

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: _____ Appeal: ✓

PETITIONER: John Pitkin

PETITIONER'S ADDRESS: 18 Fayette St, Cambridge, MA 02139

LOCATION OF PROPERTY: 1407 Cambridge-St. (Vellucci Plaza)

TYPE OF OCCUPANCY: Open Space, Public ZONING DISTRICT: OS

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Appeal the letter from Commissioner of Inspectional Services dated Jan. 28, 2019, regarding Zoning Enforcement Request for Vellucci Plaza

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2019 FEB - 1 AM 10:27

SECTIONS OF ZONING ORDINANCE CITED:

Article 10 Section 20

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): John Pitkin
(Petitioner(s)/Owner)

JOHN PITKIN
(Print Name)

Address: 18 FAYETTE ST.

CAMBRIDGE, MA 02139

Tel. No.: 617 388 4448

E-Mail Address: john-pitkin@earthlink.net

Date: 2/1/19

CAMBRIDGE BOARD OF ZONING APPEAL

APPEAL TO THE CAMBRIDGE BOARD OF ZONING APPEAL OF THE DENIAL OF REQUEST FOR ZONING ENFORCEMENT BY THE COMMISSIONER OF THE INSPECTIONAL SERVICES DEPARTMENT, JANUARY 28, 2019

This is an appeal to overturn the decision by the Commissioner of the Inspectional Services Department to deny a request for enforcement of the provisions of Cambridge Zoning Ordinance § 4.12 requiring a Special Permit and § 4.25 requiring a report to, public hearing and review by the Planning Board for the City's "Inman Square Intersection Improvements Project" (the Project). A formal request for such enforcement was filed with Cambridge Building Inspector David Byrne on January 14, 2018, and a copy of this request is appended hereto. This request was denied by the Commissioner of Inspectional Services in a letter dated January 28, 2019, a copy of which is also appended.

The Project calls for routing Hampshire Street, a roadway, through Vellucci Plaza, which is used as a park and is zoned as Open Space. The determination of the Commissioner denied the request for enforcement on the grounds that streets are public ways and as such not subject to the provisions of M.G.L. c. 40A or the Cambridge Zoning Ordinance. This appeal is being made pursuant to M.G.L. c.40A § 8 and Zoning Ordinance Article 10.00 Section 10.20.

The undersigned Michael Reppucci, Debra Mandel, Gary Mitchell and Aimee Baum, each own property abutting Vellucci Plaza and the Project described below and will be uniquely harmed should the Project go forward without complying with the Cambridge Zoning Ordinance.

- Michael Reppucci is proprietor of the Inman Pharmacy, an independent drug store, serving residents of the Inman Square area, greater Cambridge and the regional Portuguese-speaking population. The proposed realignment of Hampshire Street will almost double the volume of traffic passing in front of the Pharmacy, direct new headlight glare into the front window and entrance to the Pharmacy and create multiple new conflicts and hazards in the intersection fronting the Pharmacy, as shown in the appended exhibit titled "New Safety Flaws in the Plan for Inman Square: 2." Third, the elimination of up to half of the public parking spaces from the Inman Square business district will make it difficult for many of customers to pick up prescriptions from the Pharmacy. The continued operation of the Pharmacy will be adversely affected by the Project.
- Debra Mandel owns and resides in a condominium that abuts Hampshire Street and Vellucci Plaza. The reconfiguration of Hampshire Street will bring the large flows of traffic much closer to her living spaces which overlook Vellucci Plaza and greatly increase noise and air pollution. Loss of trees in the Plaza will further increase air pollution and extreme heat during the summer and extend a "heat island" that now forms along Cambridge Street to the east of Inman Square. Division and diminishment of the mini-park in Vellucci Plaza will eliminate a uniquely accessible passive open space amenity for residents of Inman Square.

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2019 FEB - 1 AM 10: 06

- Gary Mitchell and Aimee Baum are members of the Mitchell-Wheeler family who have owned and operated the S&S Restaurant and Deli in Inman Square for 100 years. The continued operation of this business will be adversely affected by the increase in street pavement, including bicycle lanes, at the expense of pedestrians, reduction in on-street public parking, creation of multiple new traffic hazards for pedestrians and changes in Inman Square's established character as a neighborhood business district.

The undersigned appellants request that the City be required to acquire a special permit for the Project before continuing work on the Project. The legal analysis for requiring such a special permit is set forth by Olympia A. Bowker in the request for enforcement dated January 14, 2019, a copy of which is appended hereto.

The undersigned appellants also seek what is plainly required by Cambridge Zoning Ordinance, § 4.25, a public report, hearing and review of the Project by the Planning Board:

Non Open Space Uses in Open Space Districts. The purpose of this section is to provide for public notification and review of governmental ... nonopen space development statutorily exempt from prohibition in designated Open Space Districts.

Vellucci Plaza is a designated Open Space district, and the proposed roadway through the Plaza is a "governmental nonopen space development." The Ordinance does not explicitly mention roadways as prohibited in Open Space districts, but the prohibition of driveways in Public Open Space districts (Article 2.00 definition of Open Space, Public) by extension implies that a roadway is not an open space development. Therefore it is a nonopen space development.

The required review calls for a report by the agency proposing the development to be submitted to the Planning Board and filed with City Clerk. This report is to include an evaluation of alternatives to the development, and

(4) Evaluation of the anticipated impacts of the development or property transfer on the remainder of the open space district, upon the ability of alternative park and recreation areas in the neighborhood and city to meet the needs served by the affected open space district which would be displaced by the proposed action, and upon other land uses in the neighborhood.

(5) Any other information reasonably determined pertinent by the Planning Board. (§ 4.25.1)

Such additional information for a roadway project might reasonably be expected to include changes in traffic patterns that "would cause congestion, hazard, or substantial change in the established neighborhood character," an explicit criterion for review of Special Permits (as provided in §10.43).

These issues go to the heart of the adverse effects of the Projects on the undersigned appellants. They deserve the public hearing and report by the Planning Board as required by § 4.25.2 and § 4.25.3. This report may include "recommendations concerning the proposed development."

