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ADAM J. COSTA
Adam@bbmatlaw.com

Via E-mail Only: lpaden@cambridgema.gov

January 7, 2016

Liza Paden, Project Planner
Community Development Department
City of Cambridge
344 Broadway
Cambridge, Massachusetts 02139

Re: Supplemental Material
Application for Special Permits
9 Donnell Street

Dear Ms. Paden:

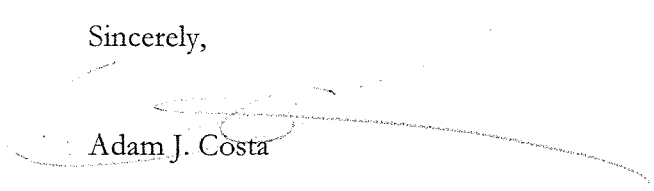
Reference is made to the above-captioned matter. In that connection, on behalf of the Petitioner and per our conversation today, I submit together herewith additional supplemental material in support of the Application for Special Permits for the 9 Donnell Street property. Specifically, I affix hereto:

- multiple letters of support for the project and/or the zoning relief required therefor, from neighborhood residents;
- a summary of neighborhood outreach efforts undertaken by the Petitioner's consultants and representatives;
- a revised building foundations and sections plan, as prepared by John Walker, Architect, dated January 6, 2016;
- shadow study plans, comparing the existing and proposed conditions at the site;
- additional shadow study plans, comparing the proposed conditions with by-right development of the site; and
- a copy of the by-right option for site development, as referenced above (and for comparison purposes only).

Kindly provide these items to the Planning Board, in advance of its upcoming, January 12, 2016 public hearing on the Application. I look forward to presenting the project at said meeting and responding to Board members' questions and comments.

Thank you in advance for your assistance.

Sincerely,


Adam J. Costa

AJC/fhs

Enclosures

cc: Client (via e-mail only, w/out encl.)

Communications of support for 9 Donnell redevelopment

from Trustee of the condo association at #7 with all three members in support
from owners of #7C Donnell to Historical
from owners of #8 Donnell
from family of owner of #10 Donnell
from owners of #14 Donnell plus their more detailed email to Historical
from owners of 354-356 Walden

Notes:

owner of #18 Donnell is the Landscape Designer for #9 Donnell

Notice to Fire Department "Unsafe to enter in case of fire"



Donnell Street <9donnellstreet@gmail.com>

Support for Special Permit #307, 9 Donnell Street

1 message

Bolotin, Steven <SBolotin@morrisonmahoney.com>

Thu, Jan 7, 2016 at 9:30 AM

To: "cddat344@cambridgema.gov" <cddat344@cambridgema.gov>

I am one of the trustees of the Stapleton Court Condominium Trust, which comprises 7 Donnell Street, Units A, B, and C, and authorized to speak on their behalf. On behalf of the Trust and all unit owners, I express our strong support for the proposed special permit for the immediately adjacent property, 9 Donnell Street.

We believe that the proposed plan represents the best interests of the neighborhood, with the least impact on the residents who would be most affected. The development team has shown a consistent willingness to keep the neighbors informed of their plans, provide information, seek out comment, and modify designs accordingly. As such, we are confident that approval of the proposed special permit represents the best opportunity for development which reflects neighborhood input. Conversely, we note that in the absence of the special permit, the construction of any structure which conforms with the existing zoning requirements would likely result in a building which further encroaches on neighbors and present less light and open space.

At present, the property is vacant, representing a blight on the neighborhood, an attractive nuisance, and potential hazard. Accordingly, we urge the Planning Board to approve the special permit with all haste.

