhoods with children, including my grandchildren. It was my 12-year old granddaughter who witnessed a drug overdose of a patient of the facility driving a car (yes, driving a car) and alerted me to call for help. It was a terrifying event for her and for me. She is now 18 years-old and has had to witness NCI's patients loitering in our yard and our street. I now have a 10-year-old grandson living with me. I do not want his experience of our neighborhood since NCI moved in seven years ago to be as traumatic as my granddaughter's was.

I have lived in my house on Washburn Terrace for more than four decades and served as a nurse longer than that. I raised my family here. This facility does not belong here, in a residential B neighborhood. The attached map indicates that there are two schools within 500 feet of the facility (Matignon High School and the International School), a senior housing center (the George F. Burns Apartments) within 250 feet, and a childcare center (Bright Horizons) within 150 feet.

In conclusion, please do not let the safety and community of my family and neighborhood be further compromised by allowing this facility to continue to operate in this location. I love my home, family, and neighbors. My family and I have already witnessed too much trauma in a place that is supposed to serve as my sanctuary. Please do not allow grant this special permit to NCI. Thank you for your consideration.

Sincerely,

Gail Levy

Gail Leary
2 Westbourn Terrace
Cambridge, MA 02140

April 18, 2021

Board of Zoning Appeals
City of Cambridge
Cambridge, MA

Dear Cambridge Board of Zoning Appeals

I write to oppose the special permit application submitted by the North Charles Foundation (NCI). This facility, under the direction of Cory Jacobs, is a dangerous intrusion in a zone of safety and in changing the character of our neighborhood. I am a direct abutter and have witnessed firsthand how this medical facility has put at risk my family and my neighbors in our homes and has brought a consistent flow and overflow of strangers on our small street that changes the dynamics of our neighborhood.

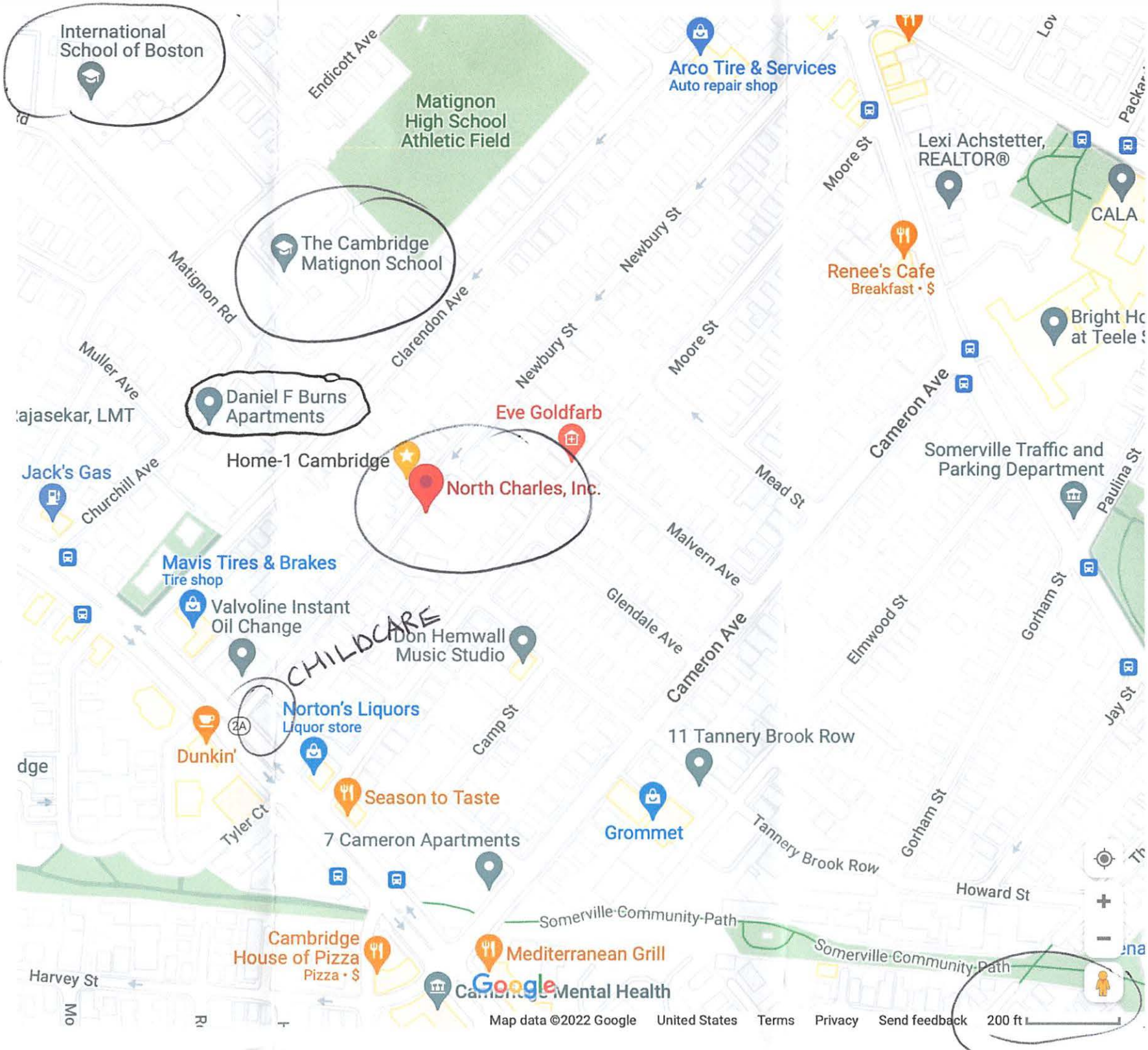
As a nurse who practiced for decades, I fully understand the need for drug rehabilitation facilities like NCI. However, I also understand that they do not belong embedded in residential neighborhoods with children, including my grandchildren, and where my 10-year-old granddaughter was witnessed and found overdose of a patient of the facility driving a car (yes, driving a car) and needed her to call 911 for help. It was a family member who saved and for her. She is now 17 years old and has had to witness NCI's patients loitering in our yard and our street. I now have a 1-year-old grandson living with me. I do not want this experience in our neighborhood since NCI moved in seven years ago to be an hindrance to my grandchildren's well.

I have lived in my house on Westbourn Terrace for over three four decades and served as a nurse longer than that. I raised my family here. This family does not belong here in a residential neighborhood. The attached map indicates that there are two schools within 500 feet of the facility (Peabody and High School) and the preschool located about a block from the facility. Allowing NCI to continue operating in this residential neighborhood would be a mistake.

If Cambridge, please do not let the safety and community of my family and neighborhood be further compromised by allowing this facility to continue to operate in this location. I love my home, family, and neighbors. My grandkids and I have already witnessed too much trauma in a place that is supposed to be a safe, nurturing environment. Please do not allow a special permit to NCI. Thank you for your consideration.

Sincerely,

Gail Leary


International School of Boston
Endicott Ave
Matignon High School Athletic Field
Arco Tire & Services
Auto repair shop
Moore St
Lexi Achstetter, REALTOR®
CALA
Renee's Cafe
Breakfast • $
The Cambridge Matignon School
Matignon Rd
Clarendon Ave
Newbury St
Newbury St
Moore St
Muller Ave
Daniel F Burns Apartments
Eve Goldfarb
Home-1 Cambridge
North Charles, Inc.
Cameron Ave
Somerville Traffic and Parking Department
Paulina St
Jack's Gas
Churchill Ave
Mead St
Malvern Ave
Mavis Tires & Brakes
Tire shop
Valvoline Instant Oil Change
CHILDCARE
Don Hemwall Music Studio
Glendale Ave
Cameron Ave
Elmwood St
Gorham St
Jay St
Norton's Liquors
Liquor store
Dunkin'
Camp St
11 Tannery Brook Row
Season to Taste
Grommet
Tyler Ct
7 Cameron Apartments
Tannery Brook Row
Gorham St
Howard St
Somerville Community Path
Cambridge House of Pizza
Pizza • $
Mediterranean Grill
Harvey St
Mental Health
Google
Map data ©2022 Google
United States
Terms
Privacy
Send feedback
200 ft

Pacheco, Maria

From: Kate Winter <katelilarose@gmail.com>
Sent: Wednesday, April 20, 2022 9:17 PM
To: Pacheco, Maria
Subject: Written statement regarding hearing BZA-160097

To whom it may concern,
I'm writing regarding case number BZA-160097 that is on the Agenda for the Zoning Board of Appeals' virtual public meeting held on Thursday, April 28, 2022.

I have lived in Cambridge for the last 2 years (the first year I lived down the street from Washburn Ave, and now I live close by). For the past 50 years, North Charles has provided accessible, high-quality,and affordable treatment services for thousands of individuals in the Cambridge and greater Boston area. It would be a disservice to the city of Cambridge if the Special Permit request was denied. North Charles is the ONE and ONLY opioid treatment program in the City of Cambridge. It is a non-profit, focusing on helping people and, in doing so, strengthening the entire Cambridge community. We should be supporting the important public service it provides.

In closing, I urge you to approve the Special Permit request made by Washburn Ave Realty Associates LLC.

Thank you for your time,
Kate Winter

132 1/2 Oxford St
Cambridge, MA 02140

To whom it may concern,

I'm writing regarding case number **BZA-160097** that is on the Agenda for the Zoning Board of Appeals' virtual public meeting being held on Thursday, April 28, 2022.

I reside in Cambridge, close to Washburn Ave., and am also a Social Work Intern at North Charles Institute for the Addictions. I have been fortunate to have the opportunity to provide individual counseling to several clients here as I pursue my Master's degree in clinical social work.

I'm writing to offer my wholehearted support for the Special Permit request made to the Zoning Board of Appeals by Washburn Ave Realty Associates, LLC. The opioid epidemic has greatly impacted the lives of individuals and families in our community for the past twenty years. Individuals everywhere have a right to access treatment and services that best suit their needs and provide them with the stability to improve other domains of life. North Charles has operated at their Washburn Ave location for nearly seven years with no incidents for the surrounding community. The site serves exclusively as a counseling center for which clients can come to seek emotional and mental health services and find refuge from the immense stigma that surrounds addiction. Clients deserve to have that space and it is our responsibility to make it possible for them to find a second chance at a new life.

North Charles has worked tirelessly for almost fifty years to serve individual in our community with dignity and respect. Please approve the Special Permit and let North Charles continue in peace to do the wonderful work it has been doing for years to support the Cambridge community.

Thank you for your time,

Courtney Limon

132 1/2 Oxford Ave., Cambridge, MA 02140

courtneylimon8@gmail.com

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 1:40 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: For 28 April BZA meeting
Attachments: Toft to BZA re 54 Washburn April 2022.pdf

Dear Maria,

I hope you're well.

Attached is a letter from me and husband written to the BZA in opposition to the special permit request (160097) by Gary Houle of North Charles at 54 Washburn Avenue,

In a separate email I will send a set of documents from the first time that Mr. Houle petitioned for a special permit in 2015. We note that little has changed and many of our fears outlined in this first letter (along with police reports and such) have been realized in the last six plus years.

All the best, Monica and Ivan Toft (cc'd above)

63 Washburn Avenue
Cambridge, MA 02140

18 April 2022

City of Cambridge
Board of Zoning Appeals (BZA)
Letter of **Opposition** to NCI's Request for a Special Permit (#160097)

Dear Cambridge BZA,
We write to **oppose** the request for a special permit by North Charles, Inc. (NCI) to continue operating a medical facility at 54 Washburn Avenue in our Residential B neighborhood.

NCI is currently led by Mr. Gary R. Houle, whose first petition for a special permit in January of 2016 was denied by the BZA. We are abutters and we live across the street from NCI at 63 Washburn Avenue. As we testified at that hearing, *no one in our neighborhood* objects to NCI's mission to treat underserved patients suffering from chronic pain and addiction. Both my wife and I have lost family members to addiction, and that is the main reason we oppose NCI's ongoing efforts to site an addiction treatment clinic in the heart of a Residential B neighborhood with a narrow street. NCI's patients lack the privacy they deserve, and they also lack access to public transportation they might enjoy in a properly zoned location. And when Mr. Houle asserts that NCI's patients have no other options if NCI is forced to move, he's wrong: Column Health, for example, offers the same treatment services as NCI, but is sited only a 2-minute walk from the MBTA's Davis Square Red Line T station. By comparison, NCI is a 13-minute walk from the Davis Square T Station.

* * *

Here we focus on five key issues raised in NCI's petition (NCI's arguments from January of 2016 remain virtually unchanged). NCI's proposed use of the property at 54 Washburn Avenue (1) is "general office;" (2) won't cause traffic congestion; (3) wouldn't adversely affect abutter's use or enjoyment of their property; (4) wouldn't introduce nuisance or hazard; and finally (5) would count as 'discrimination' if denied.

General Office
At his first appearance before the BZA in January of 2016, Mr. Houle arrogated to himself the right to define what "general office" meant. Abutters, neighbors, and the BZA objected that Mr. Houle's definition did not meet the common-sense understanding of "general office;" and that in fact, NCI was providing medical services and treating patients. It was noted that NCI's own website defines its core activity at 54 Washburn Avenue as "psychiatric outpatient services;" and its job advertisements all seek employees who are healthcare professionals, and 90% of its revenue comes from Medicaid reimbursements. Note that this **single issue** was sufficient to result in the BZA's denial of NCI's first special permit application.

Traffic Congestion
In its request for a special permit, NCI claims that it offers "free parking" and that "many of" NCI's patients utilize public transportation. This hasn't been our experience at all. Like Mr. Houle himself, who lives in Sudbury, many of NCI's patients come from outside of Cambridge, and NCI's parking lot too often can't accommodate all its patients. This leads to frequent double parking, idling, and illegal parking in front of a fire hydrant. Delivery trucks trundling up our narrow street and needing to turn around are often shooed away by the lot's security guard (a guard NCI needed to manage overflow and unruly patients). So traffic patterns have definitely been adversely affected by NCI's operations. Mr. Houle's assertion that NCI's use didn't materially change as compared to previous tenants is just false: none of the previous tenants had ambulance calls for overdoses, or a security guard to manage traffic, or frequent idling and double parking.

Abutters' and Neighbors' Use and Enjoyment of Their Property
In its request for a special permit, NCI asserts that because on *other* streets in North Cambridge the zoning is mixed use, abutters and residents of Washburn Avenue wouldn't be adversely affected by granting NCI its request. But every Cambridge street is different; with its own unique culture. Washburn Avenue is not the same as Clarendon; and 63 Washburn Avenue—not North Cambridge more broadly—is the epicenter of concern. NCI asserts that "if granted," its operations wouldn't adversely affect the use or enjoyment of our or our neighborhood's properties. But as a resident of Washburn Avenue since 2003, and an abutter of NCI since 2015, I can say with authority that *after six years*, NCI's operations have in fact diminished the use and enjoyment of our property. We have a beautiful front deck overlooking the street, for example, but we no longer use it because NCI's operations made us privy to confidential patient information, because we are under 24-hour surveillance from NCI's street cameras, and because the mix of constantly shouted obscenities, traffic, concentrated cigarette smoke, and idling car fumes made simply hanging out on our deck unpleasant at best.

And we are not alone. In the past six years we've had neighbors say they moved away explicitly due to the adverse impact of NCI's operations. Others have complained of losing tenants as well. Again, these things weren't true of previous non-conforming uses of 54 Washburn, but have all come into effect only after NCI began operating there.

Nuisance or Hazard
In its request for a special permit, NCI claims that its operations "wouldn't cause any disturbance to surrounding residences." Again, we've been living across from NCI since it first arrived in 2015, so our assessment of the impact of NCI's operations on our neighborhood is far from hypothetical. As noted elsewhere in this letter, while *ideally* NCI's operations shouldn't cause any disturbance, the reality is very different. Patients are not allowed into the building for treatment until their appointment time, but because many commute from outside the City, or arrive by taxi, medical shuttles (shuttle visits result in frequent loud backup alert beeping),

Uber, or Lyft, they often arrive early and are forced to wait outside before going in. That means they often loiter on the street, smoking, yelling on their phones, double parking, idling their cars while listening to loud music, or at times falling asleep on the sidewalk.

As to hazard, the increased traffic congestion and frequent parking in front of the fire hydrant located at 54 Washburn puts us all at risk because emergency vehicles cannot transit our narrow street when it's blocked by patients who've double parked. Emergency calls are far from rare, and when ambulances are dispatched to 54 Washburn they are often accompanied by large fire engines. Finally, impaired patients who are either too early or too late for their appointments have left hypodermic needles on the street, or sought refuge on our neighbors' porches or in unlocked cars. All of this is *not* to blame the victims, but rather to highlight the fact that it's NCI's inappropriate siting and poor patient management that is to blame for the nuisance and hazard we've *already experienced* over the past six years.

Unfair 'Discrimination' or a Dangerous Precedent?

Lastly, in its special permit request, NCI arrogates to itself the right to define the intent of Massachusetts zoning laws. It attempts an argument to the effect that *not* granting a special permit to a medical facility operating in a Residential B neighborhood is a form of discrimination against "facilities such as North Charles" and NCI's patients. **This is profoundly offensive.** It's the equivalent of saying that by not allowing NCI's patients to park in our driveway, my wife and I are 'discriminating' against under-served patients deserving of treatment. More than that, it's a disingenuous attempt to create the impression that in enforcing the City's generous zoning laws, the Board is representing the interests of bigoted, backward-thinking NIMBYs, instead of the enlightened and progressive community members for which Cambridge is so well-known.

On the contrary, granting NCI a special permit under this logic would set a dangerous precedent for the City of Cambridge by allowing applicants to claim that being denied any use *they* deem consistent with the intent of Massachusetts zoning law is a form of discrimination; where "discrimination" is used in its pejorative connotation as opposed to the legitimate practice of distinguishing between different agents, acts or things. By NCI's reasoning, for example, if the BZA denied a special permit for use of 54 Washburn as a cannabis dispensary (hundreds of yards from a child daycare center and a Catholic High School), that would also be "discriminatory" in the pejorative sense.

* * *

In sum, **the *continued* (not proposed or hypothetical) use of 54 Washburn Avenue as a site for a medical treatment facility in a Residential B neighborhood constitutes a clear and present detriment to the public interest.** We deserve a tenant at 54 Washburn whose operations don't harm the quality of life of our street or put our neighbors at risk. NCI's patients deserve a facility sited at a location where they have privacy and better access to public transportation. The City of Cambridge makes many such locations available, and NCI's assertion,

through its current leader Gary R. Houle, that it *must* operate at 54 Washburn or close is a cynical ploy to place the BZA, abutters, and neighbors in the position of appearing to oppose patient treatment during an ongoing opiate addiction and overdose crisis; when in fact what we *actually* oppose is the mutual harm—harm to NCI's patients and to our neighborhood—that has already resulted from six years of NCI's operation as a medical facility in our residential neighborhood.

Thank you.

Ivan Toft
63 Washburn Avenue
Cambridge, MA 02140
617-491-8204

Monica Toft

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:03 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Materials for 28 April BZA re petition 160097
Attachments: Toft 63 Washburn BZA letter r2.pdf; CPD NCI 4 Aug 15.PDF; CPD NCI Incident report 4 Aug 15.PDF; CPD Incident report NCI 21 Jul 15.PDF; CPD NCI 21 July 15.PDF

Dear Maria,

Attached is our original letter, along with supporting documentation.

Our worse fears have been realized, with some alleviation during the COVID pandemic as group sessions were held remotely.

We have noticed that traffic and disturbances are starting to pick up again. I didn't have time to gather additional police reports, but there have been issues with patients and with emergency vehicles coming to the property on a regular basis. I'll send representative pictures and videos separately.

All the best, Monica and Ivan Toft
63 Washburn Avenue
Cambridge, MA 02140

Monica Toft
mduffytoft@mac.com

To: Board of Zoning of Appeals, City of Cambridge, MA
From: Monica and Ivan Toft, 63 Washburn Avenue, Cambridge, MA
Date: 20 September 20, 2015

re: Case BZA-008072-2015, 54 Washburn Avenue
Petition by North Charles Mental Health Research and Training Foundation Inc.
C/o Gray Houle, Chief Executive Officer

We write in strong **opposition** to the appeal made by the North Charles Inc. (NCI) drug rehabilitation and addiction facility at 54 Washburn Avenue to the city's July 30, 2015 "cease and desist" order. **We are owners of 63 Washburn and direct abutters to the 54 Washburn facility.** This order should stand—NCI is a medical treatment facility that constitutes a major safety hazard at this location. Better management cannot mitigate the safety issues inherent in locating this type of facility at this specific location. Furthermore, we question whether NCI is operating within the needed State and Federal licensing requirements as a medical facility.

Before explaining the rationale for our opposition to NCI's operation at 54 Washburn Avenue, **we want to emphasize that we support NCI's mission, especially during this national addiction crisis.** We believe NCI's patients deserve (and our community benefits from) compassionate and professional treatment. Our core concern is the safety of our neighbors, and the children, and elderly in our community, as well as the patients. This explains why, from the beginning, when neighbors discovered the true use taking place in the building, we framed our objections not in terms of shutting NCI down, but in "relocating" it (attached is the first flier that went out to the neighborhood by neighbors on July 31, 2015).

NCI's operations at 54 Washburn Avenue clarify its role as a medical facility. As neighbors and City officials learned from the Trolley Square meeting with NCI's Chief Operating Officer Gary Houle and his staff on September 15, 2015, the facility has a doctor (psychiatrist) and several nurses on staff, who prescribe drugs and provide mental health counseling services to patients struggling to recover from addictions to heroine and other opioids. This explains why, in order for NCI to operate, it was required to be licensed by the Massachusetts Department of Health and abide by state and federal regulations regarding its **care of patients**. This also explains why, when NCI advertises for new employees, it places such advertisements under the heading "healthcare services" and why the 54 Washburn site required as much renovation as it did (e.g. soundproofing of walls, extensive plumbing). Furthermore, the facility does have narcan—a drug designed to reverse a heroine overdose—onsite and we believe other drugs as well; as one of NCI's staffers early on admitted in a conversation with a neighbor (although she also stated that there is no methadone on the site).

Furthermore, although we were unable to find the City of Cambridge's zoning regulations (pertaining to these types of facilities), neighboring cities do. Marlborough, for instance, defines this type of facility as:

"A non-residential drug treatment program that assists individual addicted to drugs by administration of a substitute drug. Any facility that dispenses, prescribes, administers, allocates, delivers, hands out, or uses in any way a substitute drug, with or without providing other

treatment services, shall be deemed a "Narcotic Detoxification and/or Maintenance Facility" and subject to the regulations under Section 650-31 of this ordinance.

The City of Lowell, defines the facility in a similar way, and adds in its provisions that it "will be treated as an institutional health care facility."

Finally, just consider that NCI's latest Form 990 (Return of Organization Exempt from Income Tax) reports that 72% of NCI's revenues come from patient fees and Medicare/Medicaid. Also note that they use Form 990 "621400" code to describe to their organization, which is for "Outpatient care centers." (NCI's 2013 return and the government's reporting guidelines are appended.)

So although NCI would like to claim that the services it provides constitutes regular "office use," the evidence strongly indicates otherwise.

The location of NCI at 54 Washburn Avenue raises critical safety issues to both patients and to the neighborhood. Washburn Avenue is a very dense residential street: there are **13 residential** structures (many multifamily) that directly abut this facility (at NCI's prior location at 260 Beacon Street, there were only four). It is also a narrow, dead-end street, which means that drivers have to turn around to exit to get back to Massachusetts Avenue. Not only is the general traffic pattern much greater, commonly resulting in verbal altercations as people refuse to yield, we believe that a serious accident is inevitable.

The risk is much higher because the flow of traffic to the facility is not simply high on a daily basis (about 100 cars a day, in addition to the 20-22 staff that arrive at the facility according to Houle), but *concentrated* around very specific meeting times, when patients are expected to arrive for their scheduled treatment. Houle himself stated that counseling sessions bring in 15–20 patients per session. Given that public transportation to 54 Washburn is limited and most of NCI's patients are not from Cambridge, this means that we see anywhere from 30-40 patients arriving or departing from this facility by vehicle within a very narrow time frame. And when do most of these sessions happen? At peak traffic times, from 8–11 am and 5–7 pm, as was confirmed by NCI at the Trolley Square meeting. Again, these are the crunch times when neighbors are trying to get their children to and from school and themselves to and from work. Given that impaired patients are likely among NCI drivers (we already have evidence of this, see below), a serious accident is inevitable. This also means that fire and emergency vehicles would find it impossible to transit Washburn Avenue when patients are departing or arriving. Furthermore, what is going to happen when winter and the snow and ice arrive? This past winter, Washburn Avenue was nearly impassable after the series of snow storms. The facility's patients are often in need of emergency services, which would certainly be compromised. Consider that within six weeks of operations, the city's emergency services have been called to the facility at least two times that we know of. Having owned our home for 11 years, we cannot recall emergency vehicles ever being called to assist prior occupants—Gallagher and Sons, and Thinking Phones— of 54 Washburn.

More critically, **100% of NCI's patients are struggling to recover from addiction.** Not all of them, sadly, will succeed; and when they relapse, they become a safety hazard to themselves, their families, and our neighbors (who, again, include small children, infants, cyclists, and the elderly). In fact, within a month of opening, we have already witnessed intoxicated drivers on the

street, including one documented incident in which a woman, who was driving a car, pulled into Washburn Terrace, vomited from her car, passed out, woke up, then proceeded to drive again in attempt to get to NCI. She could not maneuver the vehicle into the parking lot. When NCI's security guard (he's there from 9–10:30am) realized what was happening he told the witnesses, all abutting neighbors (Monica was one of them) *not* to call the police, not once, but *twice*. This was a woman, a patient, in need of medical care, who was not only a danger to herself but to the neighborhood. Three police cruisers responded. In another NCI-related episode, a woman was told not to wait at the facility, so she looked for a place to rest and found one in a neighbor's unlocked car; after which she proceeded to pass out in it. Another neighbor noticed and called the police (this are included in the police reports). In addition, patients have passed out in neighbors' back yards and on their steps. In addition to aberrant and dysfunctional patient behavior, neighbors have discovered drug paraphernalia, including right in front of the facility (a syringe). We have never seen anything like this prior to NCI's arrival. Yes, it could be because we live in the city and drugs are everywhere. But NCI's arrival at 54 Washburn will hardly improve our chances of avoiding a situation in which a child finds an expended syringe and tries to play with it.

Just consider that **there are children in almost every house that abuts this facility**. Furthermore, there is a large day care center at the corner of Washburn Avenue and Mass Avenue (Bright Horizons), a senior citizen apartment complex (Burns Apartments) and recreational park, including a "tot lot" one block over, and two schools within 500 feet of this facility (Matignon and International School). Marlborough requires that such facilities not be placed within 1000 feet of any of these. In fact, both Lowell and Marlborough use exactly the same language regarding protection of the safety of the public at large in their regulations:

"Therefore, to ensure that these facilities are located in such a way as to not pose a direct threat to the health or safety of either the participants in the rehabilitation treatment or the public at large, the provisions of this section will apply to all such facilities."

What is striking is that if we consider the City of Lowell's and Marlborough's regulations as any sort of guide, NCI at 54 Washburn violates almost all of them.

Why are these cities' regulations so restrictive? Because these towns recognize that some of the patients are going to arrive impaired and that they pose a risk particularly to children and seniors. Furthermore, they also recognize that with drug addicts, albeit those in the varying stages of recovery, come drug pushers. Such concern and foresight are warranted. Neighbors have witnessed no fewer than three car accidents in NCI's parking lot (no police were called), one of which a neighbor photographed because it was such a weird situation. He witnessed one of the patients hitting a staffer's car with his own, while the staffer was yelling out "Why are you hitting my car?" The patient then got out of the car and said to the effect that he was terribly disoriented. The neighbor was shaken as his backyard abuts the facility with a wooden fence. He was concerned that the car was going to come through the fence into his yard, where his two children (ages 2 and 4) play. He wasn't aware that it was a drug rehab until two weeks later. In fact, no one in the neighborhood knew what NCI was doing until it opened its

doors at the beginning of June, and even then, it took (just) a couple of weeks for us to feel the larger impact. [1]

Finally, **we have questions over whether NCI is following proper licensing and health regulations in its delivery of care to its patients.**

Because we live cheek by jowl, we can hear everything that goes on in NCI's parking lot and as NCI's patients move up and down the street. We now know the names of three patients because of the way in which NCI has managed its operations. Just to give one example, despite what NCI staff said at the 15 September 2015 meeting, patients are not allowed to wait at the facility, they are shooed away until it is their appointment time. If they are early, they wander and loiter around the neighborhood (or pass out in neighbor's cars as described above). Drivers of patients are not allowed to wait in the parking lot, which means they too are shooed away, or are asked who are they waiting for. **Names are shouted. Patient confidentiality is lost. This should not be the case: patient confidentiality is sacrosanct.** As a health care provider, NCI is required by law—the Health Insurance Portability and Accountability Act of 1996 (HIPAA)—to insure that when patients seek medical treatment they do not have fear that their condition will be disclosed to others. **This is a drug and addiction facility—as neighbors, we know why every patient comes and goes from that facility.**

Furthermore, it doesn't stop there. Monica witnessed and overheard an exchange with one of the staff who was leaving in her car addressing a new patient arriving to facility. The patient was making sure she had the right place. **The staffer then asked whether she had her proper dosing. This wasn't just in earshot of me, but in front of the woman's teenage son.** Again, the dense residential nature of the neighborhood routinely compromises patient confidentiality, and this seems compounded by NCI management issues.