The Project has already received approval for removal of public shade trees, a Certificate of Appropriateness by the Mid-Cambridge Conservation District Commission and approval for a Home Rule Petition by the City Council to the State Legislature for reuse of land protected by Article 97 of the State Constitution, without the issuance of special permit or a report, public hearing or review by the Planning Board. Also, preliminary site work including removal of four mature trees from Vellucci Plaza, on January 30, 2019, has already been carried out.

The appellants believe that a Planning Board review of a project of such importance for a major intersection, public open space, business district and neighborhood is appropriate, overdue, necessary, and required by the Cambridge Zoning Ordinance.

The appellants hereby request that the Board of Zoning Appeal overturn the Building Inspector's determination and order the City to apply for a Special Permit pursuant to Zoning Ordinance §4.12 and comply with the requirements of §4.25 before continuing work on the Project.

February 1, 2019

Appellants,

<p><i>Michael Rappucci</i> 1/30/2019 Michael Rappucci, Owner Inman Pharmacy, 1414 Cambridge St. Cambridge, MA 02139</p>	<p><i>Debra Mandel</i> Debra Mandel 240 Hampshire St. Cambridge, MA 02139</p>
<p><i>Michael Carr</i> 1/30/2019 Michael Carr 4 Beacon St. Cambridge, MA 02139 Somerville, MA</p>	<p><i>Gary Mitchell</i> 1/30/2019 Gary Mitchell, Owner, S.E.S Restaurant and Deli, 1334 Cambridge St. Cambridge, MA 02139</p>
<p><i>Aimee Baum</i> 1/30/2019 Aimee Baum, Mgr., S.E.S Restaurant and Deli, 1334 Cambridge St. Cambridge, MA 02139</p>	<p><i>John Pitkin</i> 1/30/2019 John Pitkin 18 Fayette St. Cambridge, MA 02139</p>
<p><i>Jonathan M. Harris</i> 1/30/2019 Jonathan M. Harris 9 Marie Ave. Cambridge, MA 02139</p>	<p><i>Sara Mae Berman</i> 1/30/2019 Sara Mae Berman 25 Fayette St. Cambridge, MA 02139</p>
<p>_____ Cambridge, MA 2013</p>	<p>_____ Cambridge, MA 2013</p>
<p>_____ Cambridge, MA 2013</p>	<p>_____ Cambridge, MA 2013</p>

ATTACHMENTS

1. Request by Olympia A. Bowker, Esq., to Cambridge Building Inspector David Byrne, filed January 14, 2018, *re*: “Zoning Enforcement Request, Open Space District–Vellucci Plaza.”
2. Letter from Commissioner of Inspectional Services to Olympia A. Bowker, dated January 28, 2019, *re*: “Response for Zoning Enforcement Request for Vellucci Plaza.”
3. Infographic titled “New Safety Flaws in the Plan for Inman Square:2.” From the Friends of Inman Square, <https://saveinmansquare.com/safety-flaws/>

McGREGOR & LEGERE

ATTORNEYS AT LAW, P.C.

15 COURT SQUARE – SUITE 500
BOSTON, MASSACHUSETTS 02108
(617) 338-6464
FAX (617) 338-0737

OLYMPIA A. BOWKER, ESQ.
E-mail: obowker@mcgregorlaw.com
(617) 338-6464 ext. 122

VIA EMAIL AND HAND DELIVERY

January 14, 2019

Mr. David Byrne
Senior Building Inspector
Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

**RE: Zoning Enforcement Request, Open Space District–Vellucci Plaza
Land Described in Book 13899, Page 554 in the Middlesex South Registry of Deeds
Our File No. 2833**

Dear Mr. Byrne:

This Firm represents Mike Repucci, John Pitkin, Sara Mar Berman, Jonathan Harris, and Debra Mandel, with respect to the proposed road re-configuration involving Vellucci Plaza in Inman Square. Each individual is a property owner in the Inman Square area, and Ms. Mandel and Mr. Reppucci abut the Project described below and will be uniquely harmed should the Project go forward without complying with the Cambridge Zoning Ordinances.

This is a formal request for enforcement under the Massachusetts Zoning Act, M.G.L. c. 40A, § 7 regarding work planned and being performed at Vellucci Plaza in Inman Square by the City of Cambridge.

The work proposed and being undertaken is the reconfiguration of the Hampshire Street and Cambridge Street intersection, re-routing Hampshire Street to run directly through the majority of Vellucci Plaza as it currently exists (the “Project”).¹

Specifically, our clients request enforcement because much of the Project will take place within an Open Space Zoning District under the Cambridge Zoning Ordinances. The Project is either prohibited entirely, or cannot commence without a Special Permit issued pursuant to Cambridge Zoning Ordinance § 4.12, and a report to the Planning Board with review procedures pursuant to § 4.25.

¹ The Project updates, schedule, background, and contact information is found at:
<https://www.cambridgema.gov/TheWorks/CityProjects/detail.aspx?path=%2fsitecore%2fcontent%2fhome%2fhewo rks%2fcityprojects%2f2016%2finmansquare/>.

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In summary, the Project is on land protected as Zoned Open Space, cannot be unilaterally eliminated for a road construction project without a Special Permit or notification under the Cambridge Zoning Ordinance.

Vellucci Plaza Is Open Space Under Cambridge Zoning Ordinances

Section 3.10 of the Cambridge Zoning Ordinances divides the City into fifty classes of districts, including "Open Space District[s]", which are described as "public parks and recreation facilities and other public facilities." Cambridge Zoning Ordinance, § 3.11(1). The Zoning Map for Cambridge shows Vellucci Plaza as in an "Open Space" district.

Special Permit Required For Construction in Vellucci Plaza Under Bylaw

Section 4 of the Cambridge Zoning Ordinances provides Use Regulations for each district.

Cambridge Zoning Ordinance, § 4.25 states:

Non Open Space Uses in Open Space Districts. The purpose of this section is to provide for public notification and review of governmental and institutional nonopen space development statutorily exempt from prohibition in designated Open Space Districts. All uses in an Open Space District other than a park or recreation use permitted by Subsection 4.33.f shall comply with the procedural requirements of this Subsection prior to the issuance of any building or special permit, variance or other approval or before conveyance of any lot within the district.