Steven J. Bolotin, Trustee, on behalf of:

Andra and Steven Bolotin, Unit 7C

Ruth and Elhanan Helpman, Unit 7B

Arlene Kulin, Unit 7A



Donnell Street <9donnellstreet@gmail.com>

9 Donnell Street

Bolotin, Steven <SBolotin@morrisonmahoney.com>

Wed, Dec 23, 2015 at 12:31 PM

To: "csullivan@cambridgema.gov" <csullivan@cambridgema.gov>, "sburks@cambridgema.gov"

<sburks@cambridgema.gov>

Cc: Donnell Street <9donnellstreet@gmail.com>

Mr. Sullivan and Ms. Burks,

I am the owner of 7C Donnell Street in Cambridge and one of the trustees of the Stapleton Court Condominium Trust which controls the common property at 7 Donnell Street. I have been closely following the process regarding the property adjacent to mine at 9 Donnell Street. I understand from the developer that an issue has arisen relative to the demolition of the existing structure as the plans for the replacement have yet to be finalized. While I appreciate the desire of the Historical Commission to follow the applicable regulatory language, the structure that remains during this process is both unsafe and a blight on the neighborhood. It is an empty building, making it an attractive nuisance and potential magnet for unsafe and even illegal activity. It is also an old building which is not in the most sound structural condition. I will be subject to the elements in winter, including potentially heavy wind and snowfall, which could result in partial collapse. Its proximity to an adjacent structure, 7A Donnell Street, makes this a particularly troubling situation. Conversely, a cleared lot will be safer and easier to monitor by the neighborhood. Given my understanding that the developer can ultimately build "by right" on the lot, I believe it to be in the best interests of the neighborhood to allow demolition to proceed, while still preserving everyone's rights to address what will ultimately be built in replacement.

Thank you for your consideration.

Very truly yours,

Steven J. Bolotin

Partner

MORRISON MAHONEY LLP

250 Summer Street

Boston, MA 02210

T 617.737.8878 | F 617.342.4943

Lewis Hyde & Patricia Vigderman
8 Donnell Street
Cambridge, Massachusetts 02138
(617) 547-1981

December 28, 2015

To Whom it May Concern:

We write in regard to the proposals being made for demolition and new construction at 9 Donnell Street, Cambridge. We own 8 Donnell Street, the property across the street and just to the south of 9 Donnell Street.

We believe, first of all, that it makes good sense to demolish the existing building. True, it is a 'worker's cottage' in the mid-nineteenth-century vernacular style (as is our own house), but the condition of the structure makes it impractical to renovate and improbable that anyone would do so, certainly not the current owner.

Second, of the various proposals for the site that we have seen, we very much prefer the "two building" option, the one that will require two special permit rulings (one regarding the placement of the driveway, the other regarding building two units that stand apart from one another, rather than building a single-building duplex). That configuration will offer a much more attractive street presence than any other design we've seen. The parcel of land in question is unusually narrow (42 feet wide at the street); unless the driveway permit is granted the owners may have to set the garage(s) and driveway facing Donnell Street, the least attractive solution as the front of the property will soon be nothing more than a parking lot.

Under the assumption that tearing down 9 Donnell Street will allow the current owner to proceed toward developing the "two building" option, we urge the City to allow the demolition.

Sincerely,

W. Lewis Hyde
Patricia Vigderman

Dec. 1, 2015

To: The Planning Board, City of Cambridge

From: 10 Donnell Street

Re: Support for New Homes at 9 Donnell Street

I am writing as the Power of Attorney managing my mother's home at 10 Donnell Street, which she purchased in 1992.

Having viewed the designs online and spoken with the project manager for 9 Donnell, I believe the two separate homes will be lovely spaces for people to live in. Hopefully, families will move in given that there are three bedrooms. The neighborhood is becoming a delightful mix of families and adults of all ages. The landscaping should be very nice, as is that across the street after which 9 Donnell's is to be modeled. The neighbors should enjoy a bit more space between their homes and this new structure. The narrower front design will not overwhelm the neighborhood structurally. Ditto the lower than allowed height. It is a positive that the garage and cars will be out of sight from the street and the large and private outdoor space created should be pleasing to the owners. Headlight intrusion from cars traveling up RC Kelly seems to have necessarily been addressed in the design. A side front door allows for privacy given the proximity to the sidewalk. The modern, yet modest design and size overall will be a nice addition to the neighborhood.

Respectfully,



Pippa Comfort



Donnell Street <9donnellstreet@gmail.com>

9 Donnell plans posted

Stark, Antony <tonystark@tonystark.org>

Sat, Nov 14, 2015 at 5:47 AM

Reply-To: aas+11@tonystark.org

To: Donnell Street <9donnellstreet@gmail.com>

Charlie -

The plans are OK with me.