Finally, given that both Lowell and Marlborough require in their zoning requirements that the safety and health of the public at large be protected (as well as that of a facility's patients), we question whether this is actually a more general state or federal mandate (we could not locate it),

---

[1] Why didn't the neighbors know? Because NCI did not communicate with us as is required by the law. Although some neighbors received a letter (directly deposited into their mailboxes) introducing NCI to the neighborhood and inviting us to a meeting in the parking lot, **none of the abutters received the letter**, it had no date or contact information on it, was delivered one-two days before the meeting (importantly, *after* NCI signed its lease and made the needed alterations), and perhaps most critically, made *no* mention of opioid addiction (a copy of the letter is included). NCI claims that only two neighbors attended the meeting—a small number—which it argues was due to disinterest or something along those lines. Honestly, if you read a letter that clearly spelled out what was happening in a nearby building along the lines of NCI's work, don't you think more neighbors would have showed up? They didn't show up because they weren't informed. In fact, we held a neighborhood meeting on September 9 (this was after canceling two scheduled meetings in August because NCI could not make them, NCI didn't make this one either, but we decided to meet anyway): more than 50 people attended that meeting. NCI did organize the 15 September 2015 meeting at Trolley Square with City officials and neighbors, and did invite some neighbors (letter is attached), it was only a limited set (no one on Gold Star, also direct abutters, for example was contacted) and by direct distribution into mailboxes on the preceding Friday, four days prior (September 11, 2015) to the meeting. Please note also there is no address given or contact information on this invitation. Despite this limited and last minute notice, a significant number of neighbors did show up for the meeting—it was standing room only.

which NCI is conspicuously and seemingly consciously violating, given its lack of engagement and knowledge of the neighhorhood.

Given that this is a Residence B zone, if current zoning laws and procedures are not enforced, the City of Cambridge risks setting a dangerous precedent. If a drug addiction treatment facility is allowed to stay in this location after ignoring required variances and permits, then it is simply a matter of time before such facilities will open in other Residence B areas. Safety and quality of life are important reasons Residential B zones have restrictive regulations protecting them. Residents of such neighborhoods are expecting to be able to raise their children in a safe and secure environment, not one that concentrates risk and blight: including non-stop smoking, loitering and coarse language (coarse even by the standards of us, two US Army veterans). This facility needs to move not only for the neighborhood's sake, but for patients' sakes as well.

In light of our desire to help relocate the facility rather than shut it down, we do know that one of the alternative locations Mr. Houle considered renting is still available, at 701 Concord Avenue. According to the listing agent the owner of the property is fine with NCI moving in, so long as there is no methadone (which Mr. Houle had requested when he looked at the property). Moreover, 701 Concord is zoned properly for NCI's operations, the rent is comparable (if not cheaper), and it is close to public transportation. Mr. Houle rejected this property because, as he represented, he calculated that it would cost more to retrofit it for NCI's needs. As a result, the rest of us— the City, citizens of Cambridge, neighbors, and abutters on Washburn Avenue, Washburn Terrace, and Gold Star Road and Gold Star Court—are all paying for his lack of planning through our taxes and property value. We now have to pay for the legal team and our own time and resources dedicated to fixing a problem his apparently poor leadership created.

Please uphold the Inspectional Services Department's Cease and Desist order. And please use whatever resources are available to assist NCI to relocate to a facility where it can continue its important mission in a safe location. Thank you.

Sincerely,

Monica and Ivan Toft
63 Washburn Avenue (owners and direct abutters to 54 Washburn Avenue)

Attachments:

1. Undated North Charles Inc. letter that went to neighbors inviting them to a meeting (no abutters received it)
2. 31 July 2015 letter distributed to the neighorhood by concerned neighbors
3. 21 July 2015 Cambridge Police Department report of impaired driver approaching and arriving at NCI

4. 4 August 2015 Cambridge Police Department report of patient passing out in neighborhood
5. NCI invitation to 15 September 2015, no contact information or address provided, distributed to on a small set of Washburn Avenue (only) residents
6. NCI's 2013 Form 990, Return of Organization from Tax Exempt from Income Tax
7. Federal Instructions for Form 990, Business Activity Codes, p. 94

CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #15064555

Incident Information			
Incident # 15064555		Incident Date 08/04/2015 15:41:33	Call Taker cigoe
Police # 15005805		Fire # 15001379	Ambulance #
Incident Type (31D2) UNCONSCIOUS D2		Description UNCONS BREATHING	Priority 1
Ems Level	Alarm Level	Modified By dharmon	Modified Date 08/04/2015 16:28:52

Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 789		RA 1103	
Correct Location 32 WASHBURN AVE			
Street # 32	Street Name WASHBURN AVE	Apartment #	Cross Street
Near BET 2479 MASS & WASHBURN TER	Landmarks N CAMB	Additional SEGMENT ADDRESSES RANGE FROM 16 TO 45	

Reporting Person		
RP Name VZW CALL 1-800-[redacted]	RP Phone (617)[redacted]	How Received 911
RP Address 1 ALEWIFE CTR	Closed By dharmon	Date Closed 08/04/2015 16:29:01

Incidents

Agency Name	Incident Number	Date	User ID
CAM-FD	15001379	08/04/2015 15:43:16	kmannke
CAM-PD	15005805	08/04/2015 16:28:52	dharmon
PRO	15007791	08/04/2015 15:44:43	kmannke

Incident Types

Dispatch Class	Incident Type
AMBULANCE	UNCONSCIOUS D2
FIRE/RESCUE	UNCONSCIOUS D2

POLICE	UNCONSCIOUS D2

Note(s)

Note Type	Entered By	User ID	Note
LTC/FID	08/04/2015 15:41:57	auto	1 LTC/FID has been issued at this address
CALL-TKR	08/04/2015 15:42:09	cigoe	female passed out in red honda
CALL-TKR	08/04/2015 15:42:09	cigoe	Added by Update-and-Continue: More information to follow.
CALL-TKR	08/04/2015 15:42:52	cigoe	unknown female passed out in car also pregnant
TYPE CHG	08/04/2015 15:43:08	cigoe	FROM: MEDICAL TO UNCONSCIOUS D2
TYPE CHG	08/04/2015 15:43:08	cigoe	POLICE ADDED: UNCONSCIOUS D2
TYPE CHG	08/04/2015 15:43:08	cigoe	FIRE/RESCUE FROM: MEDICAL TO UNCONSCIOUS D2
TYPE CHG	08/04/2015 15:43:08	cigoe	AMBULANCE ADDED: UNCONSCIOUS D2
EMD	08/04/2015 15:43:08	cigoe	You are responding to a patient who is unconscious (or has fainted). The patient is a 25-year-old female, who is unconscious and breathing. Unconscious -- Effective breathing.
FILENUM	08/04/2015 16:28:52	dharmon	ASSIGNED FILE#: 15005805

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	11R	624	NEIL,MICHAEL

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
11R	RESP	15:43:52	N		dharmon
11R	ONLOC	15:44:36	N		dharmon
11R	CLEAR	16:29:01	Y		dharmon

Mutual Aid

Mutual Aid Agencies					
Agency	Dispatched	On-Location	Clear	Clearance Status	Disp ID
PRO	15:44:43	08/04/2015 15:53:24	08/04/2015 16:02:15	CLEAR	

Dispositions

Dispositions				
Type	Disposition	Incident Report?	Accident Report?	Due By
FIRE/RESCUE	(300) EMS,OTHER			
AMBULANCE	(1) NO DUTY			
POLICE	(110) REPORT TAKEN	Y		NEIL,MICHAEL

CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

INCIDENT # / REPORT #	OFFICER	RANK	REVIEW STATUS
15005805 / 1	NEIL,MICHAEL	OFF	APPROVED

INCIDENT #15005805 DATA

As Of 08/04/2015 17:47:45

BASIC INFORMATION

CASE TITLE	LOCATION	APT/UNIT #
MEDICAL	32 WASHBURN AVE	

DATE/TIME REPORTED	DATE/TIME OCCURRED
08/04/2015 15:41:33	08/04/2015 15:39 to 08/04/2015 15:47

INCIDENT TYPE(S)/OFFENSE(S)
(MENTALHEALTH)MENTAL HEALTH INTERACTION

PERSONS

ROLE	NAME	SEX	RACE
INVOLVED PARTY	[redacted]	FEMALE	WHITE
VEHICLE OWNER	[redacted]	MALE	WHITE

[NO OFFENDERS]

[NO VEHICLES]

[NO PROPERTY]

OFFICER REPORT: 15005805 - 1 / NEIL,MICHAEL (624)

DATE/TIME OF REPORT	TYPE OF REPORT	REVIEW STATUS
08/04/2015 17:47:33	INCIDENT	APPROVED

NARRATIVE

On 8/4/2015 Cambridge Police responded to Washburn Ave for a medical call. The individual was checked out by ambulance and obtained transportation home.

On 8/4/2015 at approx. 3:40pm I, Ofc. Neil, while assigned to 11R, responded to 32 Washburn Ave for an individual reportedly passed out in a car. Upon arrival I was able to speak with [redacted], the individual who was passed out in the car. [redacted] stated that she had previously been at 63 Washburn Ave taking a class as part of [redacted]. [redacted] stated she was not allowed to wait for her ride in the parking lot so she began to walk down Washburn Street towards Mass Ave. [redacted] then states she felt faint and went to sit down. The next thing [redacted] remembers is that she was inside of a vehicle, MA Reg [redacted] a red 2015 Honda Fit.

I then spoke to the vehicle owner, [redacted] ([redacted]. [redacted] stated that he was

alerted by his neighbor that someone was sleeping in his car. [redacted] checked the vehicle to ensure that items from the vehicle were not taken. [redacted]'s only concern was for [redacted]s health.

[redacted] was checked out by Pro Ambulance and refused any further medical help. [redacted] was able to contact a family member to help provide her transportation.

OFFICER SIGNATURES

Reporting Officer: _____ Date: _____

NEIL,MICHAEL 624

Approving Officer: _____ Date: _____

AYALA,ANTONIO 363

CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

INCIDENT # / REPORT #	OFFICER	RANK	REVIEW STATUS
15005369 / 1	LAWSON,CATHLEEN	OFF	COMPLETED

[redacted] Date/Time Printed: **Mon Aug 31 11:52:37 EDT 2015** By: **jmulcahy**

INCIDENT #15005369 DATA

As Of 07/21/2015 12:06:09

BASIC INFORMATION

CASE TITLE	LOCATION	APT/UNIT #
OPER AFTER SUSP/RSU	WASHBURN AVE & WASHBURN TER	

DATE/TIME REPORTED	DATE/TIME OCCURRED
07/21/2015 09:38:12	On or about 07/21/2015 09:38

INCIDENT TYPE(S)/OFFENSE(S)

(90/12)IMPROPER OPERATION OF MV, ALLOW * C90 S12

(90/23/E)LICENSE SUSPENDED, OP MV WITH, [redacted] c90 S23

PERSONS

ROLE	NAME	SEX	RACE
WITNESS	[redacted]	MALE	BLACK
WITNESS	[redacted]	FEMALE	WHITE
WITNESS	TOFT, MONICA	FEMALE	WHITE

OFFENDERS

STATUS	NAME	SEX	RACE
DEFENDANT	OUZOUNIAN, SILVIA	FEMALE	WHITE
DEFENDANT	DJINIVIS, GREGORY	MALE	WHITE

[NO VEHICLES]

[NO PROPERTY]

OFFICER REPORT: 15005369 - 1 / LAWSON,CATHLEEN (303)

DATE/TIME OF REPORT	TYPE OF REPORT	REVIEW STATUS
07/21/2015 11:42:44	INCIDENT	COMPLETED

NARRATIVE

A Waltham resident was cited for operating a motor vehicle with a suspended license after admitting to operating on Washburn Av at 9:38am on 7/21. The owner of the vehicle, a Watertown resident was cited for allowing an improper person to operate the vehicle.

At 9:38am on 7/21, while assigned to marked unit 13r, I was dispatched to 62 Washburn Av., for a possible OUI. The suspect was seen operating erratically between Washburn Av and Washburn Terrace in a yellow BMW M3. Just prior to my arrival, several of the neighbors (identified below) observed the suspect enter the clinic at 62 Washburn Av. I spoke briefly with the neighbors, all of whom pointed out the very distinct yellow BMW M3 (MA reg [redacted]) in the parking lot.
The registration is active / listed to GREGORY DJINIVIS 30 Concord RD., Watertown, on a 2002 BMW M3 color yellow.
I was met by witness #1, [redacted], an area resident known to me, who reported that a red-headed woman in a gray t-shirt, and black shorts had to be intoxicated, was in "a yellow BMW on Washburn Av. near the Terrace driving erratically. She had trouble turning out of Washburn Terrace, and twice drove up on the curb. The vehicle eventually made it into the parking lot of 62 Washburn Av., parking in the second fourth spot over." Mr. [redacted] stated she was met at the door by security, and allowed to enter.
Witness #2 [redacted], states she was alerted by her granddaughter, age 11, that a woman might be dead in the car on the corner. Ms. [redacted] is "a registered psyche nurse went to assist the a patient." Ms. [redacted] stated she observed a woman "with a wet material on her shirt. The patient appeared intoxicated. She was unable to drive." Ms. [redacted] stated she was unable to drive and barely made it into the parking lot."
Ms. [redacted]'s granddaughter took a video of the yellow BMW on Washburn Terrace, prior to it leaving the private way.
Witness #3 Monica Toft, states she observed a woman in a "yellow BMW M3 who was unable to drive, hitting the curb. She could not maneuver into the parking lot, but went right into the clinic."
I was allowed entry into the facility and informed by the director the woman would be sent out.
SILVIA OUZANIAN of 138 Lyman St #5, Waltham, matching the description exactly, exited the building in the company of a male, later identified as GREGORY DJINIVIS, the owner of the vehicle.
Officer A. DiMascio asked for the female for identification OUZANIAN stated she didn't have one with her. Officer DiMascio asked if she had a license, OUZANIAN stated she did not. Officer DiMascio obtained demographic information, and checked the party with ECC.
Officer Martignetti obtained the same information from the male, GREGORY DJINIVIS. DJINIVIS provided an active license, and was negative for a warrant check. Officer Martignetti explained the purpose of the investigation to DJINIVIS, who insisted he'd parked the car on the end of the parking lot, not where it was now. DJINIVIS also stated he did leave the keys in the car because it was hot, so she could use the air conditioner.
I read SILVIA OUZANIAN her Miranda rights, prior to questioning. OUZANIAN stated she "understood that, but not what was going on". I explained there was an allegation that she was driving while intoxicated. OUZANIAN stated she hadn't even parked down there. She insisted she parked the vehicle in front of the hydrant at the corner of the driveway. OUZANIAN stated she " hadn't used anything that day, unless you count the methadone and my heart medication." OUZANIAN stated she received the methadone at 6:30am.
OUZANIAN'S license check came back status Suspended / right to operate suspended.
OUZANIAN stated "of course I knew that. [redacted] "
Citation # R6114389 Issued to SILVIA OUZOUNIAN for 90/23 OPER with Suspended license / Right to operate Suspended.
Citation # R6114391 Issued to GREGORY DJINIVIS for 90/12 Allowing improper person to operate m/v [Silvia Ouzanian].

OFFICER SIGNATURES

Reporting Officer: _____ Date: _____

Approving Officer: LAWSON,CATHLEEN 303 Date:

CAMBRIDGE POLICE DEPARTMENT
CAMBRIDGE, MA

CAD Incident Report #15059856

Incident Information			
Incident # 15059856		Incident Date 07/21/2015 09:38:12	Call Taker calberts
Police # 15005369		Fire #	Ambulance #
Incident Type (93) CHECK PERSON		Description	Priority 3
Ems Level	Alarm Level	Modified By hbernier	Modified Date 07/21/2015 10:26:34

Event Information			
Municipality 1 CAMBRIDGE		Business Name	
Fire Box 789		RA 1103	
Correct Location WASHBURN AVE & WASHBURN TER			
Street #	Street Name WASHBURN AVE	Apartment #	Cross Street WASHBURN TER
Near	Landmarks	Additional NEAR 49 WASHBURN AVE & 1 WASHBURN TER	

Reporting Person		
RP Name [redacted]	RP Phone 617[redacted]	How Received 911
RP Address	Closed By hbernier	Date Closed 07/21/2015 13:13:49

Incidents

Agency Name	Incident Number	Date	User ID
CAM-PD	15005369	07/21/2015 10:26:34	hbernier

Incident Types

Dispatch Class	Incident Type
AMBULANCE	
FIRE/RESCUE	
POLICE	CHECK PERSON

Note(s)

Note Type	Entered By	User ID	Note
INFO	07/21/2015 09:40:26	calberts	INTOXICATED FEMALE IN MV, NEWER BMW YELLOW CAR
TYPE CHG	07/21/2015 09:40:55	calberts	FROM: MEDICAL TO CHECK PERSON
UNITS	07/21/2015 09:40:55	calberts	1 OFFICER INITALLY, THEN BLS AND/OR L IF NEEDED
UNITS	07/21/2015 09:40:55	calberts	1 OFFICER INITALLY, THEN BLS AND/OR L IF NEEDED
TYPE CHG	07/21/2015 09:40:55	calberts	POLICE ADDED: CHECK PERSON
TYPE CHG	07/21/2015 09:40:55	calberts	FIRE/RESCUE REMOVED: MEDICAL
INFO	07/21/2015 09:41:18	calberts	HEADED TOWARD SOMERVILLE, EXTREMELY INTOXICATED IN PARKING LOT AT MENTAL HEALTH CENTER
INFO	07/21/2015 09:41:28	calberts	MAYBE GOING THERE FOR TREATMENT
INFO	07/21/2015 09:41:43	calberts	W/F, VOMIT ALL OVER, HAD PASSED OUT AT THE WHEEL, RED HAIR
INFO	07/21/2015 09:41:54	calberts	20-30'S
INFO	07/21/2015 09:42:18	calberts	DROVE CAR TO THE PARKING LOT, STILL IN THE CAR
INFO	07/21/2015 09:42:28	calberts	SHE IS NOW YELLING AT SOMEONE, STILL IN MV
INFO	07/21/2015 09:42:37	calberts	53 WASHBURN AVE
INFO	07/21/2015 09:43:40	calberts	[redacted]
EMD	07/21/2015 09:43:49	calberts	You are responding to a patient who is unconscious (or has fainted). The patient is a 20-year-old female, who is conscious and breathing.
CJIS	07/21/2015 09:45:04	calberts	LICENSE PLATE NUMBER: [redacted]
CALL-TKR	07/21/2015 09:45:27	calberts	2002 BMW M3, SP JUST GOT OUT OF CAR, RP IS A NURSE, SECURITY IS NOW WITH HER
CALL-TKR	07/21/2015 09:47:03	calberts	SECURITY BROUGHT FEMALE INSIDE--MR [redacted], ORIGINAL RP WENT HOME
CJIS	07/21/2015 09:51:42	lspencer	LICENSE PLATE NUMBER: [redacted]
CJIS	07/21/2015 09:52:56	hbernier	LICENSE PLATE NUMBER: [redacted]
	07/21/2015		

CJIS	10:24:43	clawson	LICENSE PLATE NUMBER: [redacted]
FILENUM	07/21/2015 10:26:34	hbernier	ASSIGNED FILE#: 15005369
CJIS	07/21/2015 10:27:33	clawson	LICENSE PLATE NUMBER: [redacted]
INFO	07/21/2015 11:04:48	lspencer	criminal app

Vehicle(s)

Vehicles 1 OTHER				
Type	Year	Make	Model	Color
PAN	2002	BMW	M3	YELLOW/
Registration: #	State	Type	Was towed	Was claimed
[redacted]	MA	PAN		
Status	Expires			
ACTV				
Vehicle Identification Number (VIN)				
[redacted]				
Tow company	Tow Claim #	Tow Reason		
Number of Occupants	Driver Race	Driver Sex	Driver License #	
Was Vehicle Searched?	Was Ticket Issued?			

Vehicles 2 OTHER				
Type	Year	Make	Model	Color
Registration: #	State	Type	Was towed	Was claimed
[redacted]	MA			
Status	Expires			
Vehicle Identification Number (VIN)				
Tow company	Tow Claim #	Tow Reason		
Number of Occupants	Driver Race	Driver Sex	Driver License #	
Was Vehicle Searched?	Was Ticket Issued?			

Person(s)

Persons 1 OTHER				
Mni #	Last Name	First Name	Middle Name	
	DJINIVIS	GREGORY	N	
Street #	Street	City	State	
30	CONCORD RD	WATERTOWN	MA	
DOB	Phone	Zip Code	Lic #	Lic State
[redacted]		02472-197	[redacted]	
Lic Status	Lic Exp	Lic Cls	Lic Rest	SSN
ACT	11/08/2015	L		[redacted]

Officers and Units

CAD Units			
Agency Name	Unit ID	Personnel Id	Officer Name
CAM-PD	13R	303	LAWSON,CATHLEEN
CAM-PD	19	252	DESIMONE JR,JOSEPH A
CAM-PD	5	246	DIMASCIO,ANN C
CAM-PD	5	307	MARTIGNETTI,VICTOR

Unit Statuses

CAD Units					
Unit ID	Status	Date/Time	Avail?	Location	Disp ID
5	RESP	09:41:41	N		lspencer
5	CANCEL	09:42:33	Y		lspencer
13R	RESP	09:45:51	N		lspencer
19	RESP	09:45:51	N		lspencer
13R	ONLOC	09:50:18	N		lspencer
19	ONLOC	09:56:13	N		lspencer
5	RESP	10:01:58	N		lspencer
5	CLEAR	10:22:40	Y		lspencer
13R	ON REPORT	11:04:36	Y	PRO	lspencer
19	CLEAR	12:26:32	Y		lsilva
13R	CLEAR	13:13:49	Y		hbernier

Dispositions

Dispositions				

Type	Disposition	Incident Report?	Accident Report?	Due By
POLICE	(110) REPORT TAKEN	Y		LAWSON,CATHLEEN

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:09 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Fwd: Here we go again!

Dear Maria,

Here an example of another incident in August 2019, which blocked our street.

Best, Monica

Monica Toft
mduffytoft@mac.com

Begin forwarded message:

From: Monica Toft <mduffytoft@mac.com>
Subject: Here we go again!
Date: August 28, 2019 at 12:51:44 PM EDT
To: Samuel Aylesworth <saylesworth@cambridgema.gov>, ckelley@cambridgema.gov, Antje Danielson <antje.danielson@gmail.com>, Aaron Braithewaite <brathwaiteag@comcast.net>, jdevereux@cambridgema.gov, rclarey@aol.com, Michael Brandon <mjbrandon@gmail.com>, imat@me.com

Two times last week! Sirens buzzing, road blocked. Not to mention the constant use of city services!


CAMBRIDGE

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:11 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Fwd: Now the street and my house completely blocked

Dear Maria,

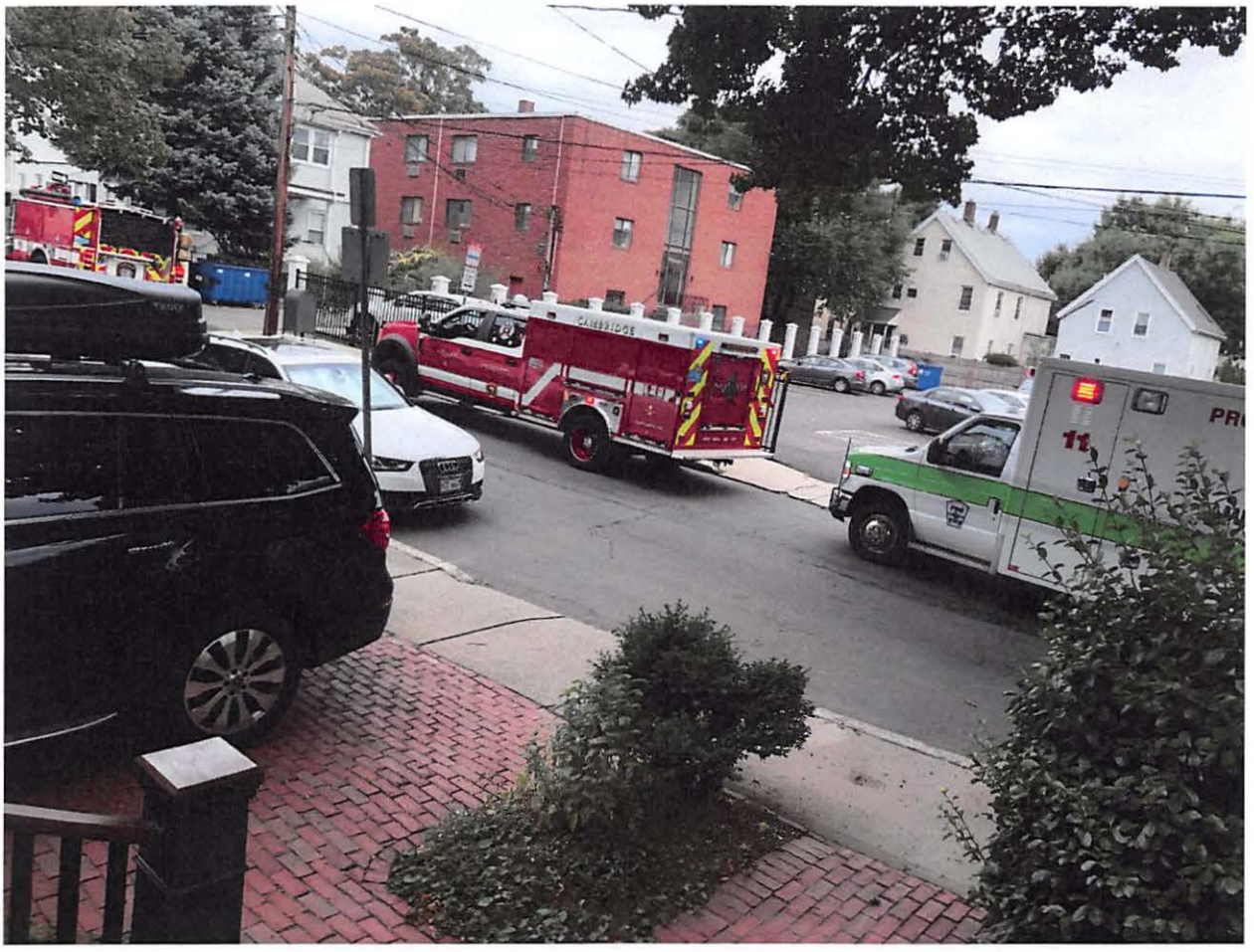
And this is all of the vehicles, they come regularly.

Best, Monica

Monica Toft
mduffytoft@mac.com

Begin forwarded message:

From: Monica Toft <mduffytoft@mac.com>
Subject: Now the street and my house completely blocked
Date: August 28, 2019 at 12:55:38 PM EDT
To: Samuel Aylesworth <saylesworth@cambridgema.gov>, imat@me.com, Antje Danielson <antje.danielson@gmail.com>, ckelley@cambridgema.gov, Aaron Braithewaite <brathwaiteag@comcast.net>, rclarey@aol.com, jdevereux@cambridgema.gov


CAMBRIDGE
11

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:12 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Fwd: needle

Dear Maria,

Needles on the street.