Section 4.25 speaks directly to the Vellucci Plaza project. If the Vellucci Plaza Project is permitted under § 4.33.f, then it must also "comply with the procedural requirements of this Subsection prior to the issuance of any... special permit...."

However, if the Building Inspector determines that the Vellucci Plaza Project is not a use "statutorily exempt from prohibition" in the Designated Open Space District, then it is just that—a prohibited use.

The Proposed Project Is a Municipal Service Facility Under §4.33.f(4)

As § 4.25 provides, other than the uses allowed by right, only a use "statutorily exempt from prohibition" may take place in an Open Space District. Section 4.25 cites § 4.33.f, which lists the statutory exemptions to the prohibitions of use in Open Space Districts.

Among those listed in § 4.33.f is a "Municipal Service Facility." The Zoning Ordinance defines a "Municipal Service Facility" as: "use of land or structures by the City of Cambridge or other municipality for maintenance operations, public utilities, public works and similar governmental functions." Cambridge Zoning Ordinance, Article 2: Definitions.



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The City of Cambridge has plans to change the use of land in an Open Space Zoning District to construct a municipal intersection, crosswalks, bike lanes, sidewalks, and stop lights. This plan clearly involves the use of land by the City of Cambridge for public utilities, public works, and other similar government functions.

While § 4.33.f allows a “Municipal Service Facility” in Designated Open Space, that use requires the issuance of a Special Permit from the Zoning Board of Appeals. Cambridge Zoning Ordinance §4.12. This is an addition to the notice and reporting requirements of §4.25

The City of Cambridge does not have a Special Permit from the Zoning Board of Appeals for the installation and construction of a Municipal Service Facility in Vellucci Plaza, for which work has already begun (including tree removal approvals, and exploratory digging for utility relocation).

Further, the explicit criteria for a Special Permit, as provided in §10.43, are highly appropriate for review of a traffic reconfiguration project such as this. For example, Special Permit Criteria (b), “traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in the established neighborhood character.”

The review that accompanies a Special Permit ensures that any such proposed project satisfies the purpose and criteria of the City’s laws.

Public Open Space Prohibits Roadways

Should the Building Inspector determine that the roadways part of the proposed intersection reconfiguration at Vellucci Plaza is not a Municipal Service Facility, then the Ordinance indicates that such roadways are prohibited within Designated Open Space altogether.

The deed to Vellucci Plaza describes the land as “public recreation open space.” This is a separate dedication from designated Open Space under the Cambridge Zoning Ordinance.

The Cambridge Zoning Ordinances define “Open Space, Public” as:

An area owned or controlled by the City of Cambridge or other public entity that is intended for public use, that is open to the sky and that is designed for either environmental, scenic, or recreation purposes. Public Open Space may include but is not limited to lawns, decorative plantings, interior walkways, abutting sidewalks, active and passive recreation areas, playgrounds, fountains, and public performance areas. Public Open Space shall not include ... parking lots, or driveways. Limited paved surfaces may be designed to accommodate occasional use by motor vehicles servicing the park facility....

Cambridge Zoning Ordinances, Article 2.00: Definitions (emphasis added)



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The Cambridge Zoning Ordinances unequivocally state that Public Open Space shall not include vehicular access, except in very limited circumstances—“the occasional use by motor vehicles servicing the park facility....” *Id.*

The construction of a four-way intersection which harbors more than 400 turning vehicles per hour is not “occasional”.² The Vellucci Plaza reconfiguration project runs directly counter to the heart of the Open Space Ordinance.

City Solicitor Letter Conflates Construction Projects with Laying Out of Public Way

We note the existence of City Solicitor Glowa’s April 2, 2018 letter on whether § 4.25 of the Cambridge Zoning Ordinance applies to the Inman Square project, but the long-established law of public ways contradicts her analysis.

The April 2, 2018 letter has several fatal flaws, most notably the conflation of “laying out a public way” with a road construction project. The April 2, 2018 letter sweepingly concluded that “the City may lay out public ways in a zoning district without obtaining zoning approval,” so therefore §4.25 of the Cambridge Zoning Ordinance doesn’t apply. Letter, page 3.

In the current project, the City seeks to relocate a portion of Hampshire Street—not laying out a new street. This is a significant distinction, as the laying out of a public way is governed by statutory provisions, such as M.G.L. c. 82 §§ 1-7 (county highways), and long-established case law has outlined the very specific provisions of layout. *See Fenn v. Town of Middleborough*, 7 Mass. App. Ct. 80 (1979).

Here, the City of Cambridge seeks to relocate a road (without following the process required by G.L. c. 82, § 2 if the street is indeed a public way) and for uses prohibited in an Open Space District without a Special Permit—or perhaps even prohibited entirely.

Further, the April 2, 2018 Letter erroneously concludes that the procedural requirements of §4.25 do not apply because “the redesign of Vellucci Plaza do[es] not include construction of any building or structure...” Letter, page 3. The plain language of the Ordinance prohibits “Non Open Space Uses”—it does not limit the prohibitions to structures.

If the April 2, 2018 letter were taken as accurate, then any Designated Open Space in Cambridge could be used for road widening and traffic reconfiguration without any review process under Zoning.

Conclusion

Our clients are direct abutters and close neighbors of the Property and the class of persons whom the Special Permit process is designed to protect. They are aggrieved by the Vellucci Plaza Road reconfiguration project going forward without proper process and substantive zoning oversight.

² Source: Inman Square Intersection Improvements Project.pdf, 2015 Existing Volumes (AM); MassDOT Separated Bike Lane Planning and Design Guide.



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On behalf of our clients, we hereby request that you rule affirmatively on our request and take all necessary and appropriate enforcement measures to ensure the City of Cambridge obtains all needed reviews and approvals and complies with all applicable Zoning Ordinances before commencing work on the project.