As far as I am concerned, there is no need to conceal solar panels.

Tony Stark

14 Donnell

[Quoted text hidden]

—

Antony A. Stark

aas@tonystark.org

<http://www.tonystark.org>

in favor

Burks, Sarah

From: Stark, Antony <tonystark@tonystark.org>
Sent: Wednesday, March 04, 2015 4:48 PM
To: HistComm
Subject: Support for new construction at 9 Donnell

To the historical commission:

My wife and I live across the street from the proposed new construction at 9 Donnell St.

We have been shown the preliminary proposed plans for new construction at the site.
(We ourselves have no financial interest or business relationship with the developers.)

We are in favor of the demolition of the current house at 9 Donnell. That house is not in good repair, has no particular historic value, and is too close to the street and too wide for the lot. We are in favor of the construction of new housing that is not quite as wide, not much taller than the current house, and somewhat further back from the street.

--

Antony A. Stark
aas@tonystark.org
<http://www.tonystark.org>



Donnell Street <9donnellstreet@gmail.com>

Fwd: 9donnell street cambridge ma

emb1968@verizon.net <emb1968@verizon.net>
To: 9donnellstreet@gmail.com

Fri, Nov 27, 2015 at 5:18 PM

----- Original Message -----

From: emb1968@verizon.net
Date: Nov 27, 2015 5:12:52 PM
Subject: 9donnell street cambridge ma
To: 9donnellstreet@gmail.com

I Ellen M Betz residing at 356 Walden St and Peter De Carlo residing at 354 Walden St Cambridge Ma we have no concern with development plans @ 9 Donnell Stree

Robert McHale
9 West Broadway, Suite 422
Boston, MA 02127
Tel: 617.306.2183
Fax: 617.848.9483
E-Mail: robert.mchale@rmchale.com

December 22 2015

VIA FAX: 617.349.4912

Fire Chief
Cambridge Fire Department
491 Broadway
Cambridge, MA 02138

VIA FAX: 617.349.6132

Mr. Ranjit Singanayagam
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, MA 02139

Re: 9 Donnell Street, Cambridge, Massachusetts

Gentlemen:

As Trustee of the 9 Donnell Street Realty Trust, owner of the above-referenced Cambridge property, I would like to inform you that our licensed structural engineer (Carmine Guarracino) has advised us that 9 Donnell Street should be immediately demolished and in the interim should be immediately marked as unsafe for firefighters to enter in the event of a fire.

The property is unoccupied, and is fully prepared for demolition with gas, electric, water, and sewer disconnected.

Very truly yours,



Robert McHale

Summary of Neighborhood Outreach

03-02 two general meetings, one with initial architect

- advertised by flyers
- three site plans and shadow study

03-05 public hearing at Historical Commission

- advertised by flyers & city notifications (letters, website, newspaper)

04-04 general meeting with site plans and shadow study

07-26 DPW storm water meeting with Trustee of condos at #7 and owner of #11

08-06 public hearing at Historical Commission

10-01 architect reviews Special Permit plans with Trustee of condos at #7 at his home

10-03 architect reviews Special Permit plans with owners of #11 at their home

10-05 civil engineer meets on-site with Trustee of condos at #7

10-11 general meeting to review Special Permit plans on site advertised by flyer and email

10-16 landscape designer meets on-site with Trustee of condos at #7

10-31 architect and landscape designer meet with owners of #11 at their home

11-24 landscape designer meets with owners of #11 at their home

- reviews her plan for landscaping a new driveway for #11
- landscape designer hired by the owners of #11 did not attend

12-08 owner of #11 emails that they have "an architect by training, with considerable development and planning board experience to advise us"