Best, Monica

Monica Toft
mduffytoft@mac.com

Begin forwarded message:

From: Monica Toft <mduffytoft@gmail.com>
Subject: Fwd: needle
Date: September 13, 2019 at 12:43:35 PM EDT
To: Samuel Aylesworth <saylesworth@cambridgema.gov>, rclarey@aol.com, Michael Brandon <mjbrandon@gmail.com>, jdevereux@cambridgema.gov, imat@me.com, ckelley@cambridgema.gov, Antje Danielson <antje.danielson@gmail.com>, Aaron Braithewaite <brathwaiteag@comcast.net>

Dear All,

Outside my house this morning waking the dog. Lovely. There are a lot of children in this residential neighborhood.

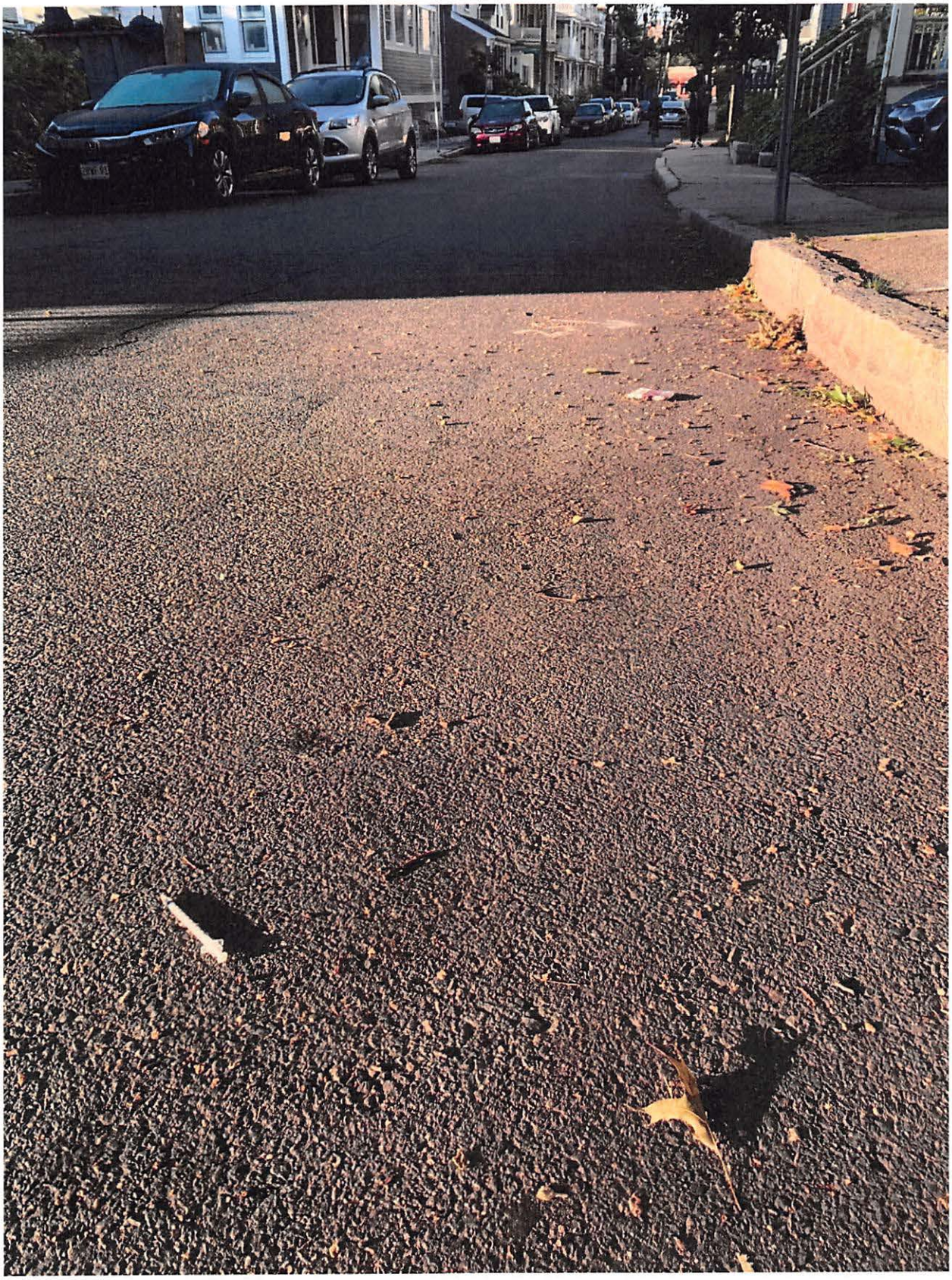
Sent from my iPhone
Please excuse typos

Begin forwarded message:

From: ivan toft <yngling@mac.com>
Date: September 13, 2019 at 08:11:44 EDT
To: Monica Toft <mduffytoft@gmail.com>
Subject: needle

Best,

Ivan Arreguin-Toft
yngling@mac.com



Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:26 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: One week earlier

Dear Maria,

> Just to point out that when this medical facilty returns to full operation, emergency vehicles come regularly. This is one came week before the August 28 call, the pictures and emails asking for help of which I sent earlier.

Our street is basically a one way narrow street.

We never had emergency vehicle come to this building with prior occupants.

Also note, these are only the incidents I captured. I work full time and am often not at home or traveling.

Best, Monica Toft
63 Washburn


SQUAD
KEEP BACK 300 FEET

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:29 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Fwd: Parking lot full

Dear Maria,

Attached is a photo showing the parting lot full. According to Mr. Houle there are 27 space, yet 30 employees. When they are at full operation (i.e. no pandemic), there's not enough spaces for employees and patients.

Best, Monica Toft

Monica Toft
63 Washburn

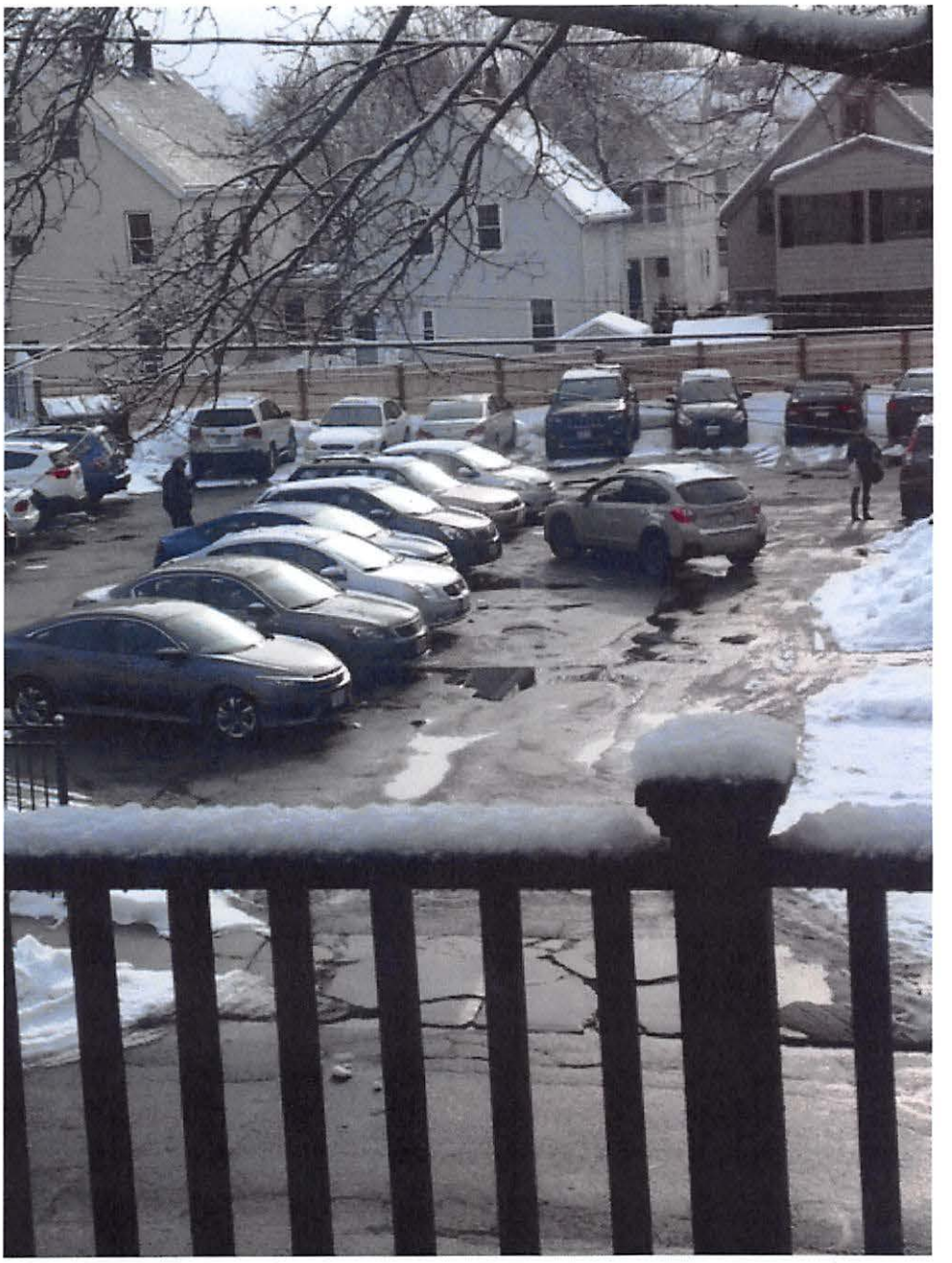
mduffytoft@mac.com

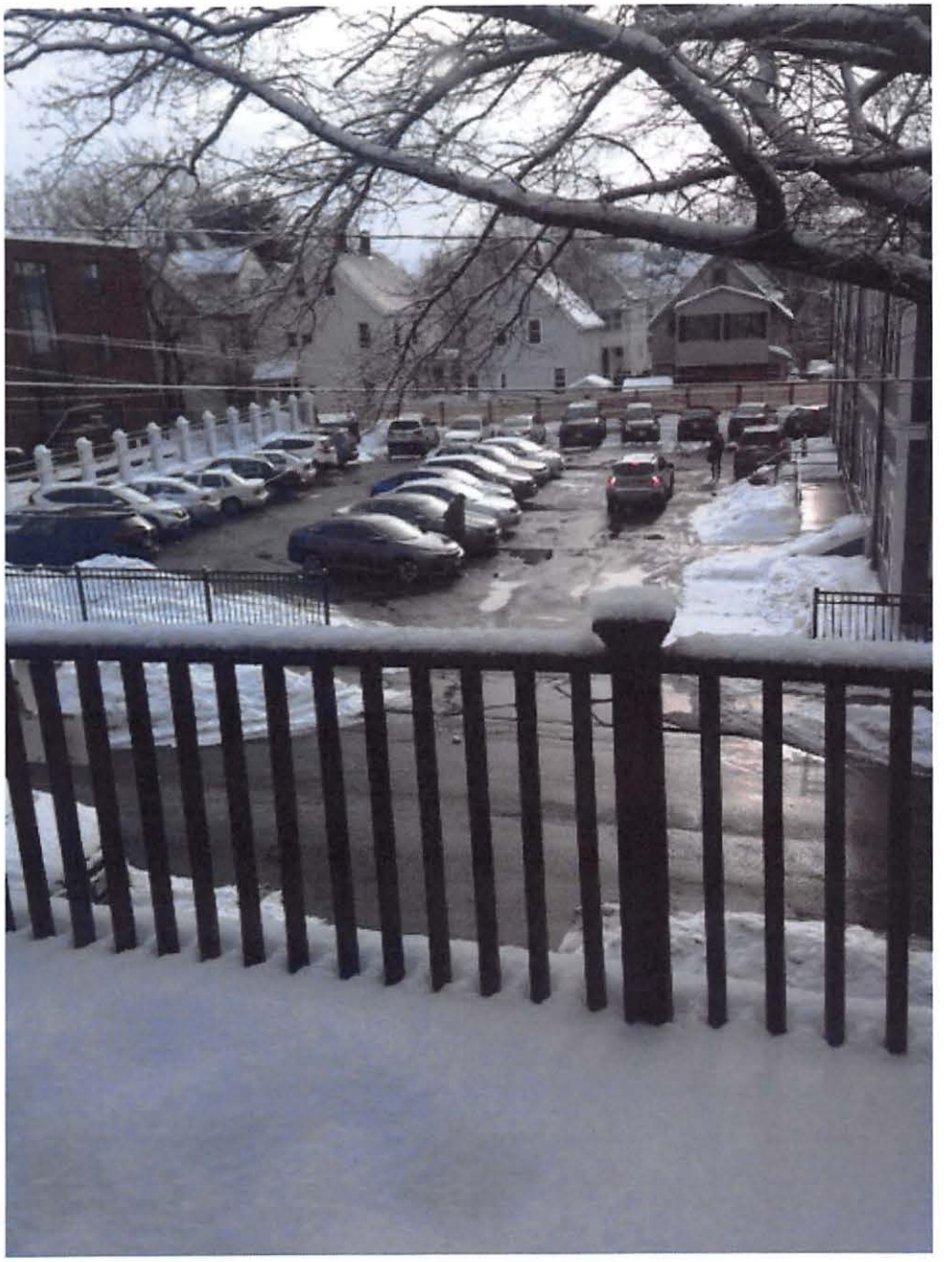
Begin forwarded message:

From: Monica Toft <mduffytoft@gmail.com>
Subject: Parking lot full
Date: February 16, 2017 at 9:08:35 AM EST
To: Samuel Aylesworth <saylesworth@cambridgema.gov>, ivan arreguín-toft <imat@mac.com>, Antje Danielson <antje.danielson@gmail.com>, Michael Brandon <mjbrandon@gmail.com>, billharnois@gmail.com, Aaron Braithewaite <brathwaiteag@comcast.net>, george@stone-river.net, ckelley@cambridgema.gov, jdevereux@cambridgema.gov

Hi everyone,

It's 9am and the parking lot is already full with people yelling at each other because there is not enough parking, the snow is only comp





Sent from my iPhone
Please excuse typos

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 2:30 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: Fwd: Parking lot is full

Dear Maria,

Another picture showing the parking lot another time, with their security guard parking on our street.

Best, Monica Toft

Monica Toft
63 Washburn
mduffytoft@mac.com

Begin forwarded message:

From: Monica Toft <mduffytoft@mac.com>
Subject: Parking lot is full
Date: September 14, 2017 at 9:24:40 AM EDT
To: Samuel Aylesworth <saylesworth@cambridgema.gov>, Craig Kelley <ckelley@cambridgema.gov>, Antje Danielson <antje.danielson@gmail.com>, Ivan Toft <imat@mac.com>, rworeilly@gmail.com, Michael Brandon <mjbrandon@gmail.com>, jdevereux@cambridgema.gov, Monica Duffy Toft <mduffytoft@gmail.com>, Aaron Braithewaite <brathwaiteag@comcast.net>

Dear All,
The parking lot is full so the security guard had to park on the street, no Cambridge sticker.

Traffic seems to have picked up since the start of school. My sense is they are seeing quite a few more patients.


PERMIT
ONLY

Pacheco, Maria

From: Monica Toft <mduffytoft@mac.com>
Sent: Monday, April 25, 2022 3:41 PM
To: Pacheco, Maria
Cc: Ivan Arreguín-Toft
Subject: For BZA 28 April re petition 160097

Dear Maria,

Please include this email with the file. It is a notice that one of our neighbors sold his home because of this medical facility.

Best, Monica

Monica Toft
mduffytoft@mac.com

Begin forwarded message:

From: William Harnois <billharnois@gmail.com>
Subject: 44 Washburn Sale
Date: April 7, 2018 at 1:35:59 PM EDT
To: M Toft <mduffytoft@gmail.com>

Hey Monica, it's your old neighbor Bill. Sorry, we did not get to say goodbye. We were out of the country for 3 months this winter, and decided it was a good time to sell our place. We got tired of the increased traffic, the NCI hassles, and most importantly the plane noise. So we decided to move to our Chatham house full time. Anyways, it was nice having you as a neighbor, and good luck with the NCI stuff.

-Bill&Meg

Pacheco, Maria

From: Debra Segal <deb_s_b_z@hotmail.com>
Sent: Sunday, April 24, 2022 9:43 PM
To: Pacheco, Maria
Subject: North Charles Mental Health Research & Training Foundation Inc.

To: Board of Zoning Appeal (ZBA) Cambridge, MA

To Whom it May Concern,

I am writing to express my support for the North Charles Mental Health Research & Training Foundation Inc. (North Charles), which has provided much-needed addiction and mental health counseling services at their Washburn Avenue location in North Cambridge since 2016.

I have been a Cambridge resident and home-owner for more than 30 years. I was initially drawn to Cambridge because its reputation as progressive, diverse, and inclusive community.

People struggling with addiction (including Cambridge residents) need access to help, and North Charles delivers it! As the Washburn Ave location operates solely as a counseling center (no drug or medical treatment), the amount and type of activity occurring there is equivalent to any similarly-sized office building and is in keeping with the neighborhood.

We must continue to demonstrate compassion for those in need of assistance, and not allow Cambridge to become a place where an ignorant NIMBY attitude can prevail. I urge the ZBA to allow North Charles to continue operating at their Washburn Avenue location, especially as substance addiction remains a crisis in Massachusetts, and the need for services for people with addiction is greater than ever.

Kind regards,

Debra Segal
16 Centre St
Cambridge, MA

Pacheco, Maria BZA-160097

From: Pattiemsw Heyman <pattiemsw@mac.com>
Sent: Sunday, April 24, 2022 9:04 PM
To: Pacheco, Maria
Subject: to the Zoning Board in support of North Charles clinic continue operation in Cambridge

To the Zoning Board,

I am writing as a long time resident of Cambridge (having lived here for approximately 40 years of my 52 years living in the Cambridge/Somerville area). I am also a Social Worker who worked for 14 years at Cambridge Hospital in the medical units serving populations with co-morbidity of medical issues and mental health, substance abuse and homelessness.

I am in complete support of the North Charles clinic remaining in its current location in Cambridge. Having witnessed the profound issues of substance abuse, mental health and homelessness of inpatients at Cambridge Hospital, I was dismayed and discouraged to know that outpatient services were not adequate for people who leave the inpatient setting. Therefore it is unconscionable to consider eliminating North Charles clinic when the needs are so high for this level of outpatient care and there is a scarcity of such clinics.

I have heard that there are no reported incidents or problems with the clinic since it has been at its current location on Washburn Ave since 2016. Furthermore, North Charles has stated that it expects all its patients to be respectful of their neighbors and patients are not invited to return if they violate these expectations. I want you to remember that there is diversity among the people who use the counseling services at North Cambridge, and someday someone you know or love may benefit from their services.

I hope you will make the right decision to allow North Charles clinic to remain exactly at its current location. Thank you for your hard work on the Zoning Board and I trust you will make the morally and psychologically necessary decision to leave North Charles just as it is now.

Sincerely,
Pattie Heyman LICSW
66 Martin Street
Cambridge, MA
02138

4/24/22

mpacheco@cambridgema.gov

To the members of the Zoning Board of Appeals:

I am a 40+year resident of Cambridge, writing in support of the North Charles Mental Health Research and Training Foundation's Washburn Ave, Cambridge outpatient counseling center receiving a special permit to offer substance use treatment services such as individual, group and family counseling, and case management. (case number BZA-160097)

When I heard that this counseling center would close if they lose their license here, I was shocked that such an impactful organization would cease to exist in the midst of an opioid crisis that is not abating, and which has even worsened during the pandemic. According to data collected by the MA Dept of Public Health, from years 2015-2020, an estimated 90 Cambridge residents and 93 Somerville residents have died from opioid-related overdoses.[1] Overall, in just Middlesex County alone from 2015-2020, 2,015 mothers, fathers, brothers, sisters, sons, and daughters lost their lives due to a drug overdose.[2] Opioid-related overdose deaths in Massachusetts rose slightly in the first nine months of 2021 compared to the same time in 2020.[3] How can we afford to lose this facility and thereby disrupt the treatment plans for the hundreds of clients (from age 16 and up) connected to this program?

North Charles has operated in this location since 2016, and according to its' Executive Director, Gary Houle, has been a good neighbor, responsive and transparent with the community.[4] Substance use treatment that supports and leads to lasting change in those who suffer from it, often requires the kind of verbal therapy that gets at the root of a person's pain—exactly the kind of therapy that is extended affordably to Cambridge residents at North Charles. Mental health services in general are scarce and out of reach for many people; it would be a shame not to find a solution to allow North Charles to continue serving the Cambridge community on Washburn Ave.

Thank you.

Cathy Higgins
345 Norfolk St
Cambridge, MA 02139

---

[1] MA Dept of Public Health, "Number of Opioid-Related Overdose Deaths, All Intents by City/Town 2015-2020", Nov 2021, https://www.mass.gov/doc/opioid-related-overdose-deaths-by-city-town-november-2021/download

[2] MA Dept of Public Health, "Number of Opioid-Related Overdose Deaths, All Intents by County, MA Residents: 2010-2020", Nov 2021, https://www.mass.gov/doc/opioid-related-overdose-deaths-by-county-november-2021/download

[3] Press release "Massachusetts opioid-related overdose death rate up 1 percent in the first nine months of 2021", MA Dept of Public Health, Nov 10, 2021, https://www.mass.gov/news/massachusetts-opioid-related-overdose-death-rate-up-1-percent-in-the-first-nine-months-of-2021

[4]Houle, Gary, "North Charles Provider of Only Verbal Therapy Seeks Support From Among Cambridge's Progressive," 4/15/2022, Cambridge Day, https://www.cambridgeday.com/2022/04/15/north-charles-provider-of-only-verbal-therapy-seeks-support-from-among-citys-progressive/

Pacheco, Maria

From: Annegret Klaua <annegretklaua@healthrecovery.org>
Sent: Friday, April 22, 2022 8:36 PM
To: Pacheco, Maria
Subject: Hearing-BZA-160097

Dear Ms. Pacheco,

I am writing to support the special permit request from North Charles Foundation, Inc. to continue operating their outpatient counseling services at 54 Washburn Ave. North Charles has a long history of successfully operating in the City of Cambridge and provides much needed addiction counseling, a service that continues to be all too relevant as a result of the opioid epidemic and the Covid-19 pandemic. At 54 Washburn Ave, clients are only seen for counseling and not for medication and the facility also houses North Charles administrative offices. It saddens me that there is opposition to such vital services, offered in a respectful and safe environment. I have worked in Cambridge for nearly two decades and while I was a resident of Somerville until recently, I was proud to move to Cambridge at the end of last year. I have always understood Cambridge to be a progressive and kind community that is open and welcoming. I know that it can be hard to talk the talk and walk the walk, especially when many people have misconceptions about substance use treatment and recovery. However, I sincerely hope that I did move to a city that has an interest to care for all of its residents, and particularly for people who struggle and have taken the courageous step to get better and recover. Cambridge can be lucky to have such a high quality program as North Charles in a very accessible location.

I strongly urge the Zoning Board to approve the permit for the North Charles Foundation to keep operating at 54 Washburn Ave. and look forward to hearing about the outcome of next week's hearing.

Thank you for your consideration,

Annegret Klaua
27 Holworthy St, Apt. 1
Cambridge, MA 02138
Assistant Director
Institute for Health and Recovery
349 Broadway, Cambridge MA 02139

Pacheco, Maria

From: Nancy Ryan <nancyryan4@comcast.net>
Sent: Friday, April 22, 2022 11:55 AM
To: Pacheco, Maria
Subject: BZA 160097 Counseling Center

Dear Ms. Pacheco - I write to express my dismay at the opposition of neighbors to a counseling-only center run by the North Charles Foundation at 54 Washburn Street in Cambridge and hope the Board of Zoning Appeal will see the value and the appropriateness of the facility. I am a 40-year resident of Cambridge in the Port/Area 4 neighborhood. While I do not live in proximity to the counseling practice on Washburn Street, I live a block and one-half from Massachusetts Avenue in the heart of Central Square and am constantly reminded of the need for addiction services. I am surrounded by programs directed at people facing difficulties in life, including services to persons who are currently using addictive substances and am grateful for them. Every service in Cambridge that supports recovery affects me and reminds me of how a community must take care of all its residents.

There is a great deal of stigma attached to people in search for sobriety - that is deeply saddening because they are struggling for their health and lives. The program at Washburn Street serves those members of our community in a counseling-only format. North Charles has a long history of addiction counseling in professionally-run sites. I hope the BZA will take that into consideration.

Thank you for your attention,

Nancy Ryan
4 Ashburton Place, #2, Cambridge, MA 02139

Pacheco, Maria

From: Emily Hamilton <ehamilton@northcharles.org>
Sent: Monday, April 25, 2022 9:58 AM
To: Pacheco, Maria
Subject: Written Statement Regarding Hearing BZA-160097

To the Zoning Board:

My name is Emily Hamilton and I've been an employee of North Charles since 2018. I am a Senior Addictions Treatment Specialist and Team Leader. I've lived, worked, and went to graduate school (Lesley) in Cambridge at different points in my life and I feel deeply connected to their community. I am writing to voice my strong support that North Charles be allowed to continue operating in Cambridge in the matter of Hearing BZA-160097.

I have experienced first-hand how positively treatment at North Charles has impacted people living in and around the community. I often hear from my clients that receiving methadone treatment and counseling "saved my life" and they actively fight the stigma with addiction. Clients at North Charles work, care for their families, and are productive members of society just like any other group of people. Many clients were overprescribed opiates for injuries, cancer, chronic pain, or other serious health issues and have had to deal with addiction, as would happen to anyone taking these medications for an extended period. They did not ask for this to happen and they have suffered immensely as a result. Substance addiction is a crisis in Massachusetts and around the country. It is our responsibility to help people in need in the same way we offer treatment for any other medical or mental health issue.

North Charles has operated on Washburn Ave. offering counseling services since 2016 with no incidents or problems for the surrounding community. No medical or drug therapy is performed at North Charles on Washburn Ave - it is purely a counseling center, with the amount and type of activity equivalent to any similarly-sized office building. People from all walks of life, including likely someone you know or love, will need the services of North Charles at some point. It is our responsibility to make it possible for them to find a second chance at a new life. This is why I strongly support that North Charles continue to operate in Cambridge.

Thank you for your time.
Emily Hamilton

NORTH CHARLES INC.
Mental Health &
Addiction Services

April 22, 2022

Re: Hearing-BZA-160097

Dear Ms. Pacheco:

I am writing to request that you grant a permit to allow North Charles to continue to operate counseling services at the 54 Washburn Avenue location in Cambridge. I have been an employee of North Charles, Inc. since the inception of the Addiction Treatment Services in the early 1970's. These services began at the City of Cambridge's request to the Department of Psychiatry at the Cambridge Hospital for help with the opioid addiction problem in the City of Cambridge. As a result we started the methadone treatment program, one of the first programs of its kind in Massachusetts and one of the most recognized in this country. Since our inception, we have operated these lifesaving services administrating methadone exclusively at the Cambridge Hospital and operating the counseling components of these services over the years in several city locations, currently 54 Washburn Avenue.

I was a resident of Cambridge for 12 years and have worked in this City helping patients with substance use disorders my entire career, now close to 50 years. I have prided myself on being an active part of a community that has been so progressive and committed to the care of patients with mental health and substance use disorders. I am so disheartened by the actions of our abutting neighbors and the subsequent response of the Zoning Board to revoke a permit that was legitimately granted to provide these counseling services. The City is well aware of the services that North Charles provides and has granted permits for us for all these years. I have observed stigma toward this patient populations ever since I've started doing this work but never to the extent that I have witnessed or experienced on Washburn Ave. I have personally seen the outrageous behavior of our neighbors toward those who are seeking help for their mental health or addiction illnesses. Specifically, taking videos of their comings and goings, some who have physical disabilities, posting accusatory and misleading pictures and exaggerated vignettes on Facebook and violating the privacy of community members who are actively seeking help for their medical disorders. I have personally spent time with patients addressing the trauma experienced by these actions. This behavior should be an embarrassment for the City and should not be the kind of reputation the City would want to support especially during the throes of the most life threatening opioid epidemic we've ever witnessed.

I am happy to speak before the Zoning Board or anyone at the City Council on behalf of our patients and the needs of our community members. I am actively requesting that you stop this action that has been going on for way too long and support our continued occupancy at Washburn Ave. and demonstrate the City's support for the care of our community members. Thank you for your time and consideration.