Sincerely,



Olympia A. Bowker

Cc: Owen O'Riordan
Commissioner, Cambridge Department of Public Works

Louis A. DePasquale
City Manager
City of Cambridge





CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

Ranjit Singanayagam
Commissioner

January 28, 2019

BY EMAIL AND FIRST-CLASS MAIL

Olympia A. Bowker, Esq.
McGregor & Legere
15 Court Square, Suite 500
Boston, MA 02108

Re: Response to Zoning Enforcement Request for Vellucci Plaza

Dear Ms. Bowker,

I am in receipt of your January 14, 2019 request for zoning enforcement on behalf of Mike Repucci, John Pitkin, Sara Mar Berman, Jonathan Harris and Debra Mandel. You have requested that the Cambridge Inspectional Services Department enforce the Cambridge Zoning Ordinance (the "Zoning Ordinance"), pursuant to G.L. c.40A, §7, regarding work planned and being performed at Vellucci Plaza in Inman Square, which is located within an Open Space Zoning District under the Zoning Ordinance. The work is being performed by the City of Cambridge (the "City") and is part of the Inman Square Intersection Safety Improvements Project, which includes the redesign of the Hampshire Street and Cambridge Street Intersection in Inman Square and the redesign and reconstruction of the City park known as Vellucci Plaza (the "Project").

Please be advised that, for the reasons set forth below, I decline to take any enforcement action concerning the Project as the Project does not violate the Zoning Ordinance.

As an initial matter, the layout, relocation or alteration of a public way is not subject to zoning. Harrison v. Textron, Inc., 367 Mass. 540, 549 (1975). Therefore, as with any roadway used and maintained as a public way, the City is not required to obtain relief from the Zoning Ordinance for the Project. It is irrelevant that the Project includes the relocation of a public way, rather than the initial layout of a public way. It is also of no consequence that you refer to the Project as a "road construction project" as opposed to the "layout of a public way." The road construction project is the means to accomplish the relocation of Hampshire Street and the redesign and reconstruction of Vellucci Plaza, which will then be accepted by a vote of the City Council.

You assert that the Project violates the Zoning Ordinance because there has been no Planning Board review pursuant to Zoning Ordinance Section 4.25. As stated above, Zoning

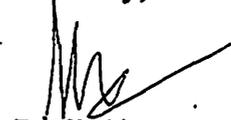
Ordinance Section 4.25 is not applicable to the Project because the Project is not subject to the Zoning Ordinance. Additionally, the procedure pursuant to Section 4.25 would not be applicable to the Project even if relocation of a public way was subject to the Zoning Ordinance. While section 4.25 of the Zoning Ordinance sets forth a procedure for review of "[g]overnmental and institutional non-open space development statutorily exempt from prohibition in designated Open Space Districts" and requires that "[a]ll uses in an Open Space District other than a park or recreation use permitted by Subsection 4.33.f shall comply with the procedural requirements of this Subsection prior to the issuance of any building or special permit, variance or other approval or before conveyance of any lot within the district" these procedural requirements are not applicable to the Project because the physical improvements and amenities that are being proposed for the Project do not include construction of any building or structure that would require either a building permit, variance or special permit and the proposed Project does not include uses set forth in Section 4.33.f, (other than a public park and recreational use). Thus the provisions of Section 4.25 of the Zoning Ordinance are not triggered by the Project.

You also assert that the Project violates the Zoning Ordinance because it would require a special permit as it is a Municipal Service Facility, pursuant to Zoning Ordinance Section 4.33.f and Article 2. The laying out, relocation or use of a public way is not subject to the Zoning Ordinance and does not fall under the definition of Municipal Service Facility, which is defined as "[the] use of land or structures by the City of Cambridge or other municipality for maintenance operations, public utilities, public works and similar governmental functions." A Municipal Service Facility is the use of land or structure by the City or other municipality, whereas, based on the plain meaning of "public way," it is the use of land by the public for travel. Any maintenance operations, public utilities or public works projects within a public way are for purposes of maintaining the public way or are incidental or accessory to the use of the public way for public travel. As also noted above, use of municipally owned land for a park or recreational use, such as the use of Vellucci Plaza as a park and for recreational open space use, is not subject to the requirements of Section 4.33.f and Article 2 of the Zoning Ordinance either.

Lastly, you assert that if the Project is not a Municipal Service Facility, it is prohibited because it does not fall under the definition of Public Open Space, pursuant to Zoning Ordinance Article 2. However, as stated above, neither the layout, relocation and use of a public way nor the redesign and reconstruction of a public park is subject to the Zoning Ordinance.

You have a right to appeal this determination pursuant to G.L. c.40A, §8 and Zoning Ordinance Article 10.00, Section 10.20.