12-15 Planning Board hearing re-scheduled

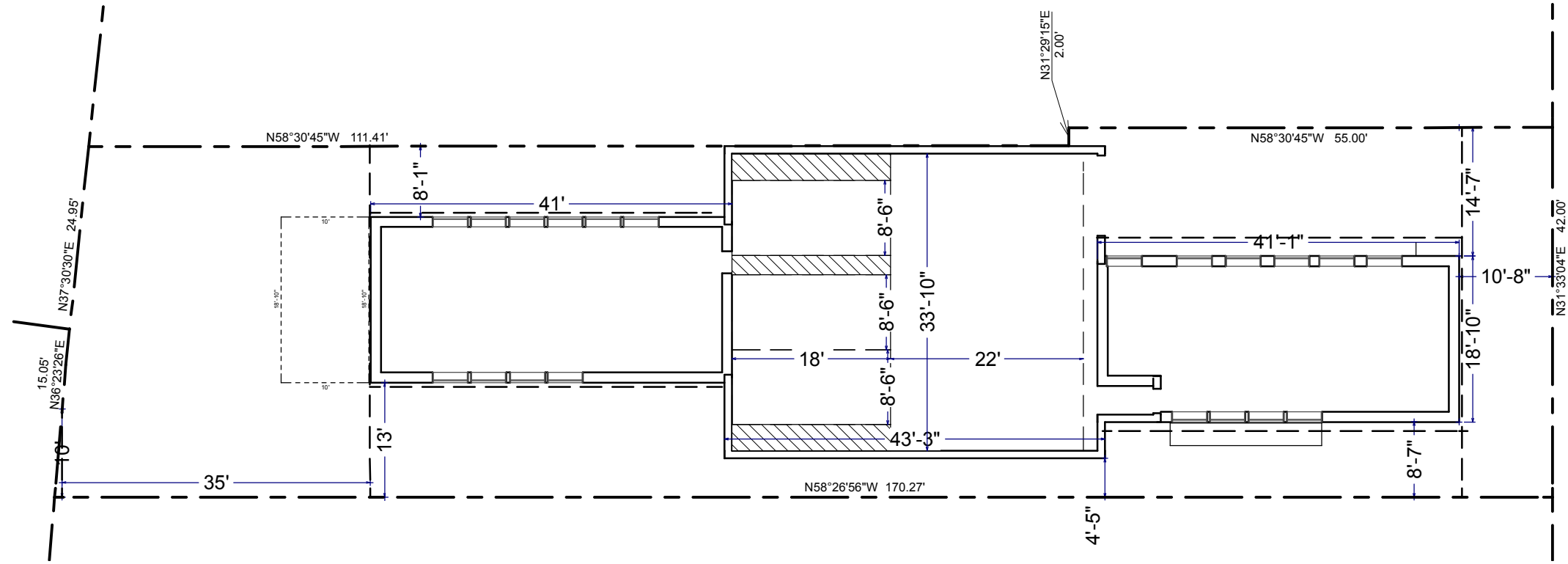
12-22 architect reviews the Special Permit and by-right plans with owners of #8 at their home

12-23 architect reviews the Special Permit and by-right plans with owners of #14 at their home

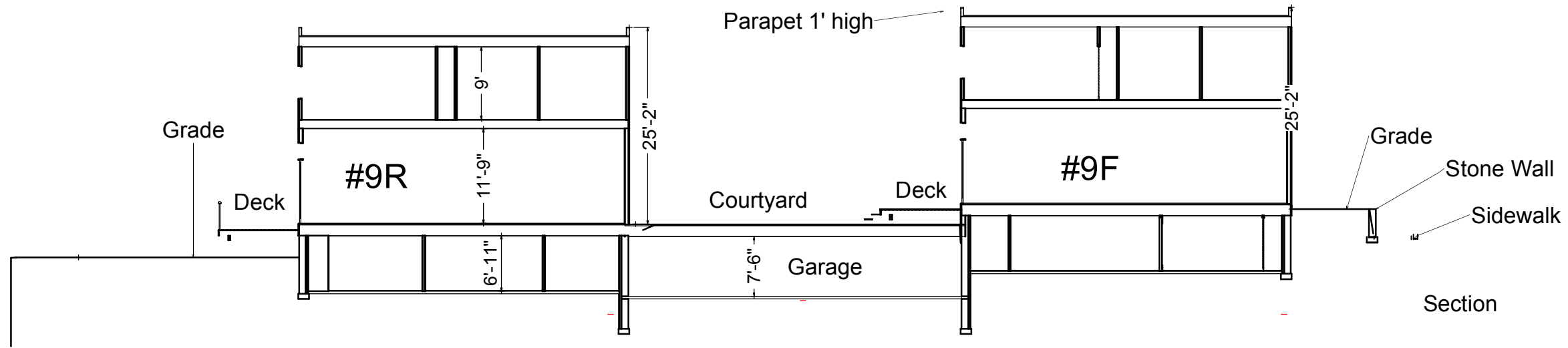
Individual meetings:

- Kyu Sung Woo of 15 RC Kelley on the street
- Karen Propp of #6 on the street
- Doug Okun, 334 Walden, at his home
- Pete DiCarlo & Ellen Betz, 356 Walden, at their home, email of support
- Mark Trumble, 350 Walden, at his home

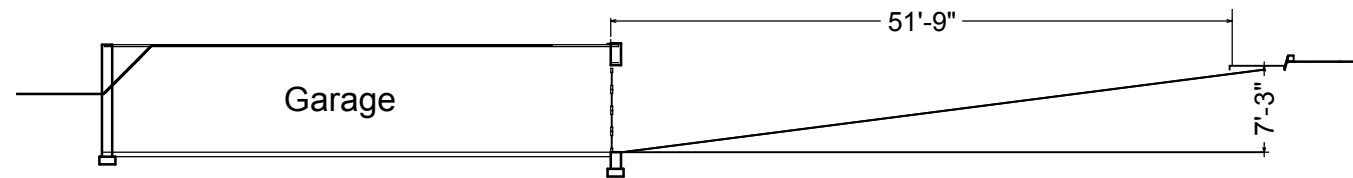
- Trustee of #10 Donnell with a letter of support



Foundation Plan



Section



Driveway Profile

Notes: The elevation of the curb cut will be lowered to match the #11 Donnell Street curb cut subject to the civil engineer and Cambridge DPW approval. The elevation of the garage floor slab and the elevation of the rear building basement floor slab will be set by the civil engineer. The elevations of all grades on-site will be subject to approval by the civil engineer and Cambridge DPW for storm water mitigation.