Respectfully submitted,

Janice F. Kauffman, R.N., M.P.H, L.A D.C 1
Vice President, Addiction Treatment Services
North Charles Foundation, Inc.
Director, Addiction Treatment Services,
Cambridge Health Alliance
Assistant Professor of Psychiatry
Harvard Medical School
jkauffman@northcharles.org

Pacheco, Maria

From: George H Katis <george@stone-river.net>
Sent: Monday, April 25, 2022 3:11 PM
To: Pacheco, Maria
Cc: George H. Katis
Subject: CASE NO: BZA-160097
Attachments: Pic 1.jpg; Pic 2.jpg; Pic 3.jpg

April 25, 2022

BOARD OF ZONING APPEAL
Attn: Secretary
831 Massachusetts Ave
Cambridge, MA 02139

RE: CASE NO: BZA-160097
LOCATION: 54 WASHBURN AVE

I **STRONGLY OPPOSE** this application.

My family is the owner of 2465 Mass Ave at the corner of Washburn Ave. This property has been leased to a Bright Horizons Day Care for over ten years. We along with Bright Horizons have made significant investments and improvements to the property. Since North Charles has been operating its facility at 54 Washburn (under a cease and desist order), the residential neighborhood and local businesses have been adversely affected by the increase in traffic, illegal parking, noise, littering, drug use, fights, loud arguing, ambulance visits and property damage. Please see attached pictures. There are multiple day care facilities in the immediate area that take young children out doors for daily walks and exercise throughout the neighborhood. A goal of the North Cambridge community is to maintain and encourage the retail streetscape. Maintaining that vibrant retail environment has become increasingly difficult given the conditions presented by North Charles. The complaints keep piling up.

Please deny this application.

Thank you

Sincerely,

George H. Katis
Principal

StoneRiver Properties , LLC
720 Massachusetts Avenue
Cambridge, MA 02139
(877) 945-7799 office
(617) 921-3938 mobile
gk@stoneriverllc.net


HOPE


54
NCF


54 NCB

Pacheco, Maria

From: ivan toft <yngling@mac.com>
Sent: Monday, April 25, 2022 3:31 PM
To: Pacheco, Maria
Cc: Monica Toft
Subject: neighborhood petition signatures [31] re. BZA-160097-2022
Attachments: 042522-neighborhood petition re. BZA-160097-2022.pdf

Hi Maria,
Please find attached a scan of our neighborhood petition to **oppose** NCI's most recent petition for a Special Permit to operate a medical facility at 54 Washburn Avenue. These thirty-one signatures were collected between 16 April and Friday, the 22nd of April of this year.

Best regards,

Ivan M. Toft
yngling@mac.com

31 Signatures
Collected
April 16 - 22, 2022

NEIGHBORHOOD PETITION

TO: The Cambridge Board of Zoning Appeals (BZA)

Re: Case BZA-160097-2022, 54 Washburn Avenue

Petition for a Special Permit by North Charles Mental Health Research and Training Foundation Inc. C/o Gary Houle, Chief Executive Officer

WE, the undersigned, **OPPOSE** the petition for a Special Permit by North Charles Inc (NCI) and **request that the BZA not approve it.**

1. NCI's use of the facility at this location is **dramatically** different from previous use;
2. Despite a cease and desist order issued in August 2015 and a failed effort to obtain a special permit in September 2015, NCI has continued to operate. As a neighborhood, we have witnessed a dramatic and intense deterioration of our neighborhood— the documented detriments (hazards and nuisances) of NCI's use of the facility far outweigh any actual or potential benefits— such that we fear for the safety and cohesion of our neighborhood and our community.

Name (printed)	Address (printed)	Signature
Willem Parman	55 washburn Ave A	[illegible]
Bair Klas	55 Washburn Ave	[illegible]
Maxwell Danielsson	55 Washburn Ave.	[illegible]
Gigi Chew	55 Washburn Ave	[illegible]
Cheryl Brathwaite	39 Washburn Ave	Cheryl Brathwaite
Barbara Brathwaite	51 Washburn Avenue	Barbara Brathwaite
Craig Lambert	41 Washburn Avenue	Craig Lambert
Sarah McDaniels-Levy	2 Washburn Terrace	S. McDaniels-Levy
DAVID OLEY	19 WASHBURN AVE. #2	David Oley
ARTHUR P. RYCE	38 WASHBURN #2	Arthur P. Ryce

n=10

143

NEIGHBORHOOD PETITION

TO: The Cambridge Board of Zoning Appeals (BZA)

Re: Case BZA-160097-2022, 54 Washburn Avenue

Petition for a Special Permit by North Charles Mental Health Research and Training Foundation Inc. C/o Gary Houle, Chief Executive Officer

WE, the undersigned, **OPPOSE** the petition for a Special Permit by North Charles Inc (NCI) and **request that the BZA not approve it.**

1. NCI's use of the facility at this location is **dramatically** different from previous use;
2. Despite a cease and desist order issued in August 2015 and a failed effort to obtain a special permit in September 2015, NCI has continued to operate. As a neighborhood, we have witnessed a dramatic and intense deterioration of our neighborhood— the documented detriments (hazards and nuisances) of NCI's use of the facility far outweigh any actual or potential benefits— such that we fear for the safety and cohesion of our neighborhood and our community.

Name (printed)	Address (printed)	Signature
James McLaughlin	44 Washburn	
[illegible]	27 WASHBURN	DAVID JOHNSTON
David Oziel	31 Washburn #2	[illegible]
Lisa Pearl	31 Washburn Ave #2	[illegible]
[illegible]	61 Washburn Ave	AARON BRATHWAITE
Antje Davidson	55 Washburn Ave	[illegible]
Matthew Pellegrino	37 Washburn Ave	Matthew Pellegrino
Laura Brathwaite	37 Washburn Ave	Laura Brathwaite

n=8

2 of 3

NEIGHBORHOOD PETITION

TO: The Cambridge Board of Zoning Appeals (BZA)

Re: Case BZA-160097-2022, 54 Washburn Avenue

Petition for a Special Permit by North Charles Mental Health Research and Training Foundation Inc. C/o Gary Houle, Chief Executive Officer

WE, the undersigned, **OPPOSE** the petition for a Special Permit by North Charles Inc (NCI) and **request that the BZA not approve it**.

1. NCI's use of the facility at this location is **dramatically** different from previous use;
2. Despite a cease and desist order issued in August 2015 and a failed effort to obtain a special permit in September 2015, NCI has continued to operate. As a neighborhood, we have witnessed a dramatic and intense deterioration of our neighborhood— the documented detriments (hazards and nuisances) of NCI's use of the facility far outweigh any actual or potential benefits— such that we fear for the safety and cohesion of our neighborhood and our community.

Name (printed)	Address (printed)	Signature
Ivan M. Toft	63 Washburn ave.	
Monica Toft	63 Washburn Ave.	
Gail Levy	2 Washburn Terr	
Sun Lin	52 Washburn Ave	
Christoph Budjan	52 Washburn Ave	
Mark Wilkins	35 Washburn Ave #1	
Nella M Young	35 Washburn Ave #1	
Grace Durnford	32 Washburn Ave #3	
Fran O'Reilly	34 Washburn Ave	
Robert O'Reilly	34 Washburn Ave	
Samuel Toft	63 Washburn Ave	
[redacted]	63 Washburn Avenue	

Ingrid Toft

n=13

3 of 3

Pacheco, Maria

From: Collin Fedor <collinfedor@gmail.com>
Sent: Monday, April 25, 2022 3:34 PM
To: Pacheco, Maria
Cc: City Council
Subject: CASE NO. BZA-160097 (54 Washburn Ave.)

Dear Honorable Members of the Board of Zoning Appeal,

I write today regarding CASE NO. BZA-160097, which will be considered at this Thursday's meeting. It is my understanding, based on the BZA agenda, that the question is on approval of a special permit "to allow use for educational purposes on land leased by a non-profit educational corporation, social service center, or other institutional use. No change in the physical structure." I have no connection to the petitioner, and write in my personal capacity as a Cambridge resident and neighbor of the proposed site.

I reside at 19 Washburn Ave. #3 Cambridge, MA 02140, just down the street from 54 Washburn Ave, and am in support of granting this special permit, which will allow North Charles to operate greatly needed behavioral health services in our neighborhood.

The cornerstone of recovery is consistency. Having community-based services in our neighborhood ensures that our most vulnerable neighbors and community members can easily and reliably receive the effective treatment needed to assist in successful recovery.

The people who need these services are all around us - family members, neighbors, co-workers, or strangers we pass on the street. Some people have a robust support network while others face this affliction alone, unbeknownst to even their closest friends. It is our responsibility as a society to reduce barriers to treatment and ensure robust services are as available as possible. This means ensuring providers have places to operate.

Undoubtedly you've heard from others how expensive it is to buy or rent housing here, and that extends to commercial space. While we pride ourselves on life sciences, the human services sector - fractured before the covid pandemic - is crumbling. The fact that this location already has appropriate office space for these services is incredibly important, because it prevents the provider from having to spend time and money trying to locate another space - at potentially a greater cost - that further delays treatment from reaching the people who need it most.

I respectfully urge BZA members to approve this special permit. I love my neighborhood on this street. We are a strong community and our city is made stronger when we lift up our most vulnerable and welcome them with open arms. Thank you for your consideration.

Sincerely,
Collin

--
Collin Fedor
he/him/his
630.666.8511
collinfedor@gmail.com

Pacheco, Maria

From: A Danielson <antje.danielson@gmail.com>
Sent: Monday, April 25, 2022 5:28 PM
To: Pacheco, Maria; Ratay, Olivia; Singanayagam, Ranjit
Subject: Opposition to special permit request 160097

Dear Maria, Olivia, and Ranjit,

I am writing this email to express **my strong opposition** to the special permit request 160097 by Gary Houle. The neighborhood is not zoned for a medical facility. This is for good reason:

- The street is too narrow to accommodate a constant flow of patient cars in and out on an hourly turn over. Sometimes when I return from work, I have to wait at the end of the street for an entire stream of cars to come out of the parking lot and down the street.
- There is no patient privacy on a narrow street like this and the facility is there for only one purpose, drug addiction. So anyone going into the building is known to have this problem. If the facility was located in a location with other medical offices, the purpose of the visit would not be disclosed.
- Since the illegal move-in of the clinic, the neighborhood has experienced a dramatic increase in litter, from cigarette butts, to bottles, to discarded needles, to puke and feces.
- Emergency vehicles have to navigate the narrow road frequently to attend to patients who have overdosed.
- Patients fall asleep on stairs or even on abutters porches, sometimes over the weekend because they are un-aware that the clinic isn't open on weekends and because there isn't anywhere they can wait.
- Cars are frequently parked in front of the fire hydrant and go the wrong way up into Somerville. Friends or relatives of patients sit in their cars on Washburn for hours idling.

All we feared and voiced in the first special permit hearing in 2015 is reality. Even though I applaud the mission of North Charles, this is not a place for a residential B neighborhood. The clinic should be in a location where other medical offices are located, the street accommodates traffic, and patients don't have to linger in the street.

I sincerely hope that this helps and that the special permit application will be denied, again. Nothing has changed since 2015.

Best regards
Dr. Antje Danielson
55 Washburn Ave, Cambridge, MA 02140

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: ROSC LOUIS **Date:** 04/14/2022
(Print)

Address: 54 Washburn Ave.

Case No. BZA-160097

Hearing Date: 4/28/22

Thank you,
Bza Members

Pacheco, Maria

From: Carol Greenwood <cgnunu@gmail.com>
Sent: Tuesday, April 26, 2022 1:49 PM
To: Pacheco, Maria
Subject: Case # BZA-160097 North Charles

To the Board of Zoning Appeals:

My husband, Richard Probert, and I live in Central Square and have lived in Cambridge for over 30 years. We are writing in support of having North Charles CONTINUE to do their important work here in the City of Cambridge.

Why? We know a number of people (some of whom are family members) whose lives have been derailed by substance abuse. Some of those people were fortunate enough to be able to access local counseling services that offered an opportunity for them to reclaim their lives.

One of the reasons we continue to live in Cambridge is the progressive nature of the values that have defined the city and its priorities. Substance abuse, a growing shortage of mental health providers and increasing income inequality are testing those values. A sorry state of affairs, indeed, if counseling people in need is somehow determined to fall outside our priorities.

Is the City going to continue to provide support to those in need? Well, we sure hope so.

Sincerely,

Carol Greenwood & Richard Probert
10A Kinnaird St
C

Pacheco, Maria

From: Paternoster Paul <paulpaternoster@yahoo.com>
Sent: Tuesday, April 26, 2022 1:02 PM
To: Pacheco, Maria
Subject: letter in support: BZA-160097

Hello,

I'm writing this letter in support of the North Charles community clinic. While I am not a neighbor, I do live in the Central Square area where similar services are available and where I can see every day the effects of mental illness and addiction on a frequently homeless population. I believe that our value as a community depends in large part on how we treat our most vulnerable members. They're my Cambridge neighbors, too, and they deserve to have accessible services available to them. There was some community pushback many years ago when some of these services were being proposed, and in all of the years since I've only seen positive impacts on my neighborhood. Not everyone wants to be helped, but many do. The right thing to do is to meet them where they are and not push them away, pretending that the problems that they represent will magically disappear.

My cousin, recently deceased, struggled with severe mental illness his entire adult life. I saw first hand how much the support of his community made a difference. Through social service agencies, he was able to work for periods of time. I think he was frequently ashamed of having an illness. The most important aspect really was that he knew that he mattered as a person and that there were people who checked in with him and wanted to help.

Thanks very much for taking the time to read my letter. I hope we make the right decision with regard to the North Charles clinic and allow it to operate where it is.

Paul Paternoster
39 1/2 Kinnaird Street
Cambridge MA 02139

Pacheco, Maria

From: Bob Mills <bmills@mhsainc.org>
Sent: Tuesday, April 26, 2022 1:40 PM
To: Pacheco, Maria
Subject: 4/28/22 ZBA Meeting - Case #BZA-160097
Attachments: North Charles Support 4-26-22.pdf

Good afternoon,

I would like to respectfully submit the attached letter of support for consideration by the BZA regarding case #BZA-160097, which is on the agenda for the 4/28/22 meeting.

Thank you for your time and consideration of these comments,
Sincerely,
Robert Mills, MSM, LADC I, NCAC II, SAP
Chief Executive Officer
Middlesex Human Service Agency, Inc.
50 Prospect St., Suite 3
Waltham, MA 02453
781-894-6110 x1400
www.mhsainc.org

MHSA
Middlesex Human Service Agency, Inc.

Building independence,
one *human* at a time

April 26, 2022

Cambridge Board of Zoning Appeals
Cambridge Inspectional Services
831 Massachusetts Avenue
Cambridge MA 02139

RE: Support for North Charles Mental Health Research and Training Foundation at Washburn Ave. Location

Dear Board of Zoning Appeals,

On behalf of Middlesex Human Service Agency (MHSA), I am writing to support fellow addictions recovery provider North Charles Mental Health Research and Training Foundation. I understand that on April 28th you will be considering the withdrawal of the occupancy license for the Washburn Ave treatment location operated by North Charles Mental Health Research and Training Foundation. I urge you to leave the occupancy license in place so that people in need of addiction recovery supports can continue to receive these critical services.

As the CEO of MHSA, I can attest to the many challenges people struggling with addiction and the providers who support them have faced during the pandemic. For people suffering addiction, the isolation and stress of the pandemic has heightened their need for support as evidenced by the increase in opioid overdose deaths during the pandemic. These deaths disproportionally impact people of color and other marginalized groups. I have also witnessed the clinical and business challenges addiction treatment programs face with staff shortages and unforeseen costs related to the pandemic, which has led to the loss of treatment capacity across the Commonwealth.

Cambridge has a reputation for caring for all its citizens and has led the way around issues of diversity, equity, inclusion, and justice. I urge you to consider the appeal before you in that light and support a program that has managed to continue operations during these challenging times. Massachusetts needs more addiction treatment services and you have an opportunity to ensure that Cambridge continue to be a part of the solution.

Thank you for your time and consideration.

Sincerely,

Robert Mills
Chief Executive Officer

MHSA Main Office | 50 Prospect St., Suite 3, Waltham, MA 02453
Tel: 781-894-6110 | Fax: 781-647-0412 | info@MHSAinc.org
MHSAinc.org

Pacheco, Maria

From: Deborah Woodford <dwoodford@northcharles.org>
Sent: Tuesday, April 26, 2022 3:35 PM
To: Pacheco, Maria
Subject: Zoning decision re North Charles, Inc.

To the Cambridge Zoning Board:

I am writing to express my strong support for North Charles, Inc. Mental Health and Addiction Services being able to remain at its location at 54 Washburn Ave. in Cambridge. It has been located at this site since 2016 without any concerning matters occurring in the neighborhood.

I have been a Clinical Psychologist at North Charles for 35 years. I am proud to say that I have seen many, many lives significantly changed for the better as a function of the services offered here. There are many clients who live in the area who would be greatly disturbed if the program were forced to change location. The services provided are vital to the Cambridge population at any time, but especially so during a pandemic and ongoing shortage of mental health and addiction services in the community.

Again, I am writing to express my strong support for North Charles, Inc. being allowed to remain at its current site at 54 Washburn Ave., Cambridge.

My thanks to the Zoning Board for receiving this email.

Deborah Woodford, Ph.D.

Open Sky
COMMUNITY SERVICES

See beyond. Live beyond.

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139
mpacheco@cambridgema.gov
Case BZA-160097

Dear Cambridge ZBA

I Ken Bates representing Open Sky Community Services fully support North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave. Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

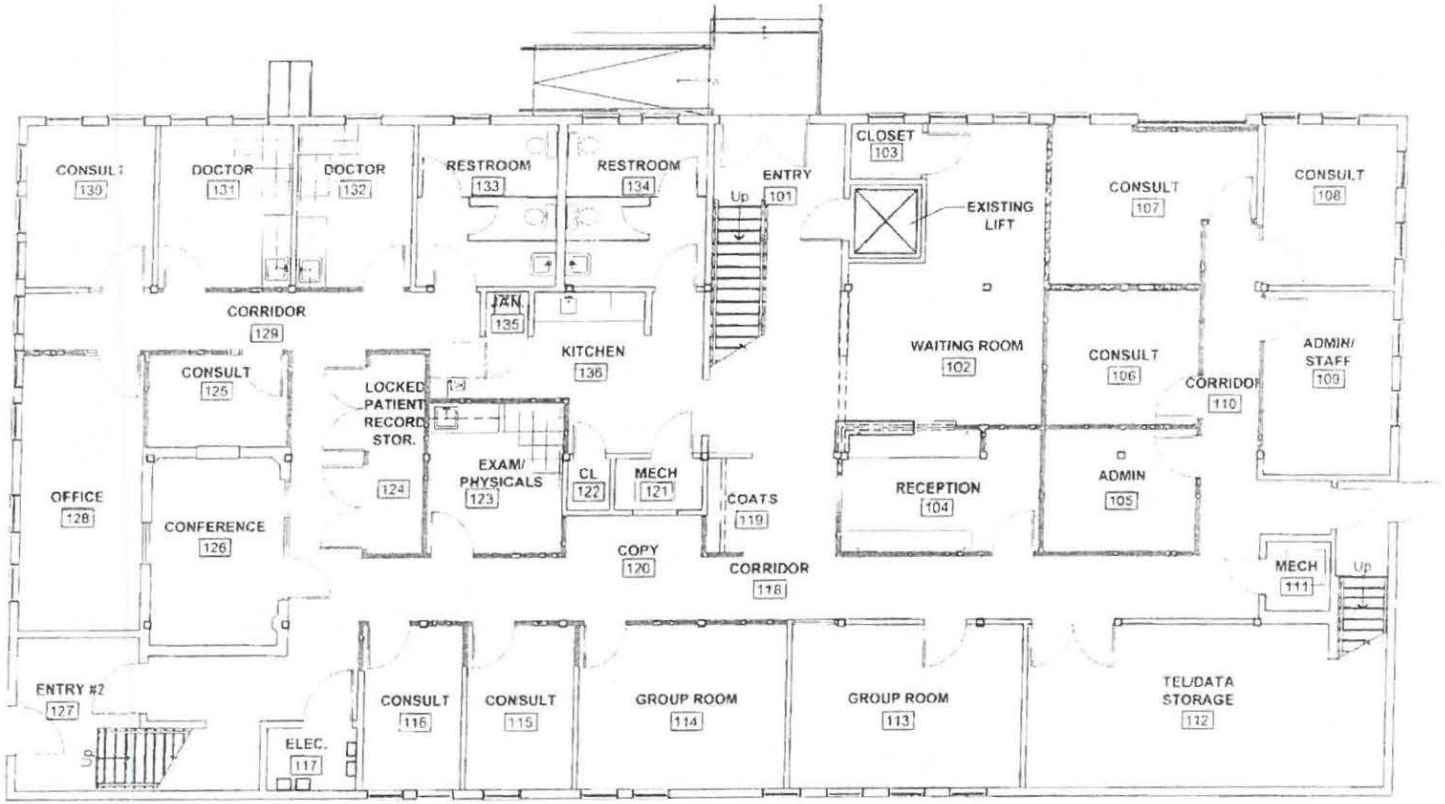
North Charles provides valuable mental health and addiction services to a very underserved population more important now especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks NC serves to lose this valuable resource and treatment venue for the Cambridge community.

Please grant the special permit as requested.

Respectfully,

Kenneth J. Bates, MA
President and Chief Executive Officer
Open Sky Community Services



Existing wall to remain

New Partition

1 FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"

NORTH

NORTHCHARLES INC.

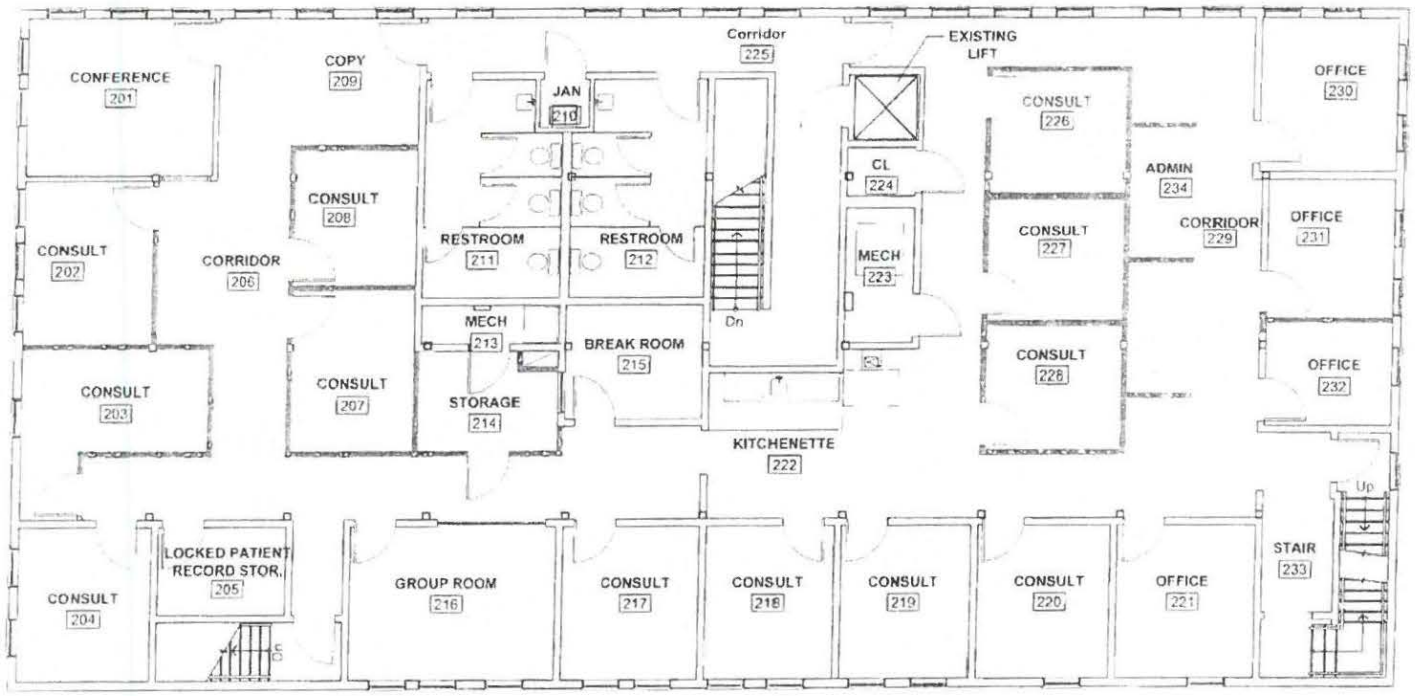
54 Washburn Avenue, Cambridge, MA 02140

Scale	Drawn
1/4"=1'-0"	JU
Date	Checked
04/15/15	

Prepared By:
DESIGN & DEVELOPMENT SOLUTIONS, LLC
400 TRADECENTER, SUITE 5900
WOBURN, MA 01801
PHONE: 781-559-5802

Sheet

A-1



Existing wall to remain

New Partition

2 SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"

0 5' 10' 15'

NORTH

NORTHCHARLES INC.
54 Washburn Avenue, Cambridge, MA 02140

Scale: 1/4"=1'-0"	Drawn: JU	
Date: 04/15/15	Checked:	

Prepared By:
DESIGN & DEVELOPMENT SOLUTIONS, LLC
100 TRADECENTER, SUITE 5600
WOBURN, MA 01801
PHONE: 781-569-5600

Sheet: A-2

Pacheco, Maria

From: James Beck <jamesbeck56@gmail.com>
Sent: Tuesday, April 26, 2022 4:11 PM
To: Pacheco, Maria
Subject: re: BZA-160097.

To the Board:
I was a Cambridge resident from 2004 to 2019, and also from 1952 to 1964. I write in support of the Addiction Counseling Service at 54 Washburn Ave. This service provides a valuable service to its patients, and an equally valuable service to the community. Addicts who feed their habit on the street engage in thievery, prostitution and other activities that are best prevented when we can.
I hope the Board will not support this NIMBY attempt to deprive the patients and the city of Cambridge of this valuable resource.
James C. Beck, MD, PhD
Founding member, Cambridge Health Alliance, Department of Psychiatry, 1968

Jim

James C. Beck, MD, PhD
tel. on request

Bay State Community Services

Social services

Mental health services

Substance use disorder services

Residential services

Educational services

Correctional services

1120 Hancock Street

Quincy, MA 02169

(617) 471-8400

Fax (617) 376-0619

MassRelay Services 711

4/26/22

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139
mpacheco@cambridgema.gov
Case BZA-160097

To Whom it may concern,

Please accept this letter in full support of North Charles, Inc. in obtaining a special permit to allow the continued use of 54 Washburn Ave. Cambridge to provide the lifesaving services to individual seeking care for their behavioral health needs.

It is quite alarming that there is any consideration of disrupting these critically important services that North Charles has been providing to the Cambridge community since 1971.

The pandemic has highlighted for all of us the increased need for accessible and responsive behavioral health services. Any change in North Charles ability to provide services perpetuates the bias and stigma that behavioral health only impacts "some" people. Behavioral health impacts us all and it is all of our responsibility to ensure that everyone has access to the quality behavioral health services offered by North Charles.

Thank you for your attention to this matter and I truly hope that the Cambridge Zoning Board understands the importance of this decision.

Respectfully,

Daurice M Cox

Daurice Cox Psy.D CAS

To: Board of Zoning Appeals, Cambridge, MA

From: Amy Armstrong, LICSW

Re: North Charles Inc

April 26th, 2022

To Whom It May Concern,

I'm writing in support of the continuing of services in Cambridge for North Charles. I am the Assistant Clinical Director of the mental health program at North Charles. It has been a privilege to work for this community-based program. In all of its programs, North Charles offers services to people from all walks of life, assisting those who not only struggle with substance abuse concerns, but also those who are in need of mental health services. Many are lacking in financial resources and/or outside supports. Our clients are committed to their treatments and extremely respectful of both the staff and the facility, with no incidents or problems in the surrounding community since this location opened in 2016.

At a time when both substance addiction and mental health concerns are on the rise, it would seem imperative to allow such services to continue with community support.

I respectfully request that services be allowed to continue for North Charles at this location.

Amy L Armstrong LICSW

Amy Armstrong, LICSW

Assistant Clinical Director

North Charles Mental Health

Pacheco, Maria

From: Zondervan, Quinton
Sent: Wednesday, April 27, 2022 10:56 AM
To: Pacheco, Maria
Cc: Michael Sherry
Subject: In support of CASE NO. BZA-160097 (54 Washburn Ave.)