Sincerely,

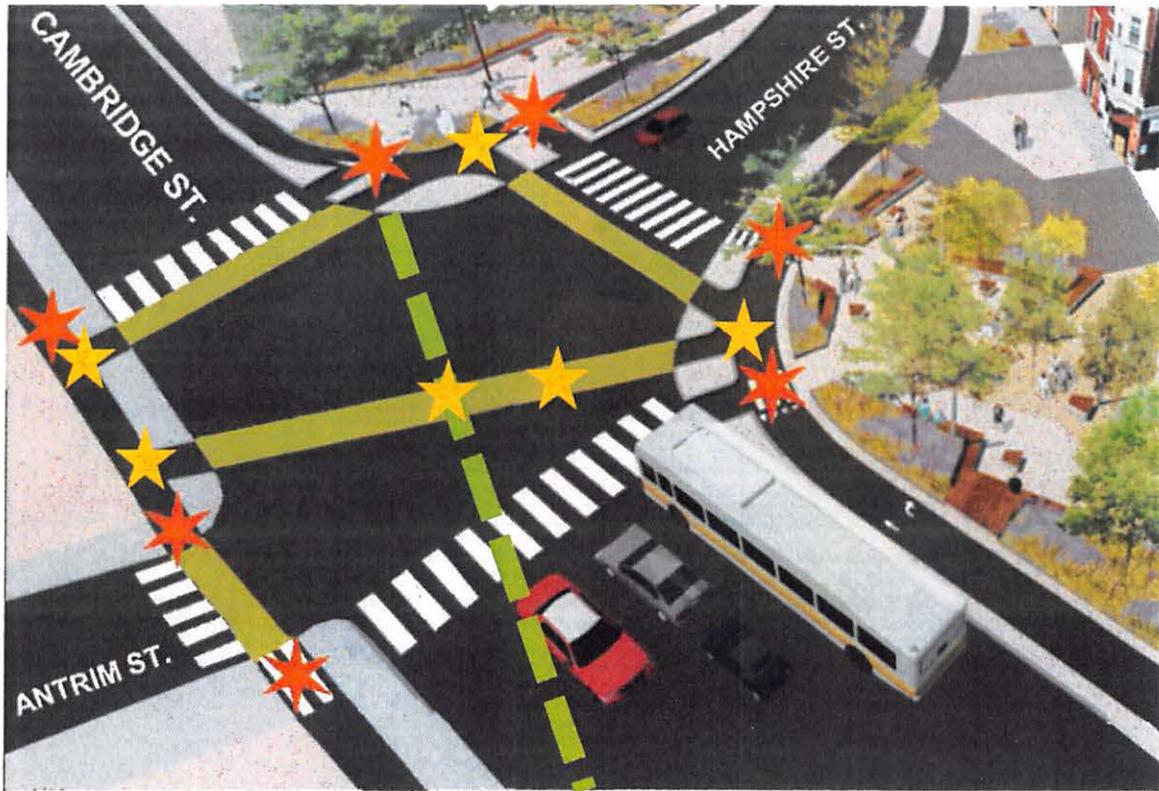
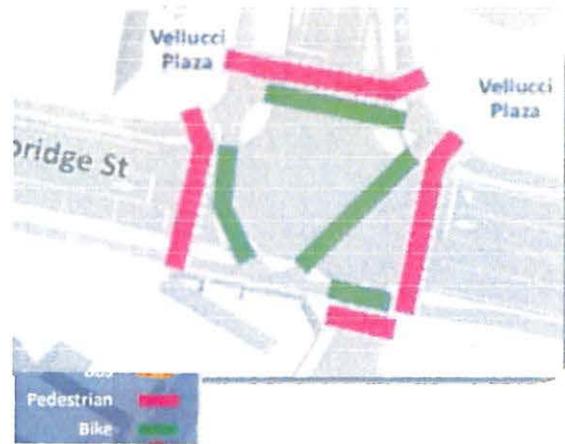


Ranjit Singanayagam
Commissioner
Inspectional Services Department

New Safety Flaws in the Plan for Inman Square: 2

In another signal phase in the Plan all vehicles will be stopped for bicycles and pedestrians to cross the intersection.

This pattern will create a “free for all” with numerous uncontrolled conflicts for both pedestrians and cyclists.

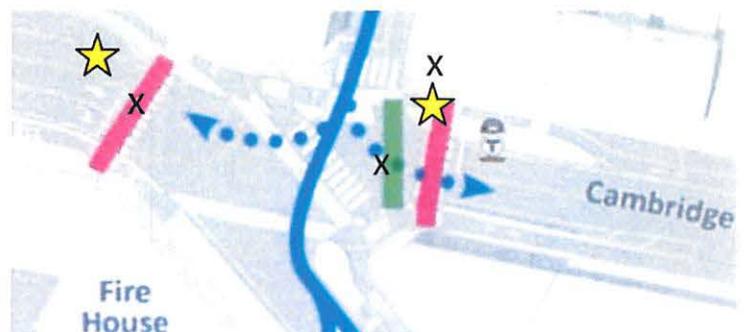


-  POTENTIAL PEDESTRIAN/BICYCLE POINTS OF CONFLICT
-  POTENTIAL BICYCLE-BICYCLE POINTS OF CONFLICT
-  BICYCLE DESIRE LINE FROM VELLUCCI PLAZA WEST TO HAMPSHIRE STREET SOUTH

During the same signal phase further east on Cambridge Street there will be two other new potential pedestrian-bicycle points of conflict as well as two new vehicle-pedestrian and one new vehicle-bicycle points of conflict X.

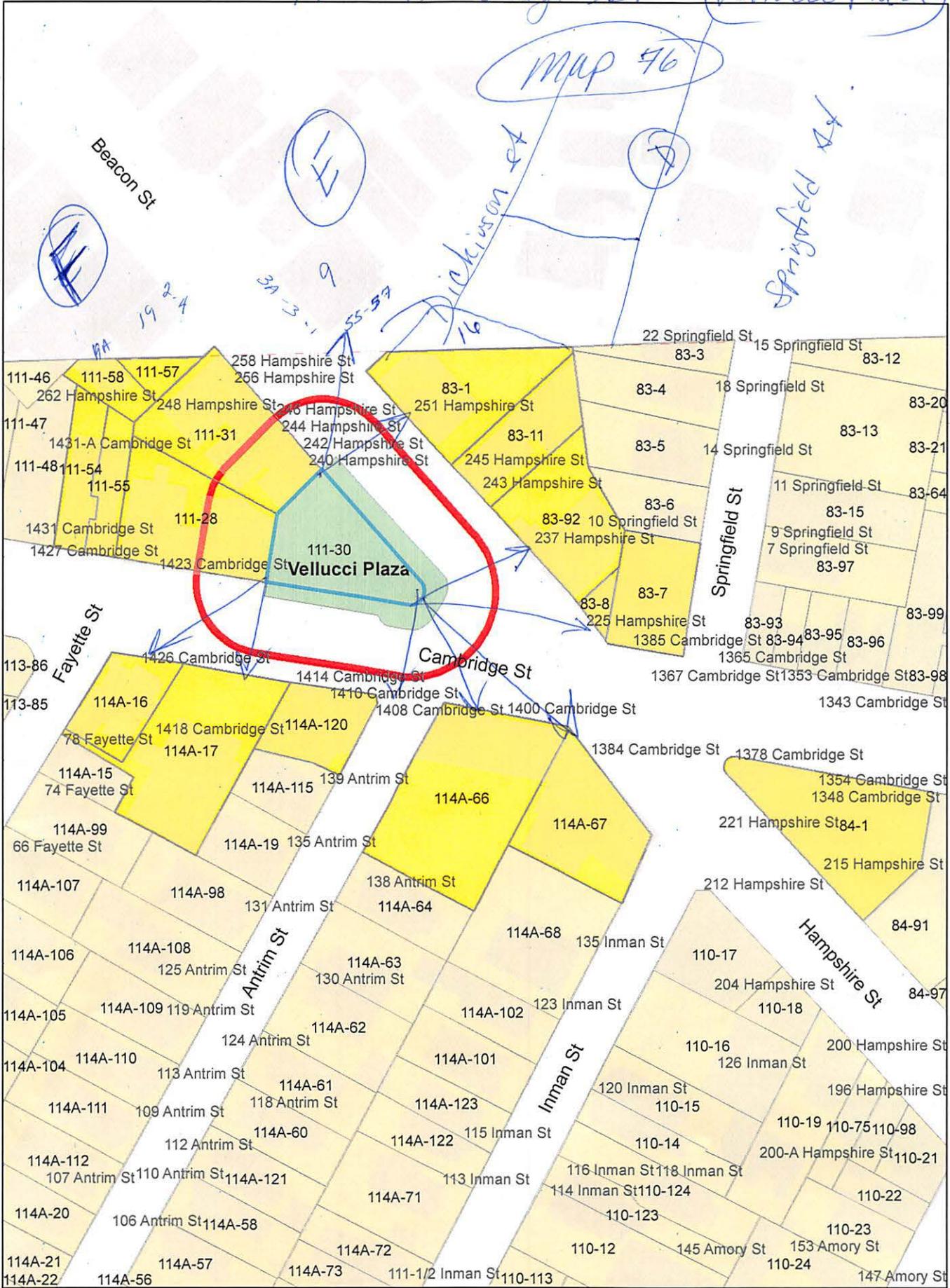
None of these potential conflicts are controlled by signals