NO.	DESCRIPTION	BY	DATE

Foundation & Section
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

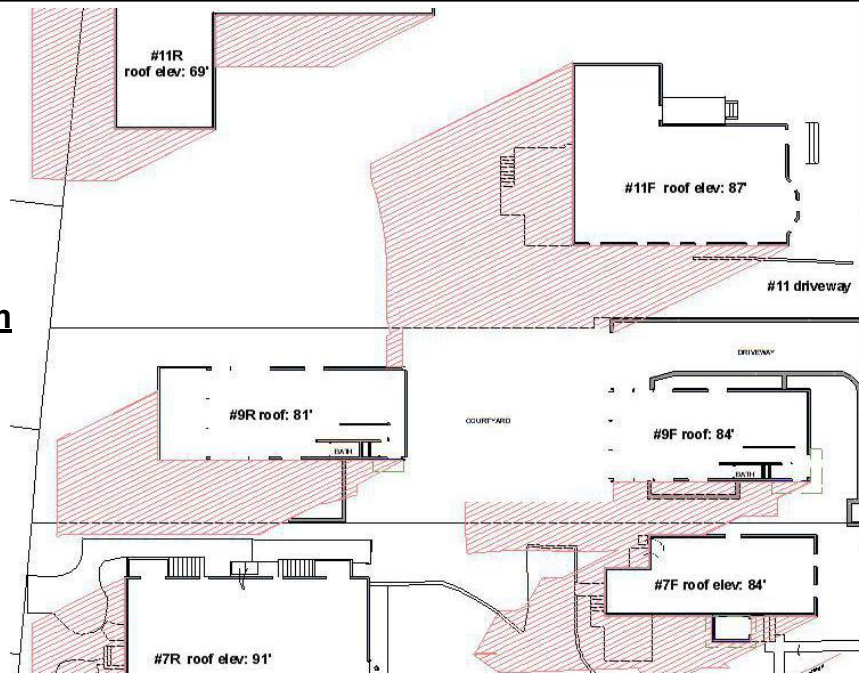
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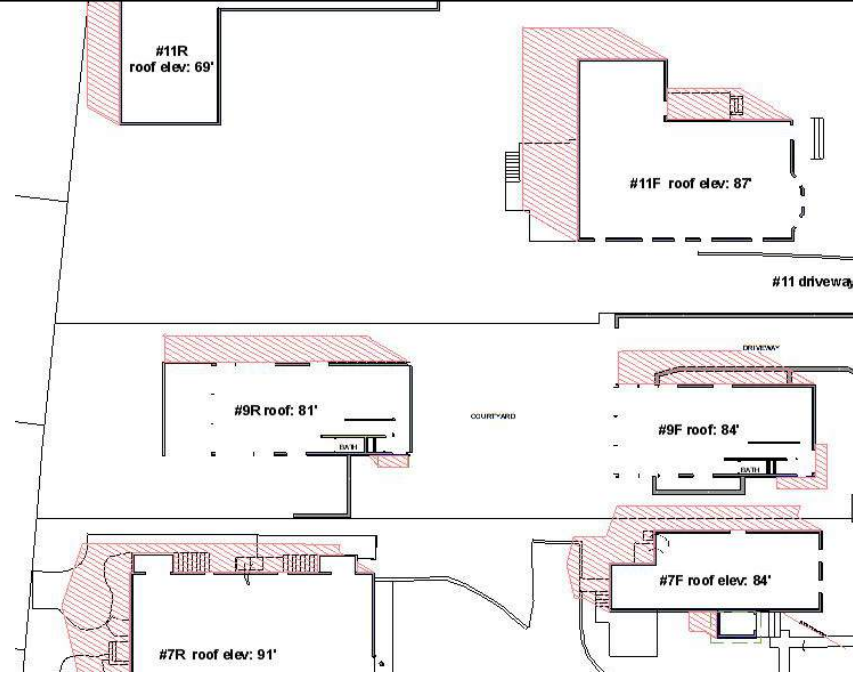
SHEET:
SP-3