Dear Members of the Board of Zoning Appeal,

I'm writing in support of granting this special permit. I had the opportunity to visit the site and speak with the provider of this essential service in our community, and I see no reason why this use should not be allowed. The building has been in commercial use for many decades, and this particular service seems to be one of the least disruptive and most beneficial that could be imagined for the site.

Our community members need access to addiction counseling and other mental health services and finding another location on such short term notice would be incredibly disruptive and unhelpful to our neighbors and family members utilizing these critical services. Thank you sincerely for your consideration in this important matter.

Quinton Zondervan
Cambridge City Councilor
617-901-2006
he, him, his

BAY COVE
HUMAN SERVICES

66 Canal Street, Boston, MA 02114
(617) 371-3000 • www.baycovehumanservices.org
baycovehumanservices @BayCoveMA
/baycovehumanservicesinc

City of Cambridge
Zoning Board of Appeals
831 Mass Ave.
Cambridge, MA 02139
mpacheco@cambridgema.gov
Case BZA-160097

April 27, 2022

Dear Cambridge ZBA

I am President and CEO of Bay Cove Human Services, Inc and CASPAR Inc and I write in support of North Charles, Inc. in their application for a special permit to allow its continued use of 54 Washburn Ave. Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

North Charles provides valuable mental health and addiction services to a much underserved population more important now especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks North Charles serves to lose this valuable resource and treatment venue for the Cambridge community.

I ask that the special permit be granted as requested.

Respectfully,

William H Sprague
President/CEO

Pacheco, Maria

From: Teresa Cardosi <tercar1961@yahoo.com>
Sent: Wednesday, April 27, 2022 12:50 PM
To: Pacheco, Maria
Subject: Case # BZA-160097 - please grant special permit

Dear Board of Zoning Appeal members,

Case # BZA-160097

Please grant a Special Permit for 54 Washburn Ave. so that North Charles Counseling Center can stay open at its current North Cambridge location. This organization is a vital link to therapy for many battling mental health issues including people as young as 18 years old. The ability to be in a stable environment which includes a therapist who is a trusted source of safety and confidentiality is a very important aspect while healing. Ongoing, uninterrupted support is necessary for recovery. Untreated substance use issues can often end a person's life. The closing of North Charles Counseling Center at this location will jeopardize the health of the many clients being served.

Please grant this Special Permit for 54 Washburn Ave. so that North Charles Counseling Center can continue supporting individuals on their paths toward healthier lives.

Thank you for your time.

Teresa Cardosi
7 Woodrow Wilson Court, #47
Cambridge, MA 02139

4/27/2022

Dear ZBA

Hearing-BZA-160097

Hello my name is Katherine Maher, R.N. My family has owned a house in Cambridge for close to 70 years. I also have had the pleasure to work at The North Charles dosing site on Cambridge St. and the office at Washburn St.

I would like to tell you I do support North Charles and request ZBA to allow North Charles to continue operating and providing services in Cambridge.

I have seen the many faces of these people, they are your family, friends, neighbors, co-workers, construction workers, teachers, etc.... some are even brilliant citizens. It is a false belief that these people come from the poverty, not so true. They have the same thing in common with everyone else that is to be respectful and desire to be respected as well. They want to have a good productive life, are they all successful, no but with the care they receive at North Charles it becomes a chance to build a better life, to be the next successful story.

I would like to mention again that North Charles has operated at 54 Washburn St. in Cambridge since 2016 without any incidents. That states that these clients do respect the people around you. North Charles also has a policy when a client is difficult they are usually discharge to another program within the state. I would also like to mention that this clinic is small in comparison to others. Substance addiction is a crisis in Massachusetts and around the country, There are many treatment option now available, because of staff like North Charles and other that have worked hard to help clients in need, to not give up on anyone.

To clarify these clients do not received any medication or drugs at 54 Washburn St. These clients are consider to be medically managed at the CHA dose site on Cambridge St. in Cambridge, MA

I would like to state I have worked in this field of substance abuse for over 19 years, have enjoyed taking care of many people to help them be good productive citizens of Cambridge.

Please do not close the door, we need to work together to continue to give good counselling services and care to all people of all ages, from all walks of life, people you know or even a loved one. Someone may need these services at North Chares, remember everyone needs a second chance to be given the opportunity at a new life.

Thank you for taking the time to hear why I agree with keeping 54 Washburn St. open and available to many in need.

Thank You
Katherine Maher, R.N.

Cambridge, MA 02188

katherine196133@gmail.com

NORTH CHARLES INC.
Mental Health &
Addiction Services

April 26, 2022

Re: Hearing-BZA-160097

Dear Ms. Pacheco:

I am writing to request that you grant a permit to allow North Charles to continue to operate counseling services at the 54 Washburn Avenue Cambridge MA. I have been a nurse for almost 14 years and have been an employee of North Charles Inc. for 11 years. Being a new graduate from nursing school I tried different jobs but was looking for something a "job that felt right" and a way for me to give back to community. When I started at North Charles I was skeptical at first because of what society told me what addicts, "they're junkies and are terrible people," but this was far from the truth. These are people who have a disorder and needs help.

I was born and raised in the Caribbean and had a cousin who was an addict who sadly passed away from AIDS secondary to IV drugs use. Next door to the middle school I attended was a "crack house." Before my cousin died I would often see him entering that house or impaired on the side walk. As a child I remember thinking, "why can't they just stop or why isn't anyone helping them?" In the Caribbean at the time, we did not have knowledge or full understanding of the disease or have the means to treat addicts. Now we know that addiction is a neuropsychological disorder and despite the consequences and substantial harm, one cannot just stop being an addict, and that is where North Charles Inc. comes in.

North Charles has been providing addiction treatment services for over 50 years and has helped with the opioid addiction problem in the City of Cambridge and surrounding cities. At North Charles we have seen people who were referred to as "scums, wasted space, menaces to society," enter treatment and gradually turned their lives around. North Charles has given many individuals in our community a second, third, fourth or however many chances it took for them to regain their sense of purpose and be law abiding residents of the City of Cambridge and surrounding cities. Through our methadone treatment clinic which is located at Cambridge Hospital and the counseling sessions provided at 54 Washburn Ave, we have provided holistic care and have been helping to eradicate the opioid epidemic in Massachusetts.

Opioid addiction has affected all of us in one way or the other, whether it be a family member or a friend. North Charles has been re-connecting loved one for many years. By granting the permit to allow North Charles Inc. to continue to operate at 54 Washburn Ave, you are allowing

us to continue supporting and providing care for the City of Cambridge. Thank you for your time and consideration on this matter.

Respectfully

Cadine Robinson, LPN
Nurse Manager
North Charles Institute for the Addictions
54 Washburn Avenue
Cambridge, MA 02140
617-661-5700 x122

UMassMemorial
Community Healthlink

72 Jaques Avenue
Worcester, MA 01610-2480
Tel: (508) 860-1000
Fax: (508) 752-0577

City of Cambridge

Board of Zoning Appeals

831 Mass Ave.

Cambridge, MA 02139

mpacheco@cambridgema.gov

Case BZA-160097

Dear Cambridge BZA—

I, Tamara Lundi representing Community Healthlink Inc. fully support North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave. Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

North Charles provides valuable mental health and addiction services to a very underserved population more important now especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks NC serves to lose this valuable resource and treatment venue for the Cambridge community.

Please grant the special permit as requested.

Respectfully,

Tamara Lundi

Tamara Lundi, MHA/LCSW | President
Community Healthlink
72 Jaques Avenue | Worcester, MA 01610 | t: 508.860-1129 | f: (800) 518-6055
[www.communityhealthlink.org]www.communityhealthlink.org

Pacheco, Maria

From: Jan Kauffman <JKauffman@northcharles.org>
Sent: Wednesday, April 27, 2022 12:24 PM
To: Pacheco, Maria
Subject: RE: BZA-160097
Attachments: ZBA Critical MA Services 1.pdf; ZBA Critical MA Services 2.pdf

Importance: High

Dear Ms. Pacheco, My apologies, I am resending this because I neglected to include the docket number in the first email. Please accept the attached signatures for the Zoning Board Appeal BZA-160097 scheduled for Thursday April 28, 2022. Thank you for your careful consideration. Best regards,

Janice F. Kauffman RN, MPH, CAS, LADC 1
Vice President, Addiction Treatment Services
North Charles Foundation, Inc.
Assistant Professor of Psychiatry
Harvard Medical School

From: Jan Kauffman [mailto:JKauffman@northcharles.org]
Sent: Wednesday, April 27, 2022 12:19 PM
To: 'mpacheco@cambridgema.gov' <mpacheco@cambridgema.gov>
Subject:
Importance: High

Dear Ms. Pacheco, Please accept the attached signatures for the Zoning Board Appeal scheduled for Thursday April 28, 2022. Thank you for your careful consideration. Best regards,

Janice F. Kauffman RN, MPH, CAS, LADC 1
Vice President, Addiction Treatment Services
North Charles Foundation, Inc.
Assistant Professor of Psychiatry
Harvard Medical School

Keep Critical Mental Health and Addiction Services in Cambridge

BZA-160097 April 28, 2022

Dear Members of the Cambridge Board of Zoning Appeal:

Since 2016, North Charles Mental Health Research & Training Foundation Inc. (North Charles) has provided critical addiction and mental health counseling services at their Washburn Avenue location in North Cambridge. Their work has given hundreds of Cambridge residents a second chance at a new life.

However, that work is now at risk, with the Cambridge Board of Zoning Appeal (ZBA) set to decide whether to revoke North Charles' license to operate out of fears that the center is a poor fit for the neighborhood. However, North Charles' patients have never caused a disruption, and the services it offers support recovery entirely through individual and group counseling.

Closing North Charles would have a disastrous impact on communities that can afford it the least and is not in keeping with Cambridge's commitment to stand up for those in need. We urge the ZBA to allow North Charles to continue its critical work and stand up for those struggling with addiction and mental health.

Thank you for your consideration:

First Name	Last Name	Email	City/Town of Residence
Steven	Lowell	Steven788@gmail.com	Revere, MA 02474
Keith	Richardson	Keith146@gmail.com	Somerville, MA 02144
Diane	Wade	dianewade1961@gmail.com	Malden 02148
David	Sherman	David.Sherman@[illegible]	Cambridge
JANET	Yoner	janetv21@comcastnet	Reading, MA 01867
Deborah	Wilson	dw90722@gmail	Somerville
Jill	Blanco	blanco111975@gmail	Somerville 02145
Richard	Duffield	[illegible]	Wilmington 01887
Milagros	Baez		Cambridge MA 02138
Louis	Lisauskas	LB[illegible] St Gmail.	Somerville MA 02143
Michael	Pezzella	Michael.Pezzella@gmail	Medford MA 02155
Ashley	Mellon	ahmellon0145@gmail	Somerville
Terri	Stadd	Terri.Stadd@yahoo	Somerville
Jonathan	Reis	Reis4[illegible]@gmail.com	Somerville
Erica	Briggs	ericakbriggs@gmail.com	Malden
Stephen	Calvert		Arlington
[illegible]	[illegible]		[illegible]
Michael D	Medeiros		Cambridge

Keep Critical Mental Health and Addiction Services in Cambridge

BZA-160097 April 28, 2022

Dear Members of the Cambridge Board of Zoning Appeal:

Since 2016, North Charles Mental Health Research & Training Foundation Inc. (North Charles) has provided critical addiction and mental health counseling services at their Washburn Avenue location in North Cambridge. Their work has given hundreds of Cambridge residents a second chance at a new life.

However, that work is now at risk, with the Cambridge Board of Zoning Appeal (ZBA) set to decide whether to revoke North Charles' license to operate out of fears that the center is a poor fit for the neighborhood. However, North Charles' patients have never caused a disruption, and the services it offers support recovery entirely through individual and group counseling.

Closing North Charles would have a disastrous impact on communities that can afford it the least and is not in keeping with Cambridge's commitment to stand up for those in need. We urge the ZBA to allow North Charles to continue its critical work and stand up for those struggling with addiction and mental health.

Thank you for your consideration:

First Name	Last Name	Email	City/Town of Residence
Steven	Lowell	Steven788@G.mail.com	Lexington, MA 02474
Keith	Richardson	KeithX146@G.mail.com	Somerville, MA 02144
Diane	Walk	Dianewalk1967@gmail.com	Malden, MA 02148
David	Shoenbar	David.Shoenbar6@yahoo.com	Cambridge
JANET	Yoper	janetV21@comcast.net	Reading, MA 01867
Deborah	Wilson	dw90722@gmail	Somerville
Jill	Blanco	blanco111975@gmail	Somerville 02145
Richard	Doillard	baiterl[illegible]@comcast.net	Wilmington 01887
Milagros	Saez		Cambridge MA 02139
Louis	Lisciotti	LJ plaster st Gmail.	Somerville MA 02143
Michael	Pezola	Michael.Pezo@gmail	Medford MA 02155
Ashley	Mellon	ahmellon0143@gmail	Somerville
Terri	Stud	Terri.Stud@yahoo	Somerville
Jonathan	Rees	Rees4[illegible]@gmail.com	Somerville.
Erica	Briggs	ericakbriggs@gmail.com	Malden
Stephen	Calvert		Arlington
[illegible]	[illegible]		[illegible]
Michael D	Michael Dennis		Cambridge

First Name	Last Name	Email	City/Town of Residence
Lawrence	Altman	Crazy Horse1924@gmail.com	Cambridge MA
Emily Arruda	Arruda	earruda853@gmail.com	Somerville
Salvi	Dangelo	omnovs1870@gmail.com	Cambridge MA
George	Bauer		Boston MA
Zachary Zidell	Zidell	zzidell97@gmail.com	Woburn
John ~~Megan~~	Megan	J032470M@gmail.com	Somerville
Eric	Crawfords		Somerville
Javier	Bialach	thibialach@gmail.com	Arlington
Jacqueline	LeGassie	jcnlegassie@gmail.com	Cambridge
Kaitlin	Zawiski	kaitzb10@icloud.com	Cambridge
Lyndsey	Geis	lnoble122002@gmail.com	Watertown
Heriberto	Rodrigues	Robert.Red.805@gmail.com	Cambridge
Annica	Dennison	annicadenn@gmail.com	Cambridge
Brandon Halliday	Halliday	BHalliDayhcs@gmail.com	Dedham MA
Meagan Donato	Donato	Edondfall88@gmail.com	Cambridge
Isaias	Flores	i.king.flores@gmail.com	Somerville
Keith Cortez	Gomez	rasomicole30@gmail.com	Somerville
Nicole	Rossi		Somerville
David	Errico	DJErr24L@GMAIL	Somerville
Greg	Amaton	Gamaton@Gmail.com	Boston
Jenny	Kuesling	Jrkuesling@gmail.com	Dedham
Jennifer ~~Killeen~~	Killeen	killeenjennifer@gmail.com	Somerville
Rebecca	Jurd	beckiroccno@gmail.com	North Cambridge
John	Loder	loder.john79@gmail.com	North Cambridge
JONATHAN	TYMINSKI	jontyminski@gmail.com	Brighton
Lynn Di Clemente	Di Clemente		
Carlee	Jeffrey	cjeffrey1551@gmail.com	Cambridge
Ryan Sweeney			
Craig McCarthy	McCarthy	Craigmcc817@gmail.com	Hetheun
John			
Colleen	Hogan	Colleenhogan@gmail.com	
Thomas Ryan	Ryan	Robert.ckerr@gmail.com	E Boston
Jon John	BATISTA	CAMLB	
Anthony	Bethar	Anthonybethar83@gmail.com	Somerville
Brian	Bates	Cahbr	Cambridge
John Hanly			Somerville
Joe	Bates	BJoes377@gmail	Charlestown
Alex	Gilman	10rian51@gmail.com	Cambridge
Shannon	Pierce		Medford
Ing			Medford
Brendan Kavanagh	Kavanagh	Somerville	
Demetrius Cyrillo			Medford
Michael Sean	Smith	Malden	Smith@hotmail.com
Eric	Grimshaw		Chelsea

Keep Critical Mental Health and Addiction Services in Cambridge

BZA-160097 April 28, 2022

Dear Members of the Cambridge Board of Zoning Appeal:

Since 2016, North Charles Mental Health Research & Training Foundation Inc. (North Charles) has provided critical addiction and mental health counseling services at their Washburn Avenue location in North Cambridge. Their work has given hundreds of Cambridge residents a second chance at a new life.

However, that work is now at risk, with the Cambridge Board of Zoning Appeal (ZBA) set to decide whether to revoke North Charles' license to operate out of fears that the center is a poor fit for the neighborhood. However, North Charles' patients have never caused a disruption, and the services it offers support recovery entirely through individual and group counseling.

Closing North Charles would have a disastrous impact on communities that can afford it the least and is not in keeping with Cambridge's commitment to stand up for those in need. We urge the ZBA to allow North Charles to continue its critical work and stand up for those struggling with addiction and mental health.

Thank you for your consideration:

First Name	Last Name	Email	City/Town of Residence
Marilyn	Maglio	[illegible]	Peabody
Masoud	Abazari		Cambridge
Anthony	MAGLIO		PEABODY
Adam	Kasevich	Kasevichadam@Gmail.com	Cambridge
Louie	Barth	[illegible]@gmail	Cambridge
ADAM	Dejesus	ADejesus[illegible]	Cambridge
[illegible]	[illegible]	[illegible]	MA
John Lambrado	Lambrado		Somerville
Brittany	Zenus	brtzenus@gmail.com	Cambridge
Rodney T. Jeanette			Newton
Tracey Jones	Jones	Tracey.jones@g	Cambridge
Christine Hinds	Hinds	Tayla[illegible]@hotmail.com	Somerville
Yvonne	Hinds	Yvonne@Hinds[illegible].com	Roxbury
Kenneth	Heywood		Cambridge
Anthony	Maglio		Cambridge

First Name	Last Name	Email	City/Town of Residence
Patrick	Hughes	pat44423@yahoo.com	Somerville MA
Michael	Doherty		Weymouth, MA
Justin Rahmann		somerville, ma	
[illegible]	[illegible]	Somerville, MA	
Melody Smith			Woburn, MA
Hazel Cody	Copper	Somerville	
[illegible]	Ardolino		Somerville MA
John	Bettencourt	[redacted]	Cambridge
Melissa	Musto		Cambridge
John	Velez	JR-mathis73@aol.com	Cambridge
Aonica Whormes	Whormes	awhormes@gmail.com	Cambridge
Tomas [redacted]	Montero	tmas202@gmail.com	Cambridge
Jillian	Malagugio	malagugio@gmail.com	South Boston
Peter	Westcott		
Mary	Altholf	weezerdick@yahoo.com	E. Camb.
Alex	Rayne	[redacted]	Somerville
Thomas	Thomas	RickThomas@gmail.com	Carlington
Sorka	[illegible]	SORMAYNARD	MEDFORD
Gurtaran Singh	Singh	gurbaan@gmail.com	Arlington
James Grace	Grace	Jimgrace239@gmail	Somerville
Ronald	Lucas	ronaldlucas3.77@yahoo	Newburyport
Keith	Cotter		Somerville

Pacheco, Maria

From: Barbara Thompson <BThompson@Advocates.org>
Sent: Wednesday, April 27, 2022 12:13 PM
To: Pacheco, Maria
Cc: Diane Gould
Subject: Case BZA-160097 - Letter of Support for North Charles, Inc.
Attachments: 04.27.2022 NC Support Letter.docx

Dear Ms. Pacheco,

On behalf of Diane Gould, CEO of Advocates, Inc. I am presenting this letter of support for North Charles, Inc. in the matter before the Board of Zoning Appeal, case BZA-160097.

Thank you,
Barbara Thompson

Barbara Thompson | Executive Assistant
Office of Regina Marshall, Chief Operating Officer
1881 Worcester Road | Framingham, MA 01701
M (508) 661-9592
BThompson@Advocates.org | www.Advocates.org

Advocates
Caring Partners. Creative Solutions. Better Lives.

April 27, 2022

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139
mpacheco@cambridgema.gov

RE: Case BZA-160097

Dear Cambridge ZBA,

I, Diane Gould, representing Advocates, Inc. fully support North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave. Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

North Charles provides valuable mental health and addiction services to a very underserved population which is more important now, especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks NC serves to lose this valuable resource and treatment venue for the Cambridge community.

Please grant the special permit as requested.

Respectfully,

Diane C Gould

Diane Gould

1881 Worcester Road Framingham, MA 01701 T (508) 628-6300 F (508) 626-0326 VP (774) 999-0606 www.Advocates.org

THE BRIEN CENTER
FOR MENTAL HEALTH AND SUBSTANCE ABUSE SERVICES *Your courage, our care.*

April 27, 2022

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139

Via email: mpacheco@cambridgema.gov
Case BZA-160097

Dear Cambridge ZBA—

I, M. Christine Macbeth, representing The Brien Center, fully support North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave., Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

North Charles provides valuable mental health and addiction services to a very underserved population and is more important now especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks NC serves to lose this valuable resource and treatment venue for the Cambridge community.
Please grant the special permit as requested.

Respectfully,

M. Christine Macbeth, ACSW, LICSW
President and Chief Executive Officer

bhn

CORPORATE OFFICE
417 Liberty Street
Springfield, MA 01104
Voice: 413-747-0705
Facsimile: 413-732-7075
Toll free: 800-499-1123
www.bhninc.org

April 26, 2022

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139
mpacheco@cambridgema.gov
Case BZA-160097

Dear Cambridge ZBA—

I, Steven Winn, representing Behavioral Health Network, Inc. fully support North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave. Cambridge. North Charles has been part of the Cambridge community since 1971, serving and treating the most vulnerable members of this community. Over those 50 years North Charles has operated at many locations within the Cambridge and Somerville areas and has always respected both the community and its neighbors.

North Charles provides valuable mental health and addiction services to a very underserved population more important now especially during the current Opioid Overdose Crisis and during the COVID Pandemic.

It would be a great loss to Cambridge and to the hundreds of folks NC serves to lose this valuable resource and treatment venue for the Cambridge community.

Please grant the special permit as requested.

Respectfully,

Steven Winn, Ph.D.
President & CEO
Behavioral Health Network, Inc.

Luis T. Sanchez, M.D.
32 Walnut Place
Newtonville, MA 02460
Ph 617-527-7071
Fax 617-630-0381
ltsanchez@verizon.net

Cambridge Zoning Board of Appeals
Attn: Maria Pacheco

April 27, 2022

RE: Hearing ZBA 160097

Dear Ms. Pacheco,

I am writing in support of the North Charles, Inc. petition to continue its clinical operations at 54 Washburn Ave in Cambridge where the mental health and methadone programs have been functioning very well for the past seven years, posing no safety concerns for the abutting neighbors of which I am aware.

I am a practicing board certified addiction psychiatrist and the associate medical director of North Charles. As the zoning board is aware, the Washburn Ave location is focused only on counseling the programs' patients. The medically prescribed methadone medication is only dispensed on site at the Cambridge Hospital and not at the Washburn Ave site.

My background includes completing all of my medical training, internship and psychiatric residency, at Cambridge Hospital in the mid 1970's when I also lived in Cambridge.
I have been involved with the North Charles, Inc. since the 1970's. I was the medical director at the program's previous Beacon St location and continued in that role at Washburn Ave until replaced by Dr. Mark Albanese, a very competent and capable medical director. As mentioned, I continue to be on site as the associate medical director.

The programs are of enormous benefit to Cambridge citizens in need of its services as well as the surrounding communities. It is of great importance that the programs remain on Washburn Ave for its optimal functioning so as to not disrupt services for patients as they pose no danger to the neighbors.

Respectfully submitted,

Luis T. Sanchez, MD
Diplomate of the American Board of Psychiatry and Neurology

Pacheco, Maria

From: Nolan, Patricia
Sent: Wednesday, April 27, 2022 3:22 PM
To: Pacheco, Maria
Subject: Case # BZA-160097

To the BZA:

Thank you for your work serving our community. In reference to case # BZA – 160097, am writing in support of the North Charles Mental Health Research and Training Foundation on Washburn Ave in North Cambridge. North Charles is one of the few organizations in Cambridge to offer comprehensive addiction and mental health counseling services. I was contacted by residents concerned about the status of legal action related to the operation of the clinic. I do wish the residents were given the information they seek about the status of various legal actions.

However, I fully support the continued operation of the clinic and believe the community would be much worse off if the clinic was not allowed to continue to offer services. I visted the clinic and spoke with staff about the services offered. They are a stellar group of people acutely attuned to serving people and with a deep sense of responsibility to the larger community. I have also gone several times over the last year to observe traffic patterns and visits. At no time was there ever any behavior that caused concern.

While you consider the issues of their license, please consider the hundreds of residents who have helped by their services. The theory proposed by opponents is that substance abuse counseling is a poor fit for the neighborhood. I disagree. Counseling and therapy are appropriate for that area, with access to a bus line and in a location very near a main street. Other commercial uses have long been on that street. This use is less disruptive than others which have been and could in the future be allowed.

In the wake of the pandemic, we need more mental health services, not fewer. I implore you to renew the license for this critical Cambridge Establishment.

Sincerely,

Patty Nolan

PATRICIA NOLAN
Cambridge City Council
She/her/hers

Aide: Adrienne La Forte
alaforte@cambridgema.gov
617-349-9152

Pacheco, Maria

From: Leah Rugen <lrugen9@gmail.com>
Sent: Wednesday, April 27, 2022 3:39 PM
To: Pacheco, Maria
Subject: Keep mental health services in Cambridge! BZA-160097

Dear Zoning Board Members:

My husband and I have lived in Cambridge for over twenty years. We have raised two children here and have always taken pride in being part of such an inclusive, progressive community. We strongly support North Charles and ask that the Zoning Board allows them to continue operating in Cambridge (case number BZA-160097)

Like many, we have family members who have experienced serious mental health challenges. Places like North Charles are an invaluable and even life-saving source of healing and support. Now more than ever people in every community and neighborhood are experiencing crises of addiction and mental illness. It is wrong to stigmatize and exclude those who are suffering and voiceless simply because they make us uncomfortable.

North Charles has been at its Washburn Avenue location since 2016 without any incidents or problems for the surrounding neighborhood.

I hope that the Zoning Board will approve North Charles to continue to provide counseling to its clients without interruption.

Thank you very much for your time and service to the city.

Sincerely,

Leah Rugen
354 Pearl Street
Cambridge 02139

Pacheco, Maria

From: Michael Brandon <mjbrandon@gmail.com>
Sent: Wednesday, April 27, 2022 11:42 PM
To: Pacheco, Maria
Cc: Singanayagam, Ranjit; Ratay, Olivia; Richard Clarey
Subject: Case BZA-160097 (54 Washburn Ave.)

[Hi, Maria. Please forward this communication to the BZA members, add it to the online case file, and print a copy for the paper file. Thanks!]

RE: North Charles addiction clinic, Case BZA-160097 (54 Washburn Ave.)
DATE: April 27, 2022

Chairman Sullivan and members of the Cambridge Board of Zoning Appeal ("the Board"):

I write to share background documents concerning the noncompliant outpatient addiction clinic being operated by North Charles, Inc. ("NCI") at 54 Washburn Avenue (the "Property") and the firm's ongoing defiance of the Inspectional Services Commissioner's "cease & desist" order, which the Board unanimously upheld at its appeal hearing on September 24, 2015.

Instead of delving into the overwhelming evidence already on record demonstrating that the petitioner does not satisfy the criteria for granting a special permit under Section 10.43 of the Cambridge Zoning Ordinance ("CZO") or the inapplicable sections cited by the petitioner, please consider peremptorily denying the requested relief as a matter of law in lieu of inviting unneeded public comment.

Per CZO Sections 4.55 and 4.56, the appropriate (narrowest and most restrictive) principal use category for NCI's main activities at the Property is found in the Table of Use Regulations (TUR) at CZO 4.33.d.5 (column "Res B"): "Clinic affiliated with a hospital or an accredited university medical school." The definition of "Clinic" is found in Article 2.0 of the CZO:

> *Clinic*. An institution licensed under Sec. 51, Chapter 111, G.L., for the purpose of providing medical, surgical, dental or restorative or mental hygienic services to persons not residing therein.

While the zoning use categories cited in NCI's petition might be relevant if the Property were located in an Institutional Overlay District (IOD), they do not apply to 54 Washburn Avenue, which is situated in a low-density Residence B zone with no associated IOD. The TUR (cited *supra*) points to the Table of Institutional Use Regulations, where CZO Section 4.56.e.5 provides (under column 3) that "Outside Industrial Overlay Districts" the use of this Property as a clinic is not allowed, even by special permit.