None of these safety hazards exist in Inman Square today.



1407 Cambridge St. (Vellucci Plaza)

MAP 56



Beacon St



Springfield St

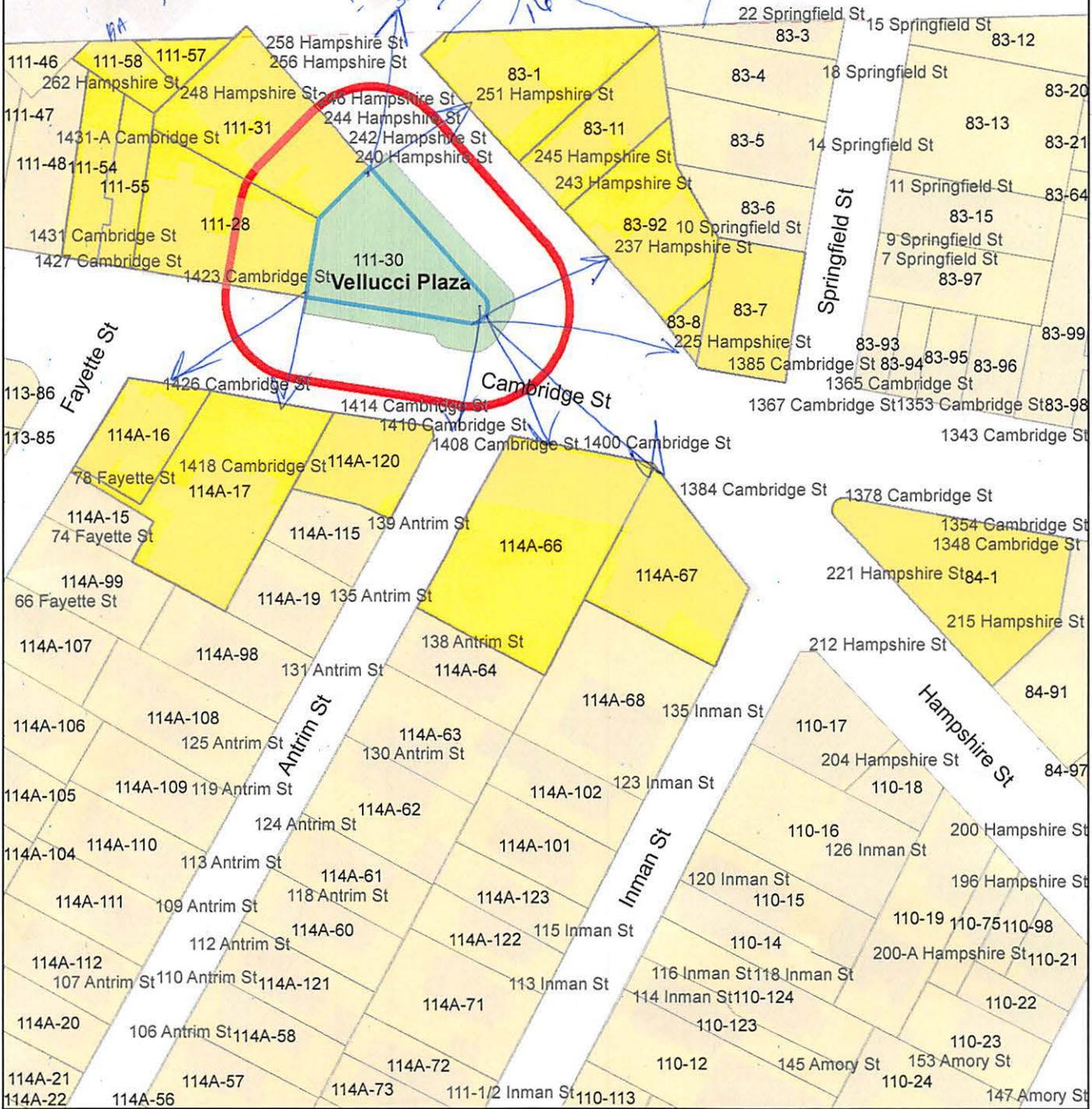
Dickinson St

19 2-4

3A-3-1

9

55-57



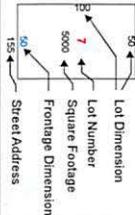
1407 Cambridge St. (Vellucci Plaza)



City of Somerville
Massachusetts

Assessor's Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



July 1, 2012

Source: Registered parcel boundaries, boundaries of the City of Somerville, and other information. Changes made to this map since the last update (1999) and have been updated by CDM Smith, 1000 State Street, Somerville, MA 02143. 1999 and have been updated by CDM Smith, 1000 State Street, Somerville, MA 02143. NOTE: This map is intended for informational purposes only. It does not constitute a legal document. For legal purposes, please refer to the official records of the City of Somerville, including the City Charter and the City Code.