Jun 21

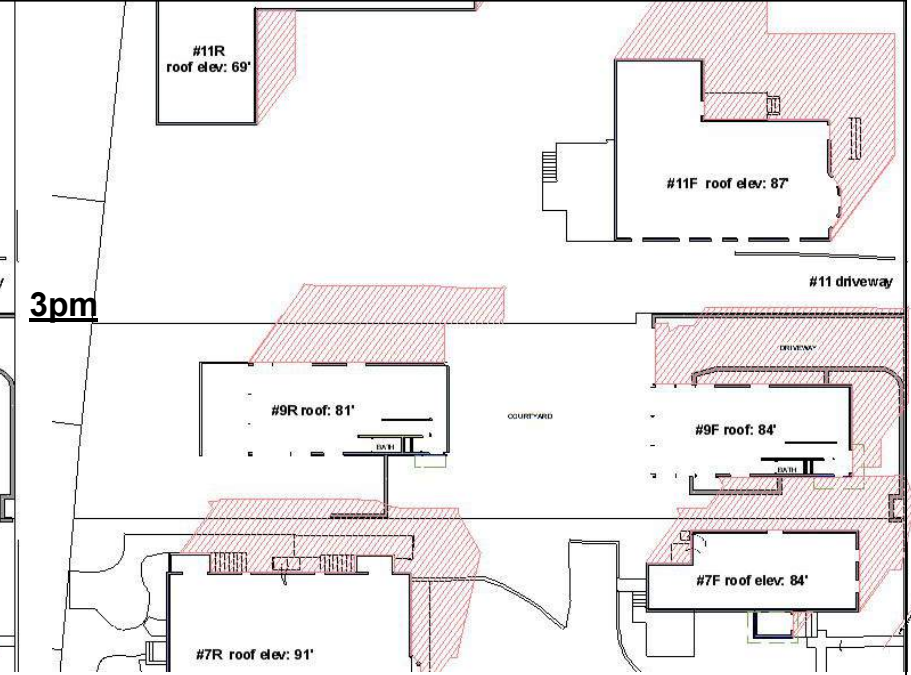
proposed 9am



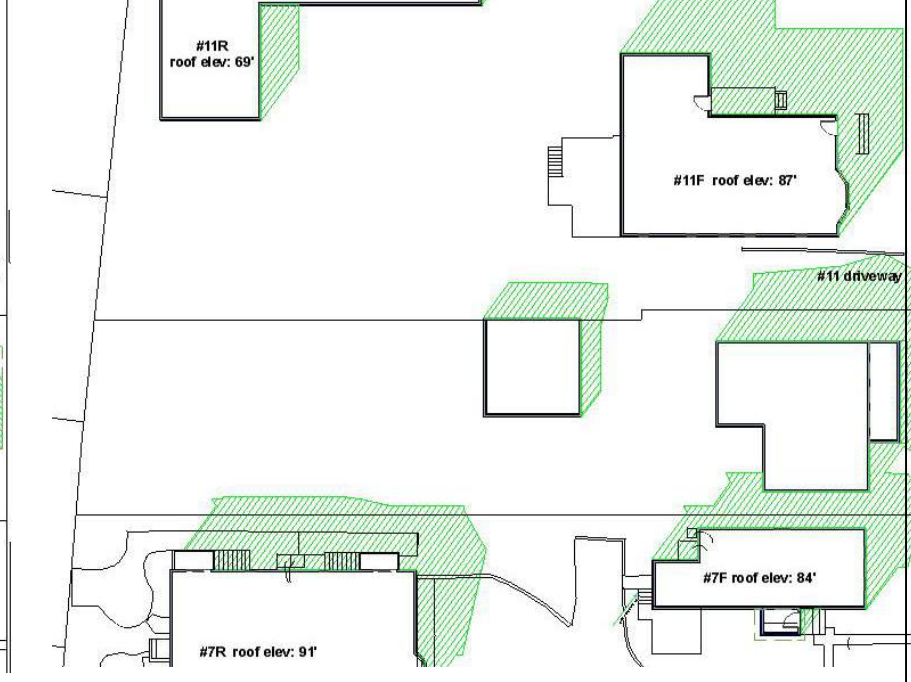
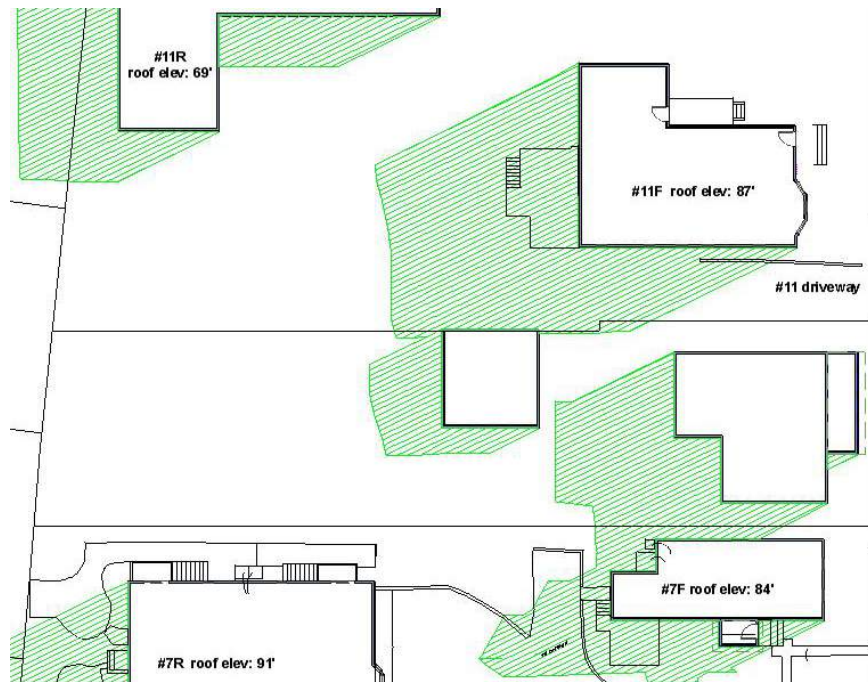
Noon