In short, absent a zoning variance granted by the Board – not a special permit – NCI's continuing use of the Property for addiction treatment in connection with its offsite methadone clinic on the Cambridge Hospital campus is unlawful under the base Residence B zoning regulations, and the Washburn Avenue facility does not qualify for preexisting-use protection because it is not a grandfathered "General Office" allowed under the occupancy certificate and the site was never used for institutional purposes until NCI started doing so in contravention of the CZO some seven years ago.

I also call your attention to the Land Court's October 13, 2021, order remanding the matter to the BZA and staying the ongoing litigation provided that NCI filed a new special permit application within 90 days. The petitioner missed that untolled and unextended court-ordered deadline and the city's Law Department so far has not objected. (The Law Department inexplicably had agreed to support this second BZA special permit effort by NCI, rather than pressing aggressively for judicial enforcement of the cease-and-desist order and the CZO.)

As additional background, here are links to a 2018 Land Court ruling and the 2020 Massachusetts Court of Appeals docket entry affirming the lower court's summary judgment opinion and declaring that "the use of the property for behavioral healthcare services, counseling services, or talk therapy sessions is not a lawfully commenced preexisting nonconforming use exempting the property from applicable provisions of the current Cambridge zoning ordinance."

Sincerely,

Michael Brandon

Michael Brandon, Clerk
North Cambridge Stabilization Committee
About the NCSC
Tel. 617-864-3520 (voice only)

Pacheco, Maria

From: Davis, Elizabeth <eladavis@challiance.org>
Sent: Thursday, April 28, 2022 8:24 AM
To: Pacheco, Maria
Subject: Letter of Support for North Charles
Attachments: North Charles Letter 1.jpeg; North Charles Letter.jpeg

Dear. Ms. Pacheco, please see the attached letter in support of North Charles continuing to administer counseling to patients with substance use disorders at 54 Washburn Ave. I appreciate your attention to this matter. I apologize for the separate attachments. Thank you, Liz

Elizabeth A. Davis, M.D. | Clinical Director of Addiction Care
Cambridge Health Alliance | 26 Central Street, Rm 3B.9
Somerville, MA 02143
Union Square Family Health T: 617-665-3370 F: 617-625-1288
VM: 617.591.6455 | eladavis@challiance.org

Pronouns: she, her, hers

CHA Cambridge Health Alliance

HARVARD MEDICAL SCHOOL TEACHING HOSPITAL

Regarding: Meeting BZA-160097

April 27, 2022

Dear Ms. Pacheco,

I am writing to offer my support for North Charles Outpatient Treatment Program to continue to conduct their counseling and administration services at 54 Washburn Avenue in Cambridge. I am the Medical Director of the Outpatient Addiction Service in the Department of Psychiatry and the Clinical Director of Addiction Care for Cambridge Health Alliance at large. The majority of my patients in my primary care and psychiatry practice suffer from substance use disorders.

I am very familiar with the clinical care North Charles provides their patients (some of whom are my own patients as well) and can assure you that North Charles provides comprehensive, respectful and high quality care that is far and above that of other methadone clinics in the areas around Boston and Cambridge. Methadone is life saving. A gold standard treatment that is delivered with Federal oversight, methadone is an essential treatment for patients with opioid use disorder. To deny North Charles the ability to continue to operate and deliver this highly regulated treatment while emphasizing therapy for comorbid psychiatric conditions is to deny access for members of our community to appropriate evidence-based medical care.

The thought that a neighborhood would expel a service that conducts therapy to patients in its discrete and well-kept facility is mind-boggling and downright prejudiced. Individuals suffering from opioid use disorder and mental health conditions are everywhere in our communities, and to expect that such facilities should be relegated only to neighborhoods that are deemed to be dangerous and less resourced is unfair to people in the community (not to mention it only perpetuates the cycle of poverty and is a denial of a basic human right - healthcare).

As you know, the dosing of methadone does not occur at 54 Washburn, only counseling and administrative functions, and thus, there are no "lines" of patients outside who may

be perceived as unruly and unclean. I hope the Neighborhood Board will make the right decision - to set a standard within the community and to demonstrate that they are well-informed, enlightened, and fair.

Feel free to contact me with any questions or concerns.

Sincerely,

Elizabeth A. Davis, MD

Clinical Director of Addiction Care
Medication Director of Outpatient Addiction Services
Board Certified in Internal Medicine and in Psychiatry and Neurology, with Special Qualifications in Addiction Medicine

Vinfen
Transforming lives together

950 Cambridge Street
Cambridge, MA 02141

Phone: 617-441-1800
Toll Free: 877-284-6336

www.vinfen.org

Fax: 617-441-1858

April 27, 2022

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139

Re: Case BZA-160097

Dear Members of the Cambridge Board of Zoning Appeals,

I am writing as President and Chief Executive Officer of Vinfen to express our organization's full support of North Charles, Inc. in obtaining a special permit to allow its use of 54 Washburn Ave. Cambridge.

Vinfen is a Cambridge-based non-profit community behavioral health service organization which provides supports to individuals and families in Cambridge and throughout Eastern Massachusetts. We are also involved in collaborating with other providers in Cambridge, including North Charles, Cambridge Health Alliance, Bay Cove Human Services and Riverside Community Care, among others. We have a deep appreciation for the needs of this community, which include the services provided by North Charles for individuals and families who are struggling with substance abuse and addiction.

Substance addiction is a crisis in Massachusetts and the entire country, and Cambridge has significant needs for these services. North Charles has been part of the Cambridge community since 1971, and over those 50 years they have operated at many locations within the Cambridge and Somerville areas and have always respected both the community and its neighbors. We are also aware that North Charles has operated at their Washburn Ave location since 2016 with no incidents or problems for the surrounding community, and with a well-deserved reputation for excellent services.

It would be a significant loss to Cambridge and to the hundreds of individuals and families North Charles serves to lose this valuable resource and treatment venue for the Cambridge community.

We strongly support the proposal to the Zoning Board to grant this appeal for the special permit as requested.

Sincerely,

Bruce L Bird

Bruce L. Bird, Ph.D.
President and CEO
Vinfen

Pacheco, Maria

From: Julie Craven <cravenj@aol.com>
Sent: Wednesday, April 27, 2022 5:36 PM
To: Pacheco, Maria
Subject: Support for Community Mental Health Clinic BZA-160097

Dear Zoning Board,

I am writing with my wholehearted support for the community mental health clinic, North Charles, to remain in its current location. The clinic has been serving the community with compassion and skill for years. As a Cambridge resident and a CPS middle school principal, I know the pain that mental health issues and addiction can wreak on individuals and loved ones; I also have witnessed the life-changing benefits mental health care can have. I see members of my community struggle to receive the care they need and I see the downward spiral that causes in my students and families. I cannot fathom why Cambridge would choose to drive away a clinic that is serving our most fragile members.

Thank you for your consideration.

Julie Craven
15 Rockingham St, 02139
Head of School, Rindge Avenue Upper Campus

Pacheco, Maria

From: Andy <alboral@comcast.net>
Sent: Wednesday, April 27, 2022 5:40 PM
To: Pacheco, Maria
Cc: alboral@comcast.net
Subject: BZA-160097, North Charles case

Dear Members of the Cambridge Board of Zoning Appeal,

I am writing regarding BZA-160097, which will be heard by the BZA on Thursday April 28, 2022.

I have been a Cambridge resident for more than 20 years, and I have worked in Cambridge at various biotech and pharmaceutical companies throughout that time. I am an oncology physician, and painfully aware of the escalating mental health crisis in the U.S. that has been driven to an important degree by struggles with addiction. This crisis has affected Cambridge very directly, and facilities such as North Charles are a critical part of our ongoing work to address it.

One of the reasons that I choose to live and work in Cambridge is that we are a compassionate city that strives to support our economically and racially diverse community. North Charles is one of the many institutions that creates this support network, and it is critical that they are able to continue their work, uninterrupted, at their Washburn Ave. location. North Charles has operated at this location since 2016, without incidents impacting the surrounding neighborhood, and they maintain a strict policy that clients must be respectful of the neighborhood in order to be treated at North Charles.

Unfortunately, most of us will be affected by the challenges of mental health diagnoses and drug addiction, either directly or through family and friends, and we must all support organizations like North Charles that work to treat these challenges. If we can't do this in Cambridge, where can we?

Sincerely,
Anthony Boral, MD PhD
354 Pearl Street
Cambridge, MA 02139
alboral@comcast.net
617-352-8841

Pacheco, Maria

From: Lydia Conley <lconley@abhmass.org>
Sent: Wednesday, April 27, 2022 9:00 PM
To: Pacheco, Maria
Subject: Case #BZA-160097 (Support for Special Permit Request of North Charles, Inc)
Attachments: North Charles BZA letter 042722.pdf

Good Evening,

On behalf of the Association for Behavioral Healthcare (ABH), a statewide association of 80 mental health and substance use disorder treatment organizations, I am attaching a letter of support of North Charles, Inc's request for a special permit to allow its use of 54 Washburn Avenue.

Please let me know if you have any questions or comments.

Thank you,
Lydia

ABH ASSOCIATION FOR BEHAVIORAL HEALTHCARE

Lydia Conley
President/CEO
251 West Central Street, Suite 21
Natick, MA 01760

Pronouns: *She, Her, Hers*

Direct: 857.371.2502
Email: lconley@abhmass.org

www.ABHmass.org

ABH

ASSOCIATION
FOR BEHAVIORAL
HEALTHCARE

251 West Central Street
Suite 21
Natick, MA 01760

T 508.647.8385
F 508.647.8311
www.ABHmass.org

Lydia Conley PRESIDENT / CEO
Bruce L. Bird, Ph.D. CHAIR

Via Email To: mpacheco@cambridgema.gov

April 27, 2022

City of Cambridge
Board of Zoning Appeals
831 Mass Ave.
Cambridge, MA 02139

Case BZA-160097

Re: Support for Special Permit Request of North Charles, Inc.

Dear Honorable Board Members:

I am the President/CEO of the Association for Behavioral Healthcare (ABH), a statewide association of 80 mental health and substance use disorder treatment and recovery provider organizations. I am writing in support of North Charles, Inc., one of our member organizations, in obtaining a special permit to allow its use of 54 Washburn Avenue, Cambridge, MA.

Prior to COVID-19, opioid-related overdose death rates in Massachusetts had stabilized. However, Department of Public Health data show that opioid-related overdose deaths in Massachusetts rose in 2021 when compared to the same time in the prior year, continuing a disturbing trend and reversing progress made earlier in the decade. Further, these deaths disproportionately impact people of color, with Black men making up the largest increase in overdose rate.[1] Of the 1,613 individuals who lost their lives to opioid-related overdose in 2020, thirteen did so in Cambridge.[2]

Access to behavioral healthcare is diminishing,[3] yet now more than ever individuals and communities need access to addiction and mental health treatment. North Charles has been part of the Cambridge community since 1971, serving members of the community with mental health and substance use disorders with well-established, evidence-based treatment.

Failure to grant the requested special permit would result in great loss to the city and to its residents, among whom hundreds receive care at North Charles, Inc.

---

[1] https://www.mass.gov/news/massachusetts-opioid-related-overdose-death-rate-up-1-percent-in-the-first-nine-months-of-2021

[2] Massachusetts Department of Public Health, Number of Opioid-Related Overdose Deaths, All Intents by City/Town 2015-2020, published November 2021 (https://www.mass.gov/doc/opioid-related-overdose-deaths-by-city-town-november-2021/download).

[3] Substance Use Issues Are Worsening Alongside Access to Care, https://www.kff.org/policy-watch/substance-use-issues-are-worsening-alongside-access-to-care/

Please grant the special permit in Case BZA 160097 as requested.

Respectfully,

Lydia D. Conley
President/CEO

Pacheco, Maria

From: adams.halprin@comcast.net
Sent: Thursday, April 28, 2022 1:23 PM
To: Pacheco, Maria
Subject: In support of North Charles mental health clinic

Dear Zoning Board,

I am writing in support of North Charles mental health clinic's wish to stay in their current location on Washburn Ave. in Cambridge. North Charles provides an essential service for a vulnerable population, and has done so successfully for many years.

I am a 66 year resident of Cambridge. I grew up in North Cambridge and now live in Cambridgeport.
Throughout that time I have witnessed the city's growing commitment to serve all of its residents, particularly its most vulnerable. A brief look at the city website shows how many commissions we have specifically created to protect populations that are often left without a voice in government. We should all be so proud of that.

It would be a terrible shame if the Zoning Board worked at cross purposes to the city's mission by disrupting the important work of North Charles, Inc. as it works to serve the mentally ill and those with addictions. It would be particularly unfortunate to do so when it is well known that the pandemic has left many marginalized citizens on the brink of calamity.

Please consider allowing North Charles, Inc. to stay at Washburn Avenue.

Thanks you for your time,

Julia Halprin
11 Rockingham Street

Pacheco, Maria

From: Anne Keliher <akeliher@northcharles.org>
Sent: Thursday, April 28, 2022 11:51 AM
To: Pacheco, Maria
Subject: Letter of Support for North Charles Institute for the Addictions
Attachments: NCIA Support Letter-ZBA.docx

Dear Ms. Pacheco,

Attached is a letter of support on behalf of North Charles Institute for the Addictions. This letter pertains to the ZBA hearing on April 29.

Thanks very much,

Anne Keliher, MA
Addictions Treatment Specialist
North Charles Institute for the Addictions
54 Washburn Avenue
Cambridge, MA 02140

Tel: (617) 661-5700, ext 115
Fax: (617) 868-4840

April 28, 2022

Dear Zoning Board Members,

My name is Anne Keliher and I'm an addictions counselor at North Charles Institute for the Addictions (NCIA). I've worked as an addictions counselor at NCIA for nearly a year, and I'm writing to express my support for NCIA and the life-saving work of the organization. I respectfully request that the ZBA allow NCIA to continue its counseling and administrative operations at the 54 Washburn Avenue location in the city of Cambridge.

Since my time working as a counselor at NCIA I've witnessed personal transformation as community members use the counseling services they receive at NCIA to heal from addiction and re-build their lives. I am proud to work for an organization that addresses one of the major public health problems affecting our community – opioid addiction. I have had many connections to Cambridge since I moved to the Boston/Cambridge area in 1987, including a sister who lived in Cambridge for many years, and 6 years as a student at Lesley University, from which I graduated with a Master's degree in 2020. Throughout these years of visiting family members in Cambridge and getting my education in Cambridge, I developed much respect for the city of Cambridge as a progressive and humane community where we help those in need.

Addiction affects all of us as a ubiquitous part of the human condition. Nearly all human beings know someone or love someone who struggles with some type of addiction. Your support of the work of NCIA may also be support for someone you know or love to get the treatment they desperately need. In light of this, I respectfully request the ZBA allow NCIA to continue providing its counseling and administrative services at the Washburn Avenue location. Many individual lives are at stake, maybe even the life of someone you know and love.

Thank you so much for your time and attention in reading my letter and considering this request. Thank you for your dedicated public service to the city of Cambridge and its residents.

Sincerely,

Anne Keliher, MA
Addictions Treatment Specialist

Re: Case #160097
To the Members of the ZBA:

My name is Jennifer Brill, and I am writing to you today to urge you to approve the permit for North Charles at 54 Washburn Ave.

I am the Clinical Director of the Mental Health Clinic at North Charles. I have also been a Cambridge resident, living just outside of Central Square, for over 40 years, and my two kids went through the Cambridge public schools. I have been providing mental health services in various capacities to the Cambridge community for over 35 years and have been with North Charles for the last 22 years.

I chose to live and raise my kids in this city because of its diversity, inclusivity and emphasis on equitably serving its residents. This has contributed to how rewarding my work is, and it means that in all neighborhoods I can run into current and former clients out in the community.

It has therefore been extremely discouraging and disheartening, after all this time, to find ourselves in this situation where we do not have the support of the city, and in fact have had to defend our clients from harassment and stigma directed at them coming from the city and from some misguided neighbors, some of whom have gone as far as taking photos and videos of clients. There are times when I have had to spend therapy sessions helping a client come to terms with "why the neighbors don't like us when we have done nothing wrong." That is simply not right.

There is a small group of neighbors who have been opposing us ever since we moved in, under an approved inspection license. They have made various arguments, many of which are exaggerated, distorted, or simply untrue. We provide counseling and talk therapy for people in an office setting, nothing more, nothing less. But there is one argument I feel I need to call attention to because it is an insult to the intelligence of all of those involved in this process, most notably including our clients and the ZBA itself: to state the obvious, these neighbors do not know or care more about what is in our clients' best interest than we do or than our clients do. I trust the members of the ZBA recognize this without any explanation needed. But I call attention to it because it is so patently absurd and outrageously disingenuous that it alone serves to prove our point about their motivation. Lacking any arguments of substance, and wanting to deny what is by definition a NIMBY issue, they choose to rely on an odd attempt at gaslighting and raising questions about the clinic's own motivations.

At this point, the problems of mental health and addiction have touched most of us, or someone we care about, in some way. Cambridge residents and their friends and family are not immune to these problems-- in any neighborhood. North Charles has been working to be part of the solution. Cambridge as a community needs to do its part. Do not ask us to turn our backs on those who come to us seeking help.

The Cambridge Public Schools are not perfect, but I value the fact that at CRLS the students are taught to strive for the values of "opportunity, diversity, and respect" and to "demonstrate respect by taking total responsibility for (their) actions in the learning environment and in the community at large." Let's show our children, including those living on this street, that the adults in our community mean what we say and act as role models to implement the values that we teach them. Let's not teach one way and act another.

I respectfully ask that you grant North Charles this permit to enable us to continue to provide quality and accessible care to Cambridge and the surrounding communities.

Thank you for your time.

Sincerely,
Jennifer Brill
138 Western Ave.
Cambridge, MA

Pacheco, Maria

From: James Jmili <jamesjmili@yahoo.com>
Sent: Thursday, April 28, 2022 8:55 AM
To: Pacheco, Maria
Subject: Case #BZA-160097 --support

(Case # BZA-160097)
Please support granting a Special Permit to 54 Washburn St. to keep North Charles Counseling Center open.

Thank you.

James Jmili
14 Roosevelt Towers, #510W
Cambridge, MA 02141

Pacheco, Maria

From: Davis, Elizabeth <eladavis@challiance.org>
Sent: Thursday, April 28, 2022 10:48 AM
To: Pacheco, Maria
Subject: Fwd: Letter Re North Charles Hearing
Attachments: Letter Re North Charles Hearing.pdf

Regarding: Meeting BZA-160097
Please see attached. I sent scanned version this morning but in case you could not open it. Thanks again, Liz

Elizabeth A. Davis, M.D. | Clinical Director of Addiction Care
Cambridge Health Alliance | 26 Central Street, Rm 3B.9
Somerville, MA 02143
Union Square Family Health T: 617-665-3370 F: 617-625-1288
VM: 617.591.6455 | eladavis@challiance.org

Pronouns: she, her, hers

---------- Forwarded message ---------
From: **Elizabeth Davis (via Google Docs)** <drive-shares-noreply@google.com>
Date: Thu, Apr 28, 2022 at 10:29 AM
Subject: Letter Re North Charles Hearing
To: <eladavis@challiance.org>

eladavis@challiance.org attached a document

eladavis@challiance.org has attached the following document:

Letter Re North Charles Hearing

CHA Cambridge Health Alliance

HARVARD MEDICAL SCHOOL TEACHING HOSPITAL

Regarding: Meeting BZA-160097

April 27, 2022

Dear Ms. Pacheco,

I am writing to offer my support for North Charles Outpatient Treatment Program to continue to conduct their counseling and administration services at 54 Washburn Avenue in Cambridge. I am the Medical Director of the Outpatient Addiction Service in the Department of Psychiatry and the Clinical Director of Addiction Care for Cambridge Health Alliance at large. The majority of my patients in my primary care and psychiatry practice suffer from substance use disorders.

I am very familiar with the clinical care North Charles provides their patients (some of whom are my own patients as well) and can assure you that North Charles provides comprehensive, respectful and high quality care that is far and above that of other methadone clinics in the areas around Boston and Cambridge. Methadone is life saving. A gold standard treatment that is delivered with Federal oversight, methadone is an essential treatment for patients with opioid use disorder. To deny North Charles the ability to continue to operate and deliver this highly regulated treatment while emphasizing therapy for comorbid psychiatric conditions is to deny access for members of our community to appropriate evidence-based medical care.

The thought that a neighborhood would expel a service that conducts therapy to patients in its discrete and well-kept facility is mind-boggling and downright prejudiced. Individuals suffering from opioid use disorder and mental health conditions are everywhere in our communities, and to expect that such facilities should be relegated only to neighborhoods that are deemed to be dangerous and less resourced is unfair to people in the community (not to mention it only perpetuates the cycle of poverty and is a denial of a basic human right - healthcare).

As you know, the dosing of methadone does not occur at 54 Washburn, only counseling and administrative functions, and thus, there are no "lines" of patients outside who may

be perceived as unruly and unclean. I hope the Neighborhood Board will make the right decision - to set a standard within the community and to demonstrate that they are well-informed, enlightened, and fair.

Feel free to contact me with any questions or concerns.

Sincerely,

Elizabeth A. Davis, MD

Clinical Director of Addiction Care
Medication Director of Outpatient Addiction Services
Board Certified in Internal Medicine and in Psychiatry and Neurology, with Special Qualifications in Addiction Medicine

Pacheco, Maria

From: Eileen Rush <erush@northcharles.org>
Sent: Thursday, April 28, 2022 10:31 AM
To: Pacheco, Maria
Subject: ZBA-160097
Attachments: ERush letter to the ZBA 4.28.22.docx

Importance: High

Good morning, Ms. Pacheco—

Attached is a letter from me to the Zoning Board of Appeals for the hearing scheduled for this evening (**160097**). Thank you for taking the time to read this letter – and for passing it on to others involved in deciding this case.

Have a good day!

Eileen P. Rush, MA, LMHC
Director of Addiction Treatment Services
North Charles, Inc.
North Charles Institute for the Addictions and *IMPACT*
54 Washburn Avenue
Cambridge, MA 02140
Phone: 617-661-5700 x117
Fax: 617-868-4840
erush@northcharles.org

NORTH CHARLES INC.
Mental Health & Addiction Services

April 27, 2022

Re: Hearing-ZBA-160097

Dear Ms. Pacheco:

I am writing to request that the Zoning Board of Appeals grant a special permit to North Charles, Inc. to allow it to continue to provide counseling, consultation, and administrative services at the 54 Washburn Avenue location in Cambridge where it has operated with respect for the neighborhood and without any adverse incident for almost 7 years.

I have been an employee of North Charles, Inc. for 13.5 years (2005-2008 and 2011-present) and have served as the Director of Addiction Treatment Services for the past 9+ years. I joined North Charles, and returned, because of the integrity of this organization and its ongoing commitment to providing excellent clinical care. For almost 50 years, North Charles has been in Cambridge, providing addiction and mental health treatment services to people at a point in their lives when they need it most, helping them to regain control over their lives and thrive as active, contributing members of the community. We're proud of the hard work and dedication demonstrated every day by our clients and staff.

Unfortunately, and despite a deadly opioid epidemic that has ravaged the lives of so many, stigma still exists against those who struggle with addiction and mental health conditions, making it all the harder for people to seek help. I did not expect to find such blatant stigma in Cambridge and specifically on Washburn Ave. First, we were welcomed by neighbors who attended the informational meeting we held (and informed all neighbors of) before we moved in – and they expressed gratitude for the counseling services we were offering the community and thanked us for allowing them to use our parking lot overnight, unlike the previous tenants. Second, I have always viewed Cambridge as a city of intelligent and enlightened people with strong progressive values and an unwavering commitment to social justice. So it was disturbing to see a small number of adult neighbors engage in mean-spirited juvenile tactics designed to intimidate our clients – and also designed to intimidate the zoning board into rescinding the occupancy permit it legitimately granted to North Charles with full knowledge of the work that would be occurring at the 54 Washburn Ave site.

Please stand up for the rights of all Cambridge citizens to have these treatment services available by putting an end to this years-long campaign of intimidation and instead recognize, as you did in 2015, that North Charles is operating legitimately at 54 Washburn Ave.

The management team at North Charles has always taken seriously any complaint, whether it ended up being legitimate or not, voiced by neighbors about the behavior of our clients. While we can't solve problems invented for show, we will continue to operate in good faith to address

any real issues should they arise. We have strict behavioral rules to ensure a safe and supportive treatment environment for all – and we have a good neighbor policy that we have regularly communicated to clients and we diligently enforce. I personally have penned several memos to clients following such complaints and staff have reviewed them with clients. In the course of doing so, we have heard from clients about the disturbing behaviors of this small handful of neighbors and the ways in which clients have felt intimidated, their privacy violated, and have felt that these actions are intended to provoke them into bad behavior which they would then be blamed for. We remain committed to doing all we can to ensure that our clients behave appropriately and respectfully because we want to remain a good neighbor. However, we also ask that these neighbors behave respectfully and appropriately and refrain from actions that provoke and intimidate our clients.

Lastly, please remember that not all neighbors oppose our presence here. In fact, many support us! I hope you will consider this as you rule on the special permit before you. Thank you for taking the time to read this letter.

Respectfully,

Eileen P. Rush, MA, LMHC
Director of Addiction Treatment Services
North Charles Foundation, Inc.
erush@northcharles.org

Pacheco, Maria

From: Marc McGovern <marcmcgovern@gmail.com>
Sent: Thursday, April 28, 2022 2:50 PM
To: Pacheco, Maria
Subject: BZA comments

Please add the below comments to the record:

Dear Members of the BZA:

I would like to speak in favor of 160097. I come before you today not in my capacity as a City Councillor but in my role as a Licensed Independent Clinical Social Worker, who has worked for close to 30 years with children and families. In this capacity I have seen the opioid crisis destroy lives. I have seen countless children enter the foster care system because of their parent's substance use. I have seen children bury their parents and parents bury their children. This crisis crosses all demographics. Substance Use Disorder can impact any of us, and my guess is that we all know someone who has struggled with addiction.

North Charles provides much needed clinical support to those who are in recovery from this illness. And addiction is an illness. Every one of us has asked a child what they want to be when they grow up, and I can assure you that not one of those children ever said, "addicted to drugs." The folks who are using these vital services are someone's child, someone's mother, father, brother, or sister. They need and deserve these services.

For those who might say, "well, you don't live in the neighborhood," I will point out that I live less than 100 yards from the needle exchange program on Green St. I was born and raised in the home I now live. I remember when the needle exchange came to our neighborhood and I supported it then and I support it now, so I do understand, and I am not asking anyone to support something in their neighborhood that I don't support in my own.

What makes me sad is that my guess is that if North Charles was providing therapy to married couples or children, we wouldn't be having this discussion. We are having this discussion because of the clients they are serving. The concerns that North Charles is administering medication is not true. I have toured the facility on three occasions. North Charles has added security at the request of neighbors. They have allowed neighbors to use their parking lot, at the request of neighbors. They have informed their clients to vacate the premises immediately, at the request of neighbors.

So, I ask that you please approve this special permit tonight and allow North Charles to continue serving those who need their support both because North Charles is providing a lifesaving service, but also because they have been responsive to neighborhood concerns. Thank you.

Marc McGovern

17 Pleasant St.

Cambridge

Pacheco, Maria

From: Yasuko Voccio <yvoccio@gmail.com>
Sent: Thursday, April 28, 2022 3:25 PM
To: Pacheco, Maria
Subject: BZA-160097
Attachments: Letter to BZA 4-28-22.docx

Dear Ms. Pacheco,

Please find my letter of support for North Charles at 54 Washburn Ave. per attached. Thank you for your kind attention.

Kind regards,

Yasuko Voccio, Ed.M.

April 28, 2022

Ms. Maria Pacheco
City of Cambridge Massachusetts
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Ms. Maria Pacheco,

RE: Case Number BZA-160097

I, Yasuko Voccio, am a clinician at North Charles, Inc., located at 54 Washburn Ave., Cambridge, MA 02140 and have worked at North Charles since January 2021. I would like to take this opportunity to appeal to you my strong support of North Charles and request that the Board of Zoning Appeal allow North Charles to continue its operations in its current location in North Cambridge.