1407 Cambridge St. (Velucci plaza)

83-1/ 76-D-16
NAVEO CREDIT UNION
251 HAMPSHIRE ST
CAMBRIDGE, MA 02139

83-7
WEINMAN PROPERTIES,LLC
281 WABAN AVE
WABAN, MA 02468

JOHN PITKIN
18 FAYETTE STREET
CAMBRIDGE, MA 02139

Rehtor

83-11
WINOGRAD, ELIOT J. &
MICHAEL JUDITH ROSENBERG, TR.
77 COURT STREET #204
NEWTON, MA 02458

83-92
CAMBRIDGE PUBLIC HEALTH COMMISSION
D/B/A CAMBRIDGE HEALTH ALLIANCE
ATTN: MR. TOM LESLIE
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

MCGREGOR & LEGERE
C/O OLYMPIA A. BOWKER, ESQ.
15 COURT SQUARE – SUITE 500
BOSTON, MA 02108

83-92
CAMBRIDGE HEALTH ALLIANCE
229 HAMPSHIRE ST
CAMBRIDGE, MA 02139

84-1
MITCHELL, CHESTER D. & ROBERT M. WHEELER
1334 CAMBRIDGE ST
CAMBRIDGE, MA 02139

111-28
IANELLI, JOSEPH J. & NINA R. IANELLI,
TRS. OF JACI REALTY TRUST
80 PARK AVE.
CAMBRIDGE, MA 02138

111-30
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02139

83-92 / 111-30 / 114A-67
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

83-92 / 111-30 / 114A-67
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

111-31
MANDEL, DEBRA
242 HAMPSHIRE ST., #3
CAMBRIDGE, MA 02139

111-31
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

111-31
BELOPOLSKY, ILYA & ARIELLA BELOPOLSKY
246 HAMPSHIRE ST., #246/2
CAMBRIDGE, MA 02139

111-31
SIGEL, ADAM & SARA SIGEL
246 HAMPSHIRE ST. UNIT 3
CAMBRIDGE, MA 02139

111-31
NOYER, CHRISTOPHER & SHANNON NOYER
248 HAMPSHIRE ST., #2
CAMBRIDGE, MA 02139

111-31
DANNER, ERIC A. W.
248 HAMPSHIRE ST., UNIT #3
CAMBRIDGE, MA 02139

111-31
SMITH, WILLIAM E. & DEBORAH L. SMITH
TRUSTEES OF THE SMITH FAMILY IRREVOCABLE
250 HAMPSHIRE ST, UNIT #1
CAMBRIDGE, MA 02139

111-31
PRICE, MATTHEW,
TRUSTEE THE JUDITH PRICE IRREV TRUST
21 HELDUN ST., #1
WEST ROXBURY, MA 02132

111-31
NOYER, CHRISTOPHER M. & SHANNON NOYER
254 HAMPSHIRE ST, #2
CAMBRIDGE, MA 02139

111-31
BUDMAN, LUCY J. & CATHERINE A. CLINTON
301 ALLSTON ST., #6
CAMBRIDGE, MA 02139

111-31
LOOS, KEVIN D. & ALEXANDRA F. LOOS
C/O PENG, FEI & JIN CHEN
256 HAMPSHIRE ST., #3
CAMBRIDGE, MA 02139

111-31
LEE, CHIHMING WANG
C/O GROVER TAYLOR
4 STATE ST.
WILMINGTON, MA 01887

111-31
SARNI, GAIL
258 HAMPSHIRE ST #3
CAMBRIDGE, MA 02139

111-54
CHRISTOFORETTI, JEFFERY A. &
ELIZABETH B. CHRISTOFORETTI
1429A CAMBRIDGE ST. UNIT#1
CAMBRIDGE, MA 02139

111-54
GUO, CHIU-SHIEN & JOSEPHINE LOUIE
1429A CAMBRIDGE ST, #2
CAMBRIDGE, MA 02139

111-54
ZANELLA-FORESI, SABRINA & ANTONY FLACKETT
1429A CAMBRIDGE ST. UNIT 3
CAMBRIDGE, MA 02139

111-55
BURCHARDT, JOHN F. & ROSARIO S. DELACRUZ
1429 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02139

111-55
NETLAND, GREGORY A. &
KIMBERLY A. HOLLIDAY
2 FIELDSTONE WAY
BOXFORD, MA 01921

1407 Camb St. (Vellucci Plaza)

111-55
GARIP, FILIZ & MERT RORY SABUNCU
1429 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02139

111-57
PACHECO, ALBERT M. & LEONTINA O. PACHECO
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