It is a great pleasure to serve the underprivileged and suffering in the community of Cambridge during the present opioid crisis that has affected our state and our nation at large. Since I began working at North Charles, I am grateful to be able to report to you that I have had the privilege to witness lives being turned around through the support of our services. I believe that the historical work of North Charles, which began over 50 years ago in Cambridge, has served as a beacon of hope and a role model to other clinics that help the helpless get back on their feet to live vibrant and fulfilling lives.

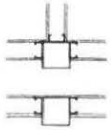
In addition, as you may already know, the office building at 54 Washburn Ave. is a center for counseling therapy that operates quietly and peacefully and has not been known to cause disruption in the neighborhood.

Finally, I would like to uphold that the impact that North Charles is making in the Cambridge community is invaluable and that its purpose and vision is in line with what the City of Cambridge endeavors. I again express my support for North Charles to be allowed to continue its operations at their 54 Washburn Ave. location.

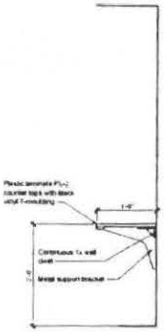
Thank you for your time and kind attention.

Sincerely,

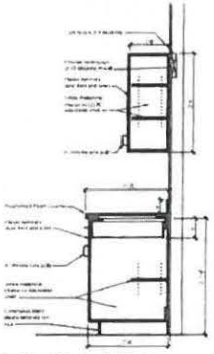
Yasuko Voccio, Ed.M.



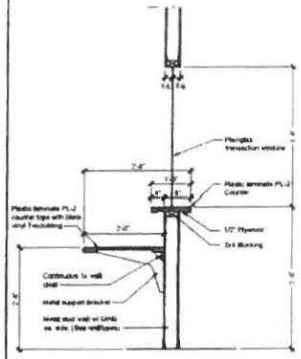
Typical Wall/Post Intersections



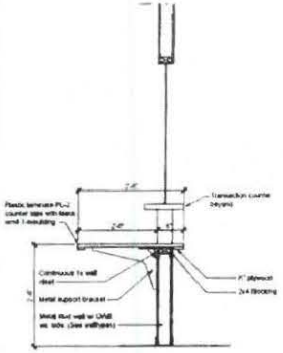
11 Reception Counter



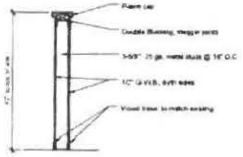
10 Exam/Doctor Cabinets



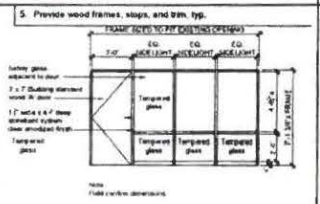
9 Reception Counter



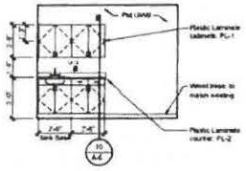
8 HP Reception Counter



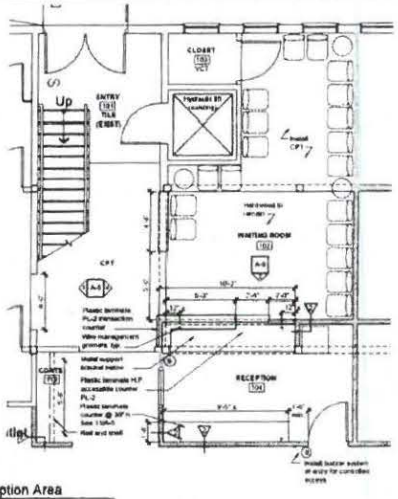
7 Half Height Wall - Waiting Area



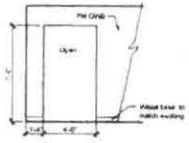
6 Storefront - Room 126



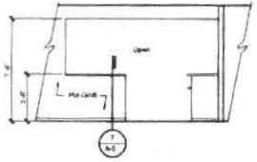
5 Exam & Doctor



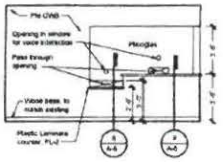
1 Reception Area



4 Elevation - Waiting Room



3 Elevation - Entry



2 Elevation -Reception

Design & Development Solutions, LLC

400 TradeCenter, Suite 5900
Woburn, MA 01801
Tel 781-569-5832

NORTHCHARLES INC.
54 Wasitbum Avenue
Cambridge, MA 02140

ENGINEER

NO.	DATE	REVISION	BY
	03-13-2015	Permit set	

STAMP

DATE 03-13-2015

SCALE 1/8" = 1'-0"

DRW BY JU CHK BY

TITLE

Schedules and Details

SHEET NO.

A-5

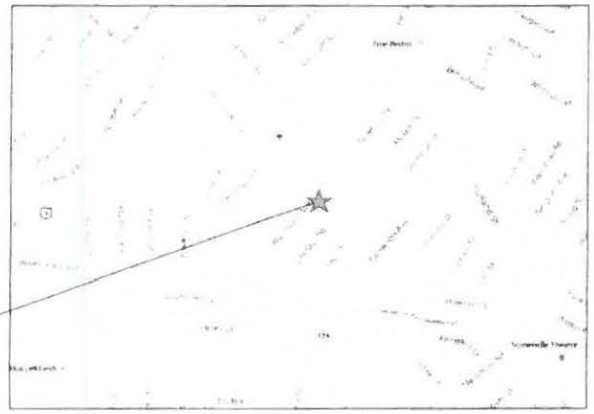
NORTH *CHARLES* INC.

54 Washburn Avenue, Cambridge, MA 02140

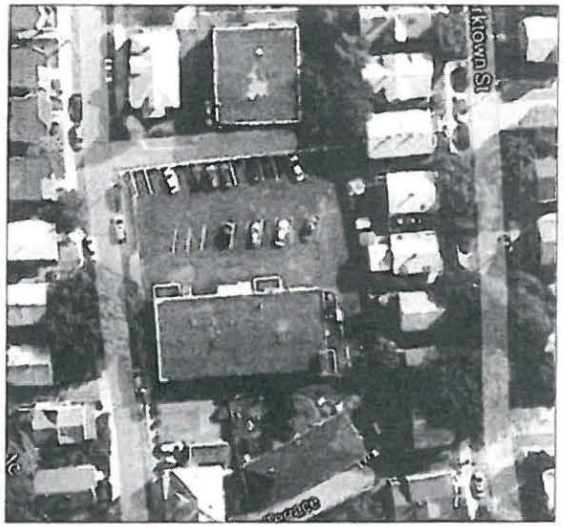
Architect

DESIGN & DEVELOPMENT SOLUTIONS, LLC
400 TRADECENTER, SUITE 5900
WOBURN, MA 01801
PHONE: 781-569-5892

Locus Map



Site Plan



Abbreviations

AP	Access Panel	EJ	Expansion Joint	LAT	Lateral	SC	Solid Core
AC	Acoustical	EXT	Exterior	LTG	Lighting	SPECS	Specifications
ADJ	Adjustable			LF	Linear Foot	SF	Square Foot
AFF	Above Finish Floor	FOC	Face of Concrete	LVR	Louver	STL	Steel
AHU	Air Handling Unit	FOF	Face of Finish			ST	Stone
ALUM	Aluminum	FOS	Face of Stud	MACH	Machine	STOR	Storage
AB	Anchor Bolt	FA	Fire Alarm	MFR	Manufacturer	STRUCT	Structural
Approx	Approximate	FE	Fire Extinguisher	MO	Masonry Opening		
ARCH	Architectural	FLR	Floor	MAX	Maximum	TEL	Telephone
		FDS	Floor Drain Strip	MTL	Metal	TERR	Terrazzo
BSMT	Basement	FD	Floor Drain	MIN	Minimum	TOC	Top of Concrete
BLK	Block	FLTGR	Fluorescent	MISC	Miscellaneous	TOF	Top of Finish
BOT	Bottom	FOIC	Furnished by Owner Installed by Contractor	MTD	Mounted	T	Tread
BLDG	Building	FOBO	Furnished by Owner Installed by Owner	N/A	Not Applicable	TYP	Typical
		FT	Foot or Feet	NIC	Not In Contract	UC	Undercut
CPT	Carpet	FTG	Footing	NTS	Not To Scale	UH	Unit Heater
CT	Ceramic Tile	FDN	Foundation	NO	Number	UNO	Unless Noted Otherwise
CB	Cement Board	FS	Full Size				
CLG	Ceiling	FUT	Future	OC	On Center	VERT	Vertical
CEM	Cement			OPNG	Opening	VB	Vinyl Base
CL	Centerline	GA	Gauge	OPP	Opposite	VIN	Vinyl
CT	Ceramic Tile	GALV	Galvanized	OD	Overflow	VCT	Vinyl Composite Tile
CH	Channel	GC	General Contractor	OH	Overhead	VIG	Vision Glass
CLR	Clear	GFRC	Glass Fiber Reinforced Concrete	OD	Outside Diameter	VTR	Volume
COL	Column	GR	Grade	PTD	Painted	WC	Water Closet
CONC	Concrete	GWB	Gypsum Wall Board	PEPP	Polyethylene	WP	Water Proofing
CMU	Concrete Masonry Unit			PLAM	Plastic Laminate	WR	Water Resistant
CONN	Connection	HDWD	Hardwood	PLWD	Plywood	WWF	Welded Wire Fabric
CJ	Control Joint	HDWR	Hardware	PVC	Polyvinyl Chloride	WT	Weight
		HDWD	Hardwood	PE	Porcelain Enamel	WI	With
DEPT	Department	HVAC	Heating, Ventilating and Air Conditioning	PRV	Power Roof Ventilator	WO	Without
DET	Detail			PT	Pressure Treated		
DW	Dishwasher	HT	Height	QT	Quarry Tile		
DIM	Dimension	HORIZ	Horizontal				
DISP	Dispenser	HR	Hour	RAD	Radius		
DN	Down			REC	Recessed		
DWR	Drawer	IN	Inch	REF	Reference		
DWG	Drawing	ID	Inside Diameter	REV	Reverse		
		INST	Installation	R	Riser		
EA	Each	INSUL	Insulation	RM	Room		
ELEC	Electrical	INT	Interior	RO	Rough Opening		
EF	Electrical Transformer	INV	Invert				
EL	Elevation			SCHED	Schedule		
EMER	Emergency	JT	Joint	SFT	Suite		
ENCL	Enclosure			SECT	Section		
ENT	Entrance	KP	Kickplate	SS	Stainless Steel		
EQ	Equal	KO	Knock out	SHT	Sheet		
EXIST.(E)	Existing			SIM	Similar		
EXP	Expansion						

Hatch Patterns

- Extruded Polystyrene Insulation
- Expanded Polystyrene Insulation (EPS)
- Batt Insulation
- Concrete
- Earth
- Plywood
- Finish Wood
- Gravel
- Masonry
- Concrete Masonry Block
- Sand
- Asphalt shingle
- Steel
- Grass

Code Requirements

USE GROUP - 2009 IBC CH. 3 (Section 304.5)

- B (Business)

OCCUPANCY LOAD - 2009 IBC CH. 10 (Table 1004.1.1)

First & Second Floor: 9,266 SF / 100 occupants per SF = 93 occupants

EGRESS REQUIREMENTS - 2009 IBC CH. 10

NUMBER OF EGRESS DOORS

2 Total Egress Doors Provided

THESE PLANS AS SUBMITTED

DO 1. CONFORM TO MAAB LAWS AND REGULATIONS
N/A 2. CONFORM TO THE ADA LAW AND REGULATIONS
N/A 3. DO NOT CONFORM AT THIS TIME
N/A 4. VARIANCES WILL BE FILED FOR THE FOLLOWING ISSUES

248 CMR-Section 10.10 Table 1
Minimum Facilities for Building Occupancy

Required							
Building Classification	Use Group	Occ. Load	Female Toilets	Male Toilets	Lavatories vs. Sex	Drinking Fountain	Service Sink
Medical / Healthcare	B	93 (47 as one)	1 per 45 = 1.04	1 per 55 = .85	1 per 200 = .24	1 per ea. set of restrooms = 2	1 per floor
Provided in Suite			5	6	2	2	1

Drawing List

SHEET NO.	TITLE	Permit Set 03.25.2015					
	ARCHITECTURAL						
A-0	Cover Sheet	●	●				
A-1	Existing Conditions	●	●				
A-2	First & Second Floor Exhibition Plans	●	●				
A-3	First & second Floor Plans	●	●				
A-4	First & Second Floor Reflected Ceiling Plans	●	●				
A-5	Roof Details	●	●				
A-6	Schedules, Details & Design						
	MECHANICAL						
M-1	First & Second Floor HVAC Schematic	●	●				
	ELECTRICAL						
E-1	First & Second Floor Electrical Plans	●	●				
	FIRE PROTECTION						
FP-1	First & Second Floor Emergency Devices	●	●				

PERMIT SET - 03/25/2015

Design & Development Solutions, LLC
400 TradeCenter, Suite 5900
Woburn, MA 01801
Tel: 781-569-5892

PROJECT: NORTH *CHARLES* INC.
54 Washburn Avenue
Cambridge, MA 02140

ENGINEER

No.	DATE	REVISION	REV
	03.25.2015	Permit Set	

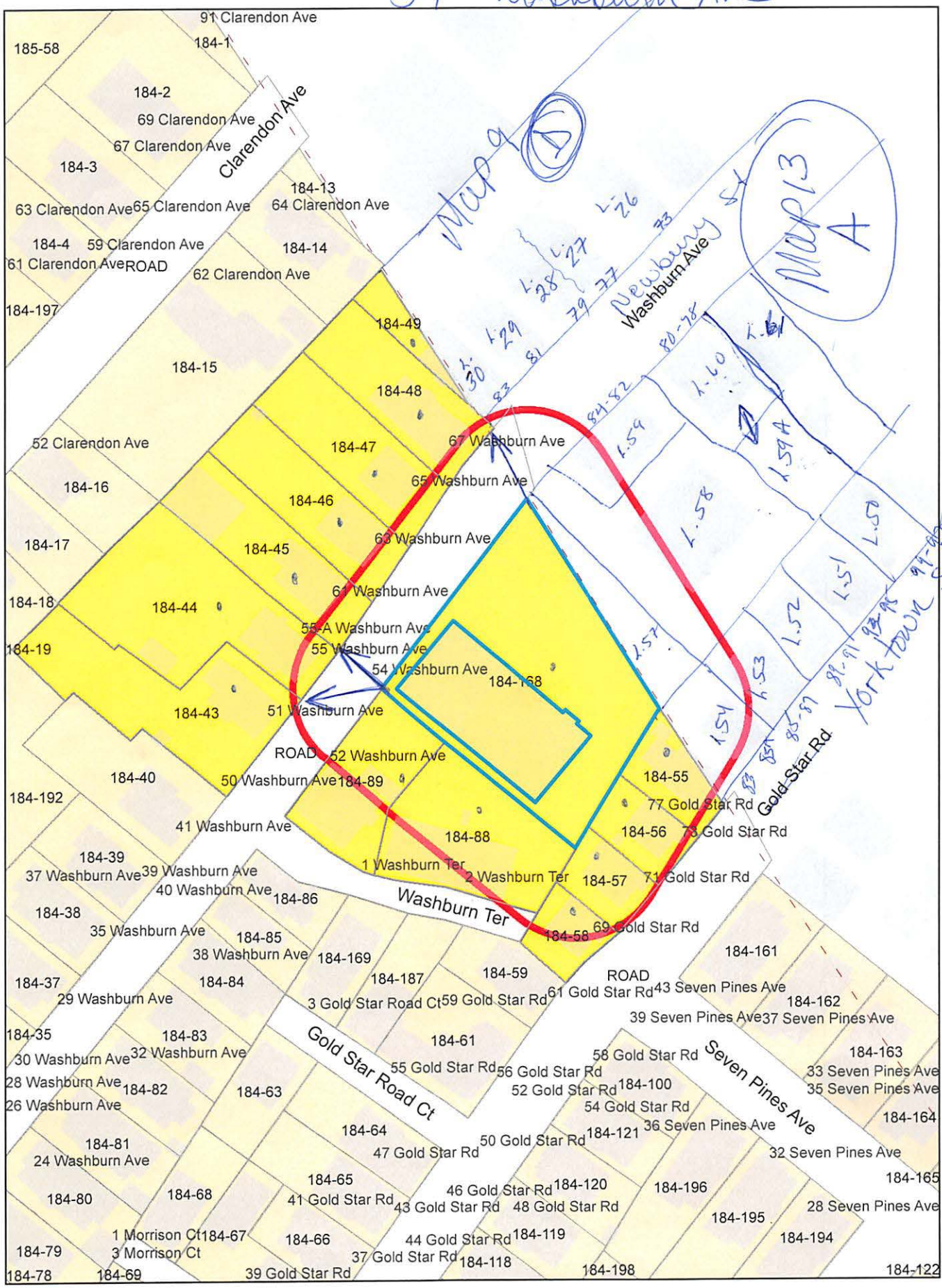
STAMP

DATE: 03-13-2015
SCALE: 1/8" = 1'-0"
DRAWN BY: JU
CHK BY: MP

TITLE: Cover Sheet

SHEET NO: A-0

54 Washburn Ave



54 Washburn Ave

Petitioner

ENGLANDER & CHICOINE. P.C.
ATTORNEY'S AT LAW
C/O DENISE A. CHICOINE, ESQ.
ONE BOSTON PLACE – SUITE 2600
BOSTON, MA 02108

184-55
FITZGERALD, JOAN M. A LIFE ESTATE
77 GOLD STAR RD
CAMBRIDGE, MA 02140

184-58
CONRAD, HAROLD B. A LIFE ESTATE
69 GOLD STAR RD
CAMBRIDGE, MA 02140-1145

184-45
BRATHWAITE, LEON A. & EVELYN BRATHWAITE
61 WASHBURN AVE
CAMBRIDGE, MA 02140-1123

184-48
CAMDAN LLC
PO BOX 5807
BOSTON, MA 02114

WASHBURN AVENUE REALTY ASSOCIATES LLC
C/O GARY R. HOULE
54 WASHBURN AVENUE
CAMBRIDGE, MA 02140

184-57
ZIMMER, BEATRICE & JAMES PTACEK, TRSUTEES
THE BEATRICE ZIMMER REV TRUST
71 GOLD STAR RD
CAMBRIDGE, MA 02140

184-48
LOWER, MICHELLE K & CHARLES B. LOWER
67 WASHBURN AVE #1
CAMBRIDGE, MA 02140

184-56
GRACE, WILLIAM & KARYN GRACE
73 GOLD STAR RD
CAMBRIDGE, MA 02140-1145

184-168 & 13-A-57
WASHBURN AVENUE REALTY ASSOCIATED, LLC.
C/O G. STEVEN KOKINOS
3 BRANTWOOD RD
ARLINGTON, MA 02476

184-48
AUBURN, CHARLOTTE BURGESS
67 WASHBURN AVE #3
CAMBRIDGE, MA 02140

184-88
LEVY, GAIL H.
4 WASHBURN TER
CAMBRIDGE, MA 02140

184-88
CHIANG, JENNY S. & ERIC R. LESLIE
2-4 WASHBURN TER., #2
CAMBRIDGE, MA 02140

184-47
DRONEAU, GAELLE EMMANUEL JOY, TRS
65 WASHBURN AVE
CAMBRIDGE, MA 02140

184-43
BRATHWAITE, BARBARA
51 WASHBURN AVE
CAMBRIDGE, MA 02140

184-89
CSLF ALAMOSA, LLC
2619 MCKINNEY AVENUE - SUITE 1906
DALLAS, TX 75204

184-46
TOFT, MONICA M. IVAN M. TOFT
63 WASHBURN AVE
CAMBRIDGE, MA 02140

184-44
DANIELSON, ANTJE MF
55 WASHBURN AVE
CAMBRIDGE, MA 02140

184-49
LIU, DAVID
33 PERSHING RD.
JAMAICA PLAIN, MA 02130

SOMERVILLE ABUTTERS

9-D-26
DOUGLAS & HEATHER BRENHOUSE
42 BACON ROAD
BELMONT, MA 02478

9-D-27
77 NEWBURY ST LLC
17 BLUEBERRY LANE
LEXTINGTON, MA 02420

9-D-28
79 NEWBURY STREET LLC
17 BLUEBERRY LANE
LEXINGTON, MA 02420

9-D-29
VASILEOS DRAGOUMANOS
TR. OF EIGHTY ONE NEWBURY ST TRUST
47 SIMPSON AVENUE
SOMERVILLE, MA 02144

9-D-30
DAVID LIU
33 PERSHING ROAD
JAMAICA PLAIN, MA 02130

13-A-50
DENNIS & ONA J S FISCHMAN
97 YORKTOWN STREET
SOMERVILLE, MA 02144

13-A-51
JOSEPH S. BURGIO, JR.
93 YORKTOWN STREET
SOMERVILLE, MA 02144

13-A-52
MATTHEW W. SWARTS
89 YORKTOWN STREET
SOMERVILLE, MA 02144

113-A-53
COLIN REUTER
16 WATER STREET
LEEDS, MA 01053

13-A-54
PATRICK MAHER
TR. OF PRINCE STREET REATLY TRUST
966 BROADWAY
SOMERVILLE, MA 02144

54 Washburn Ave

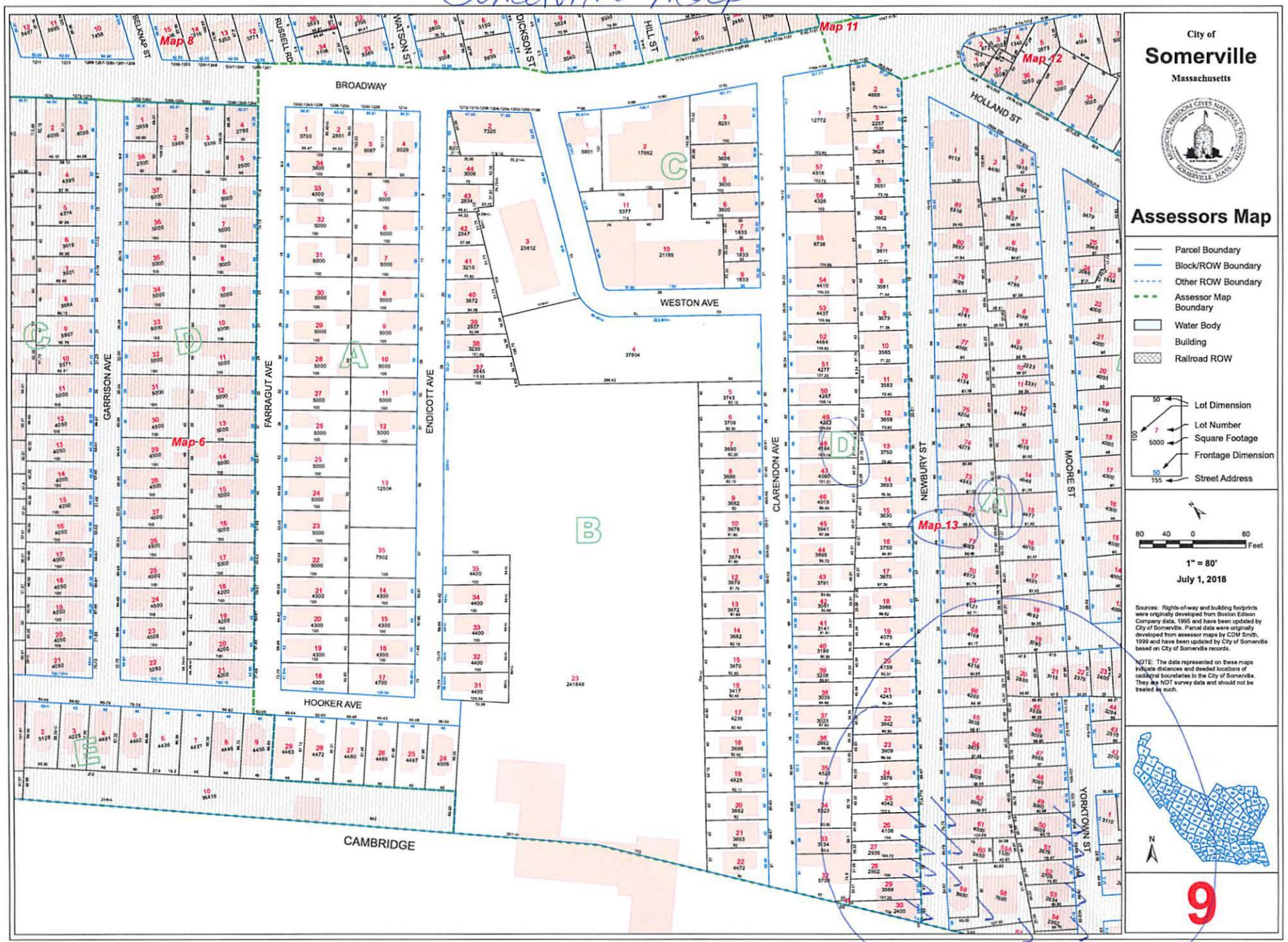
13-A-58
CATHERINE LENNON,
TR. OF CL TRUST
966 BROADWAY
SOMERVILLE, MA 02144

13-A-59
CASE RESOURCES LLC
73 ALLEN STREET
LEXINGTON, MA 02421

13-A-60 & 13-A-59A
MARIE L. POLYNICE
TR. OF MARE L. POLYNICE RECOV. TRUST
78 NEWBURY STREET
SOMERVILLE, MA 02144

13-A-61
PIERRE & MARIE BELEUS
74 NEWBURY STREET
SOMERVILLE, MA 02144

Somerville Map



73 NEWBURY ST

Location	73 NEWBURY ST	**Mblu**	9/ D/ 26/ /
Acct#	02071064	**Owner**	BRENHOUSE DOUGLAS A & HEATHER
Assessment	$1,040,600	**PID**	2926
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$432,700	$607,900	$1,040,600

Owner of Record

Owner	BRENHOUSE DOUGLAS A & HEATHER	**Sale Price**	$420,000
Co-Owner		**Certificate**	
Address	42 BACON RD BELMONT, MA 02478	**Book & Page**	39505/ 521
		Sale Date	06/10/2003
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BRENHOUSE DOUGLAS A & HEATHER	$420,000		39505/ 521	00	06/10/2003
KARBINER LARA M	$297,500		30611/ 521	00	08/31/1999
HOUSTON WINSTON M	$122,500		25688/ 034	1A	09/27/1995
BRANAGAN HELEN P	$0				

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	2,119
Replacement Cost:	$554,740
Building Percent Good:	78
Replacement Cost Less Depreciation:	$432,700

77 NEWBURY ST

Location	77 NEWBURY ST	**Mblu**	9/ D/ 27/ /
Acct#	13430194	**Owner**	77 NEWBURY ST LLC
Assessment	$1,222,200	**PID**	2927
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$678,400	$543,800	$1,222,200

Owner of Record

Owner	77 NEWBURY ST LLC	**Sale Price**	$10
Co-Owner		**Certificate**	
Address	17 BLUEBERRY LANE LEXINGTON, MA 02420	**Book & Page**	76597/ 421
		Sale Date	12/31/2020
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
77 NEWBURY ST LLC	$10		76597/ 421	1F	12/31/2020
MALIN RALPH A	$1		28567/ 420	1A	08/12/1998
MALIN RALPH A	$1		19605/ 216	F	01/20/1989
MAUREEN MALIN	$0				

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	3,798
Replacement Cost:	$1,076,902
Building Percent Good:	63
Replacement Cost Less Depreciation:	$678,400

Building Attributes

79 NEWBURY ST

Location	79 NEWBURY ST	**Mblu**	9/ D/ 28/ /
Acct#	13431042	**Owner**	79 NEWBURY ST LLC
Assessment	$1,231,500	**PID**	2928
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$689,900	$541,600	$1,231,500

Owner of Record

Owner	79 NEWBURY ST LLC	**Sale Price**	$10
Co-Owner		**Certificate**	
Address	17 BLUEBERRY LANE LEXINGTON, MA 02420	**Book & Page**	76597/ 413
		Sale Date	12/31/2020
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
79 NEWBURY ST LLC	$10		76597/ 413	1F	12/31/2020
MALIN RALPH A	$1		28567/ 422	1A	05/12/1998
TRUST MALIN REALTY	$1		19605/ 216	F	01/20/1989
MALIN MAUREEN	$0				

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	3,948
Replacement Cost:	$1,095,142
Building Percent Good:	63
Replacement Cost Less Depreciation:	$689,900