111-58 / 76-F-19 & 19A
PACHECO-HAMPSHIRE LIMITED PARTNESHIP
54 LARSCHWOOD DR
CAMBRIDGE, MA 02138

114A-16
CARREIRO, MANUEL V. & MARIA L. CARREIRO
1426 CAMBRIDGE ST #1
CAMBRIDGE, MA 02139

114A-16
FAYAD, DONNA,
TRUSTEE THE DONNA FAYAD REALTY TRUST
50 BARTON DR
SUDBURY, MA 01776

114A-16
ZAHKA, WAYNE E.,
TR. OF THE 1426 CAMB. ST APT 3 REALTY TR.
1426 CAMBRIDGE ST., #3
CAMBRIDGE, MA 02139

114A-17
FIRST UNITED PRESBYTERIAN CHURCH
OF CAMBRIDGE
P.O BX 398089
CAMBRIDGE, MA 02139

114A-66
1400 CAMBRIDGE REALTY LLC
1540 CAMBRIDGE ST
CAMBRIDGE, MA 02139

114A-67
CAMBRIDGE CITY OF FIRE DEPT
491 BROADWAY
CAMBRIDGE, MA 02138

114A-120
REPPUCCI, MICHAEL F., JR.,
TR OF THE INMAN REALTY TRUST
1414 CAMBRIDGE ST
CAMBRIDGE, MA 02139

114A-16
CARREIRO, MANUEL V.,
TRUSTEE THE UNIT 1B REALTY TRUST
1 TAUNTON ST
SOMERVILLE, MA 02143

83-8
SINGH, HARINDER
170 GORE ST #304
CAMBRIDGE, MA 02141

111-31
ZHOU, JIANHUA & ZHAOHUI SHAO
10 FRANCIS ST
BROOKLINE, MA 02446

111-31
CAMBRIDGE AFFORDABLE HOUSING CORP.
195 PROSPECT ST
CAMBRIDGE, MA 02139

83-92
KEANE, KATHLEEN M. & ROBERT E. KEANE
21 NASSAU DR
WINCHESTER, MA 01890

76-E-9
1-3A BEACON STREET LLC
C/O ERIC ANDERSON
11 WILLOWDALE CT.
AMESBURY, MA 01913

DICKINSON ST

Location DICKINSON ST

Mblu 76/ D/ 16/ 1

w/ Cams 83-1

Acct# 03097182

Owner NAVEO CREDIT UNION

Assessment \$245,200

PID 1207

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$3,900	\$241,300	\$245,200

Owner of Record

Owner NAVEO CREDIT UNION
Co-Owner
Address 493 SOMERVILLE AVE
 SOMERVILLE, MA 02143

Sale Price \$86,000
Certificate
Book & Page 12534/ 195
Sale Date 01/19/1973

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NAVEO CREDIT UNION	\$86,000		12534/ 195	01/19/1973

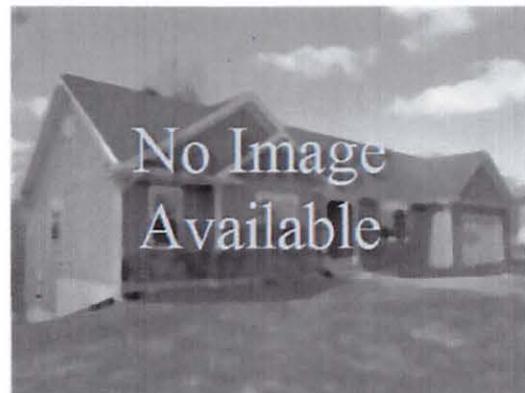
Building Information

Building 1 : Section 1

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

Building Attributes	
Field	Description
Style	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	

Building Photo



(<http://images.vgsi.com/photos/SomervilleMAPhotos//default>)

1 BEACON ST

Location 1 BEACON ST

Mblu 76/ E/ 9/ /

Acct# 12381025

Owner 1-3A BEACON STREET LLC

Assessment \$1,526,800

PID 1209

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$983,700	\$543,100	\$1,526,800

Owner of Record

Owner 1-3A BEACON STREET LLC
Co-Owner C/O ERIC ANDERSON
Address 11 WILLOWDALE CT
 AMESBURY, MA 01913

Sale Price \$800,000
Certificate
Book & Page 44589/ 204
Sale Date 02/03/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
1-3A BEACON STREET LLC	\$800,000		44589/ 204	00	02/03/2005
TRUST T B L REALTY	\$1		27777/ 595	1F	10/17/1997
LEYNE TIMOTHY B	\$175,000		27260/ 001	1H	04/30/1997
TRUST THOMAS REALTY	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 7,010
Replacement Cost: \$1,232,453
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$936,700

Building Photo

Building Attributes	
Field	Description
STYLE	Stores/Apt Com
MODEL	Commercial

4 BEACON ST

Location 4 BEACON ST

Mblu 76/ F/ 19/ / *with Camb 111-58*

Acct# 02048169

Owner PACHECO-BEACON LTD
PTNRSHIP

Assessment \$1,157,300

PID 12211

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$777,300	\$380,000	\$1,157,300

Owner of Record

Owner PACHECO-BEACON LTD PTNRSHIP
Co-Owner
Address 54 LARCHWOOD DRIVE
CAMBRIDGE, MA 02138

Sale Price \$1
Certificate
Book & Page 32822/ 509
Sale Date 05/08/2001
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PACHECO-BEACON LTD PTNRSHIP	\$1		32822/ 509	1F	05/08/2001
PACHECO ALBERT M & LEONTINA O	\$219,000		25954/ 003	1G	01/05/1996
TRUST 4 BEACON	\$150,000		15672/ 007	1L	01/07/1984

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 3,575
Replacement Cost: \$873,368
Building Percent 89
Good:
Replacement Cost
Less Depreciation: \$777,300

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential

262 HAMPSHIRE ST

Location 262 HAMPSHIRE ST

Mblu 76/ F/ 19/A /

*Combined w/
Camb. 111-58*

Acct# 09000092

Owner PACHECO-HAMPSHIRE LTD
PTNRSHP

Assessment \$120,000

PID 12212

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$60,200	\$59,800	\$120,000

Owner of Record

Owner PACHECO-HAMPSHIRE LTD PTNRSHP
Co-Owner
Address 54 LARCHWOOD DRIVE
CAMBRIDGE, MA 02138

Sale Price \$1
Certificate
Book & Page 32822/ 430
Sale Date 05/08/2001
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PACHECO-HAMPSHIRE LTD PTNRSHP	\$1		32822/ 430	1F	05/08/2001
PACHECO ALBERT & LEONTINE	\$230,000			1G	04/01/1998
MEDEIROS STEVEN J	\$135,000		27183/ 244	1G	04/03/1997
GUTTMAN JUDITH	\$0		24845/ 525	H	09/09/1994
GUTTMANN JAMES	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,166
Replacement Cost: \$317,105
Building Percent Good: 19
Replacement Cost Less Depreciation: \$60,200

Building Photo

Building Attributes	
Field	Description