Building Attributes

81 NEWBURY ST

Location 81 NEWBURY ST

Mblu 9/ D/ 29/ /

Acct# 04214027

Owner DRAGOUMANOS VASILEOS ETAL TRS

Assessment $1,372,100

PID 2929

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	$788,100	$584,000	$1,372,100

Owner of Record

Owner DRAGOUMANOS VASILEOS ETAL TRS
Co-Owner EIGHTY ONE NEWBURY ST TRUST
Address 47 SIMPSON AVE
SOMERVILLE, MA 02144

Sale Price $0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
DRAGOUMANOS VASILEOS ETAL TRS	$0			

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 3,516
Replacement Cost: $1,010,418
Building Percent Good: 78
Replacement Cost Less Depreciation: $788,100

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential

83 NEWBURY ST

Location	83 NEWBURY ST	**Mblu**	9/ D/ 30/ /
Acct#	12373170	**Owner**	LIU DAVID
Assessment	$1,330,300	**PID**	2930
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$951,400	$378,900	$1,330,300

Owner of Record

Owner	LIU DAVID	**Sale Price**	$1,070,000
Co-Owner		**Certificate**	
Address	33 PERSHING RD JAMAICA PLAIN, MA 02130	**Book & Page**	1462/ 58
		Sale Date	10/31/2014
		Instrument	1G

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LIU DAVID	$1,070,000		1462/ 58	1G	10/31/2014
LEANDRO HELENA F	$0				11/19/1980

Building Information

Building 1 : Section 1

Year Built:	1920
Living Area:	3,528
Replacement Cost:	$1,081,186
Building Percent Good:	88
Replacement Cost Less Depreciation:	$951,400

Building Attributes	
Field	**Description**
Style	3-Decker

97 YORKTOWN ST

Location	97 YORKTOWN ST	**Mblu**	13/ A/ 50/ /
Acct#	01025205	**Owner**	FISCHMAN DENNIS & RONA J S
Assessment	$1,097,100	**PID**	3385
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$438,700	$658,400	$1,097,100

Owner of Record

Owner	FISCHMAN DENNIS & RONA J S	**Sale Price**	$185,300
Co-Owner		**Certificate**	
Address	97 YORKTOWN ST SOMERVILLE, MA 02144	**Book & Page**	26283/ 510
		Sale Date	05/02/1996
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
FISCHMAN DENNIS & RONA J S	$185,300		26283/ 510	00	05/02/1996
NGUYEN DUC	$1		20073/ 219	A	09/14/1989

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	3,011
Replacement Cost:	$685,444
Building Percent Good:	64
Replacement Cost Less Depreciation:	$438,700

Building Attributes	
Field	**Description**
Style	Two Family

93 YORKTOWN ST

Location	93 YORKTOWN ST	**Mblu**	13/ A/ 51/ /
Acct#	02074025	**Owner**	BURGIO JOSEPH S JR
Assessment	$1,109,800	**PID**	3386
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$461,700	$648,100	$1,109,800

Owner of Record

Owner	BURGIO JOSEPH S JR	**Sale Price**	$177,000
Co-Owner		**Certificate**	
Address	93 YORKTOWN ST SOMERVILLE, MA 02144	**Book & Page**	26648/ 360
		Sale Date	09/06/1996
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BURGIO JOSEPH S JR	$177,000		26648/ 360	00	09/06/1996
BRETING LEO E & VERGATO URSULA	$1		14792/ 282		11/18/1982

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	3,074
Replacement Cost:	$669,069
Building Percent Good:	69
Replacement Cost Less Depreciation:	$461,700

Building Attributes	
Field	**Description**
Style	Two Family

89 YORKTOWN ST

Location	89 YORKTOWN ST	**Mblu**	13/ A/ 52/ /
Acct#	07285170	**Owner**	SWARTS MATTHEW W
Assessment	$1,187,900	**PID**	3387
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$553,300	$634,600	$1,187,900

Owner of Record

Owner	SWARTS MATTHEW W	**Sale Price**	$542,500
Co-Owner		**Certificate**	
Address	89 YORKTOWN ST SOMERVILLE, MA 02144	**Book & Page**	36036/ 511
		Sale Date	08/01/2002
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
SWARTS MATTHEW W	$542,500		36036/ 511	00	08/01/2002
NOVAK ERIC	$208,500		25383/ 221	00	06/01/1996
MERKLE LEE A.	$1		23572/ 133	A	08/24/1993
MERKLE	$0				

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,804
Replacement Cost:	$621,688
Building Percent Good:	89
Replacement Cost Less Depreciation:	$553,300

Building Attributes

85 YORKTOWN ST

Location	85 YORKTOWN ST	**Mblu**	13/ A/ 53/ /
Acct#	19630110	**Owner**	REUTER COLIN
Assessment	$1,129,100	**PID**	3388
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$508,200	$620,900	$1,129,100

Owner of Record

Owner	REUTER COLIN	**Sale Price**	$627,000
Co-Owner		**Certificate**	
Address	16 WATER ST LEEDS, MA 01053	**Book & Page**	54966/ 93
		Sale Date	07/09/2010
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
REUTER COLIN	$627,000		54966/ 93	00	07/09/2010
SLS1 LLC	$100		49539/ 454	1B	05/31/2007
SPRING KURT	$555,000		49360/ 329	00	04/27/2007
SMITH ROBERT	$0				

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,792
Replacement Cost:	$643,306
Building Percent Good:	79
Replacement Cost Less Depreciation:	$508,200

Building Attributes

83 YORKTOWN ST

Location	83 YORKTOWN ST	**Mblu**	13/ A/ 54/ /
Acct#	04179162	**Owner**	MAHER PATRICK TRUSTEE
Assessment	$1,083,700	**PID**	3389
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$480,300	$603,400	$1,083,700

Owner of Record

Owner	MAHER PATRICK TRUSTEE	**Sale Price**	$350,000
Co-Owner	PRINCE STREET REALTY TRUST	**Certificate**	
Address	966 BROADWAY SOMERVILLE, MA 02144	**Book & Page**	51129/ 108
		Sale Date	05/02/2008
		Instrument	1H

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MAHER PATRICK TRUSTEE	$350,000		51129/ 108	1H	05/02/2008
DEGIACOMO JAMES R	$1		48991/ 101	1H	02/15/2007
F M DELORENZO SCHOLARSHIP FDN	$1		33257/ 059	1F	07/16/2001
DELORENZO FELICIA M TRUSTEE	$1		24870/ 055	F	09/22/1994
DeLORENZO FELICIA	$0				

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,638
Replacement Cost:	$571,761
Building Percent Good:	84
Replacement Cost Less Depreciation:	$480,300

NEWBURY ST

Location	NEWBURY ST	**Mblu**	13/ A/ 57/ /
Acct#	16550105	**Owner**	WASHBURN AVENUE REALTY ASSOCIATES LLC
Assessment	$396,500	**PID**	72
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$6,000	$390,500	$396,500

Owner of Record

Owner	WASHBURN AVENUE REALTY ASSOCIATES LLC	**Sale Price**	$2,250,000
Co-Owner	C/O G STEVEN KOKINOS	**Certificate**	
Address	3 BRANTWOOD RD ARLINGTON, MA 02476	**Book & Page**	1472892
		Sale Date	05/16/2008
		Instrument	1G

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
WASHBURN AVENUE REALTY ASSOCIATES LLC	$2,250,000		1472892	1G	05/16/2008
54 WASHBURN LLC	$1,400,000		1430111	1G	12/15/2006
POTTER WASHBURN LLC	$1,200,000		1206785	1G	04/02/2002
POTTER MARGARET M	$0				

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	$0
Building Percent Good:	
Replacement Cost Less Depreciation:	$0

Building Photo

Building Photo
(http://images.vgsi.com/photos/SomervilleMAPhotos//\01\05\12/19.jpg)

86 NEWBURY ST

Location	86 NEWBURY ST	**Mblu**	13/ A/ 58/ /
Acct#	04179161	**Owner**	LENNON CATHERINE TRSTEE
Assessment	$2,288,800	**PID**	73
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$1,621,000	$667,800	$2,288,800

Owner of Record

Owner	LENNON CATHERINE TRSTEE	**Sale Price**	$1,300,000
Co-Owner	CL TRUST	**Certificate**	
Address	966 BROADWAY SOMERVILLE, MA 02144	**Book & Page**	1428609
		Sale Date	11/30/2006
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
LENNON CATHERINE TRSTEE	$1,300,000		1428609	00	11/30/2006
DELORENZO FELICIA M ESTATE OF	$1		1427149	1H	11/13/2006
F M DELORENZO SCHOLARSHIP FDN	$1		1177232	1F	07/16/2001
DELORENZO FELICIA TRUSTEE	$1			A	10/06/1994
DELORENZO FELICIA	$0				

Building Information

Building 1 : Section 1

Year Built:	1970
Living Area:	6,178
Replacement Cost:	$2,121,717
Building Percent Good:	76
Replacement Cost Less Depreciation:	$1,612,500

Building Photo

Building Photo
(http://images.vgsi.com/photos/SomervilleMAPhotos//\01\05\07/77.jpg)

Building Layout

82 NEWBURY ST

Location	82 NEWBURY ST	**Mblu**	13/ A/ 59/ /
Acct#	02078059	**Owner**	CASE RESOURCES LLC
Assessment	$942,800	**PID**	3393
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$357,400	$585,400	$942,800

Owner of Record

Owner	CASE RESOURCES LLC	**Sale Price**	$1
Co-Owner		**Certificate**	
Address	73 ALLEN ST LEXINGTON, MA 02421	**Book & Page**	70269/ 216
		Sale Date	11/21/2017
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
CASE RESOURCES LLC	$1		70269/ 216	1F	11/21/2017
WU ERIC M & WU JOYCE J	$1		68450/ 205	1F	11/21/2016
MATHIS A.T. TRUSTEE & ET AL	$10		67115/ 228	1F	04/20/2016
WU JOYCE J & ERIC M	$585,000		60733/ 140	1O	12/14/2012
BROWN JULIA M	$0		12445/ 697		

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,250
Replacement Cost:	$420,317
Building Percent Good:	84
Replacement Cost Less Depreciation:	$353,100

78 NEWBURY ST

Location	78 NEWBURY ST	**Mblu**	13/ A/ 60/ / ½ lot 59A
Acct#	89000180	**Owner**	POLYNICE MARIE L TRUSTEE
Assessment	$922,600	**PID**	3394
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$329,700	$592,900	$922,600

Owner of Record

Owner	POLYNICE MARIE L TRUSTEE	**Sale Price**	$10
Co-Owner	THE MARIE L POLYNICE REVOC TRUST	**Certificate**	
Address	78 NEWBURY ST SOMERVILLE, MA 02144	**Book & Page**	73288/ 373
		Sale Date	09/16/2019
		Instrument	1F

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
POLYNICE MARIE L TRUSTEE	$10		73288/ 373	1F	09/16/2019
POLYNICE MARIE L	$136,000		16731/ 449	00	01/24/1986
JOSEPH COSTA JR	$0				

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	2,256
Replacement Cost:	$445,531
Building Percent Good:	74
Replacement Cost Less Depreciation:	$329,700

Building Attributes	
Field	**Description**

74 NEWBURY ST

Location	74 NEWBURY ST	**Mblu**	13/ A/ 61/ /
Acct#	01027021	**Owner**	BELEUS PIERRE & MARIE
Assessment	$1,298,100	**PID**	3395
Building Count	1		

Current Value

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2022	$692,500	$605,600	$1,298,100

Owner of Record

Owner	BELEUS PIERRE & MARIE	**Sale Price**	$1
Co-Owner		**Certificate**	
Address	74 NEWBURY ST SOMERVILLE, MA 02144	**Book & Page**	20599/ 518
		Sale Date	06/15/1990
		Instrument	A

Ownership History

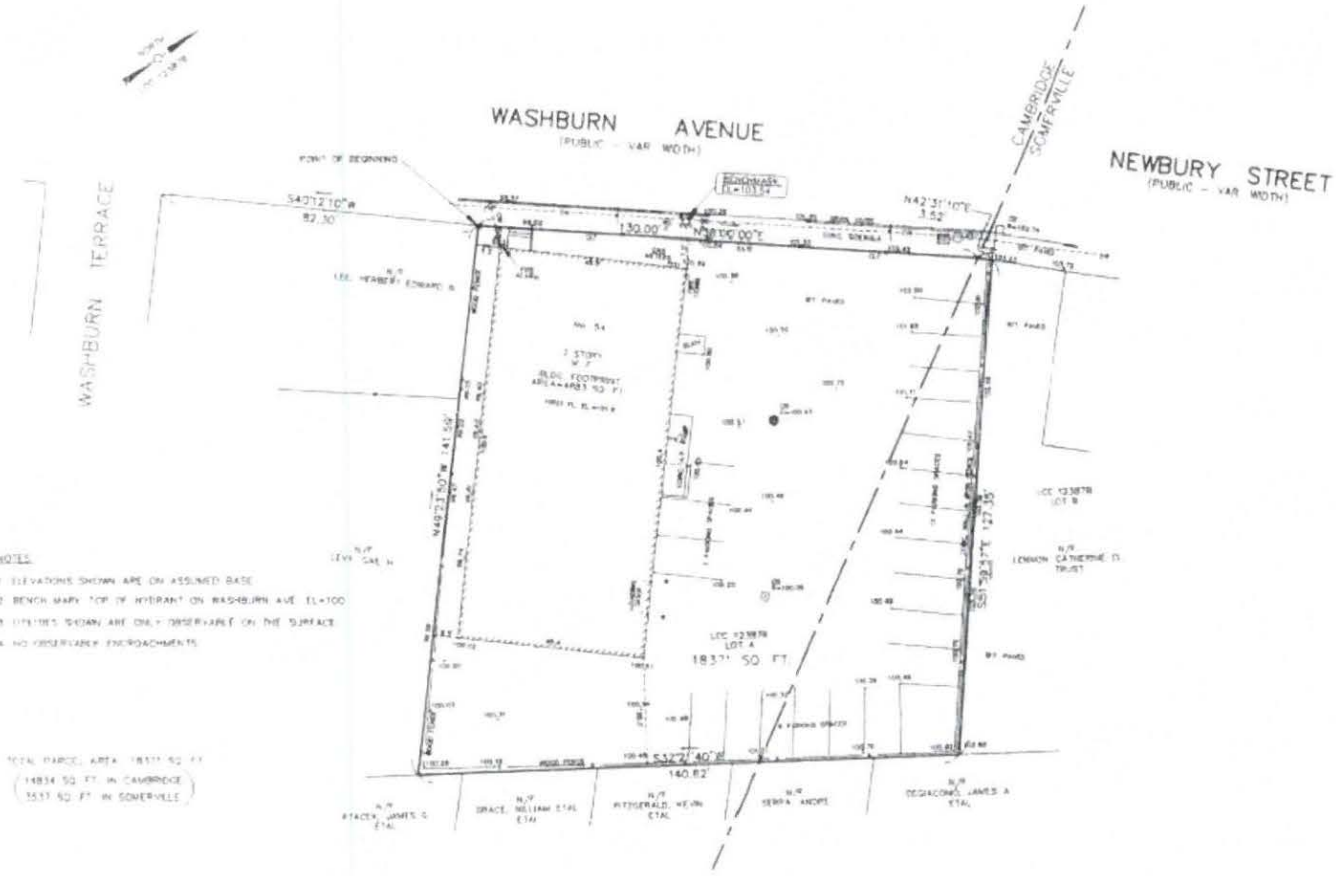
Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
BELEUS PIERRE & MARIE	$1		20599/ 518	A	06/15/1990
PIERRE M. BELEUS	$0				

Building Information

Building 1 : Section 1

Year Built:	1900
Living Area:	3,666
Replacement Cost:	$1,068,400
Building Percent Good:	64
Replacement Cost Less Depreciation:	$683,800

Building Attributes	
Field	**Description**
Style	3-Decker



NOTES:

1. ELEVATIONS SHOWN ARE ON ASSUMED BASE
2. BENCH MARK: TOP OF HYDRANT ON WASHBURN AVE. EL=100
3. UTILITIES SHOWN ARE ONLY OBSERVABLE ON THE SURFACE
4. NO OBSERVABLE ENCROACHMENTS

TOTAL PARCEL AREA: 1837 SQ. FT.
(1834 SQ. FT. IN CAMBRIDGE
3 SQ. FT. IN SOMERVILLE)

LEGEND

●	BOLLARD
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CONC. SW	CONCRETE SIDEWALK
SIP	SET IRON PIPE
GRAN	GRANITE
	HYDRANT
LP	LIGHT POLE
OHW	OVERHEAD WIRES
	SIGN
UP	UTILITY POLE
WG	WATER GATE
	WHEELCHAIR RAMP

LEGAL DESCRIPTION

A CERTAIN PARCEL OF REGISTERED LAND SITUATED IN THE CITY OF CAMBRIDGE AND SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT ON SOUTHEASTERLY SIDELINE OF WASHBURN AVENUE, SIGN POINT LOCATED N40°12'10"E A DISTANCE OF 82.30 FEET FROM THE INTERSECTION OF SOUTHEASTERLY SIDELINE OF WASHBURN AVENUE AND NORTHEASTERLY SIDELINE OF WASHBURN TERRACE
THENCE RUNNING:
N38°00'00"E ALONG SOUTHEASTERLY SIDELINE OF WASHBURN AVENUE A DISTANCE OF 130.00 FEET TO A POINT ON DIVISION LINE BETWEEN TWO CITIES, CAMBRIDGE AND SOMERVILLE,
THENCE TURNING AND RUNNING N42°31'10"E ALONG NORTHEASTERLY SIDELINE OF NEWBURY STREET A DISTANCE OF 3.62 FEET TO A POINT,
THENCE TURNING AND RUNNING S51°39'37"E A DISTANCE OF 127.35 FEET TO A POINT
THENCE TURNING AND RUNNING S32°21'40"W A DISTANCE OF 140.82 FEET TO A POINT
THENCE TURNING AND RUNNING N49°23'50"W A DISTANCE OF 141.50 FEET
TO THE POINT OF BEGINNING

THE PARCEL CONTAINS 1837± SQUARE FEET

THE PARCEL IS SHOWN AS LOT A ON LAND COURT PLAN 123878

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 4, 5, 7a, 7b1, 8, 9, 10, AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

I CERTIFY THAT THE PARCEL SHOWN HEREON LIES WITHIN ZONE "C" (AREA OF MINIMAL FLOODING), AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PANEL NO. 250214 0001B EFFECTIVE DATE JULY 17, 1986

ANTONI SOROKOWSKI No. 38394

ALTA/ACSM LAND TITLE SURVEY

54 WASHBURN AVENUE

CAMBRIDGE/SOMERVILLE, MASS.

SCALE: 1"= 20' MAY 10, 2008

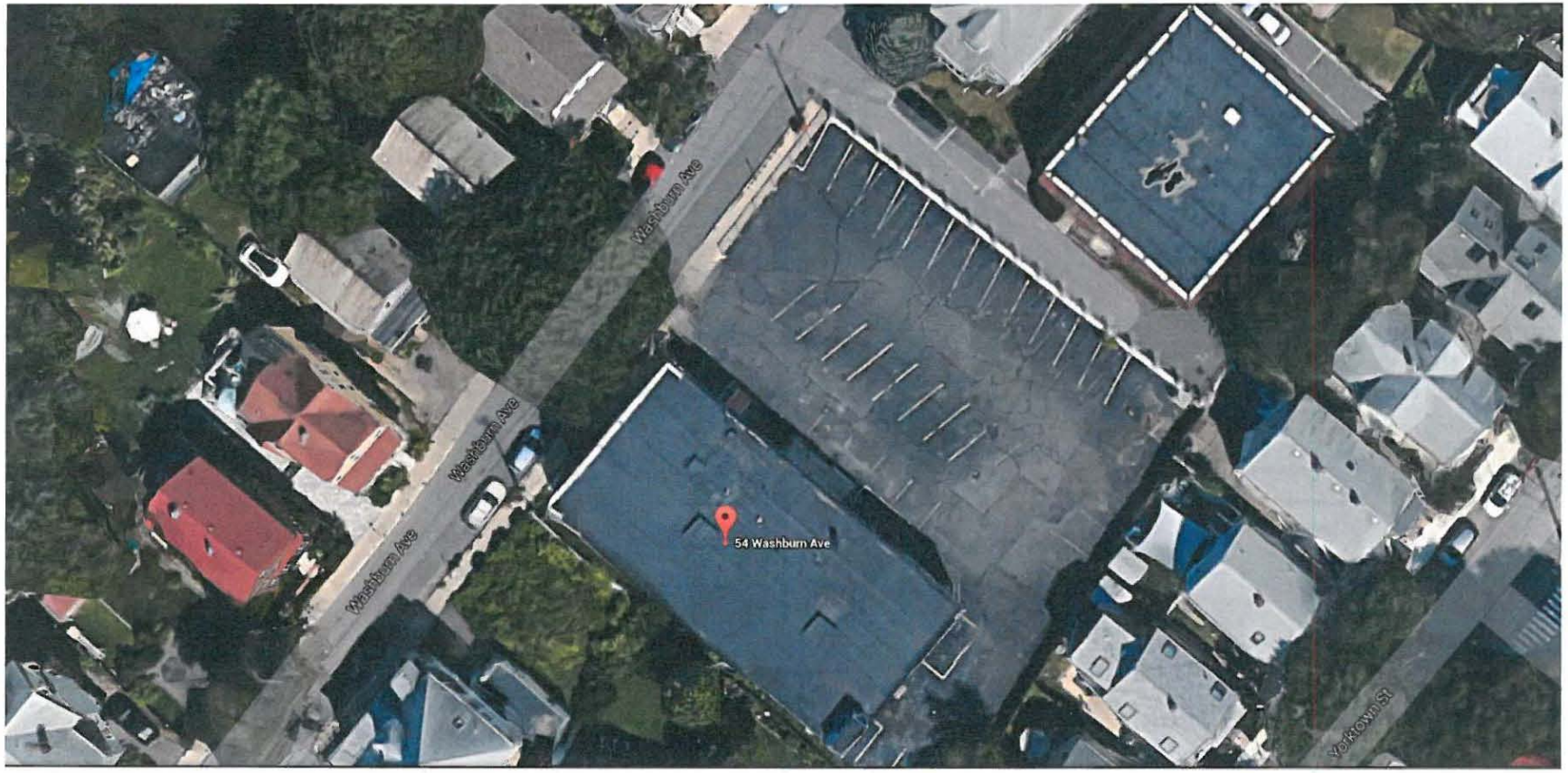
AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE (781)344-2386

GRAPHIC SCALE

0 10 20 40 80


Washburn Ave
Washburn Ave
Washburn Ave
54 Washburn Ave
Yorktown St

NORTH CHARLES INC.
Mental Health &
Addiction Services

April 20, 2022

City of Cambridge
Community Development Department - Zoning Board
344 Broadway
Cambridge, MA 02139

Re: **BZA-160097**

Dear Ms. Pacheco and Members of the City of Cambridge Zoning Board:

Please allow me to introduce myself, my name is Robert G. Dello Russo, Ph.D. and I am a Massachusetts licensed, clinical psychologist with over 50 years of experience working in non-profit clinics providing behavioral health treatment to disenfranchised, inner-city residents of Cambridge and adjacent communities. I am pleased to submit this letter of support for the North Charles Mental Health and Addiction Services to continue to provide critical, behavioral health, counseling services at its administrative offices that are located at 54 Washburn Ave. in Cambridge.

North Charles, Inc. has been providing behavioral health treatment to Cambridge residents since 1973. At that time I was a newly credentialed, Master's level clinician and I can vividly recall the passion and difficulty we had in providing community-based, behavioral health treatment to underserved and marginalized populations that were systematically stigmatized because of their mental and/or substance abuse disorders. Oftentimes, we had to yield to intolerant attitudes and instruct our patients to use side entrances to the facility and not to sit in the common waiting area for fear of offending other clinic patients. Over time, our practice of providing: evidence-based treatment; rigorous program supervision; and community outreach and education has done much to de-stigmatize our services and patients and, I am pleased to say, has resulted in the creation of a quality treatment program that is highly regarded by our peers. After all the progress that has been made, you can imagine my dismay to witness how the occasional resurgence of a Not in My Backyard (NIMBY) attitude may slip into prominence and attempt to chase out of the community a much needed and used service. I guess it is a reminder that the work is never done to ensure that a NIMBY attitude will not find much support in Cambridge and our treatment services will continue to be available to the city's residents.

Again, thank you for this opportunity to share with you my thoughts and experiences concerning this issue and I sincerely hope that North Charles, Inc. will be allowed to continue to provide essential, behavioral health services at its Washburn Ave. location.

With deepest appreciation,

Robert G. Dello Russo, Ph.D.

Robert G. Dello Russo, Ph.D., LADC 1
Associate Executive Director
Clinical Psychologist
109 Warren Ave. Boston, MA

Pacheco, Maria

From: Mark Gottlieb <mark@phaionline.org>
Sent: Thursday, April 21, 2022 4:49 PM
To: Pacheco, Maria
Subject: Hearing-BZA-160097

Dear Ms. Pacheco -

I submit this letter of support on behalf of the North Charles Foundation which seeks to continue to offer counseling services at 54 Washburn Street.

I have lived in Cambridge for over 32 years and direct the Public Health Advocacy Institute at Northeastern University. But, of greater relevance, I have the honor of serving as president of the Board of Directors at Cambridge's own Institute for Health and Recovery on Broadway.

In this capacity, I have learned a great deal about the acute need for local addiction treatment. Over the past two years, that need has increased n part due to the impact of COVID-19. Also, the substances at issue in substance use disorders are more dangerous now than ever due to the increasing and unpredictable use of fentanyl, which places those in need of treatment at greater risk of overdose or death.

As such, it would not be in the best interest of the City to lose an accomplished and well-respected counseling-only treatment service when and where it is so clearly needed. It has become extraordinarily difficult to find appropriate space to offer these services in our community. I fear that in the absence of treatment options, the lack of opportunities to help individuals who need treatment will not only put them at risk, but carry other social costs to the City.

While I certainly respect that some people would prefer not to have to see patients receiving counseling treatment in their neighborhood, as a public health professional, I believe we have an obligation to give the opportunity for those who want help to have the best chance for success. Having a high quality addiction counseling program in their local community gives them that chance.

I hope that the BZA will allow the important work of the North Charles Foundation to continue at 54 Washburn.

Thank you for your consideration,

Mark A. Gottlieb

43 Loomis Street Cambridge MA 02138

President, Board of Directors

Institute for Health and Recovery

349 Broadway, Cambridge, 02139

--

Mark Gottlieb, Executive Director
Public Health Advocacy Institute
at Northeastern University School of Law
360 Huntington Avenue / 117 Cushing Hall
Boston MA 02115
mark@phaionline.org
www.phaionline.org
Publications

Pacheco, Maria

From: Norma Finkelstein <normafinkelstein@healthrecovery.org>
Sent: Thursday, April 21, 2022 1:55 PM
To: Pacheco, Maria
Subject: Hearing-BZA-160097

Dear Ms. Pacheco: I am writing this letter of support on behalf of the North Charles Foundation's efforts to remain at their counseling site at 54 Washburn Street. I am a long time Cambridge resident (since 1972) as well as a founder and Executive Director of several Cambridge based behavioral health organizations. I began my work in Cambridge in 1972 at CHA (then Cambridge Hospital) as a social worker with the alcoholism program (CASPAR). I have been familiar with the work of North Charles since then and consider this organization to be one of the exemplary addiction treatment programs in Massachusetts.
As I am sure the BZA is aware, we have been, and still are, in the midst of a critical opioid epidemic which seriously affects Cambridge families who are desperately in need of MORE treatment in their community, not less. North Charles Foundation provides much of this treatment in Cambridge, has done it well for almost 50 years, and has been at the Washburn site for almost 7 years. In addition, only counseling is performed at this site. All medication has been consistently administered at Cambridge Hospital, not at Washburn Street.

The objections to this site are clearly based on the stigma that too frequently accompanies addiction and addiction treatment even though the American Medical Association labeled addiction as a disease back in 1954. Cambridge has historically been the kind of community which understands this and the necessity of educating community members on the need for services, rather than trying to close these services down.

I urge the BZA to support the important and critical work that the North Charles Foundation performs and allow them to stay at the 54 Washburn site. I would be glad to answer any questions or provide more information if needed.

Thank you,

Norma Finkelstein, Ph.D.
32 Alpine Street, Cambridge, ,02138
Founder, Past Executive Director
Institute for Health and Recovery
349 Broadway, Cambridge, 02139