3pm



existing



Identical shadows on #11

Slightly less shadows on #11

About the same amount of shadows on #11

NO.	DESCRIPTION	BY	DATE

SHADOW STUDY
Special Permit Application

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:
12/26/2015

SCALE:

SHEET:

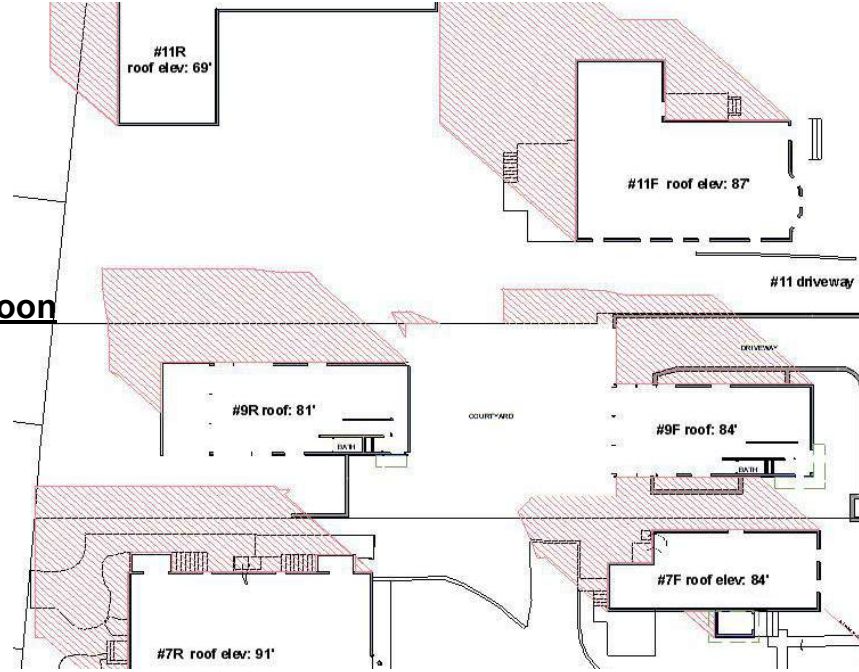
SPss1

Sept 21
Mar 21

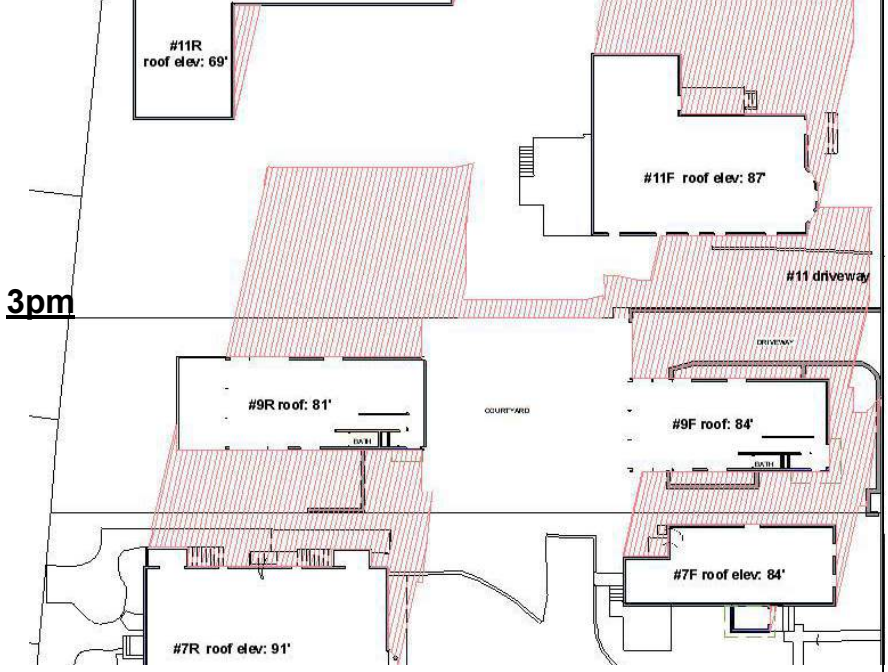
proposed 9am



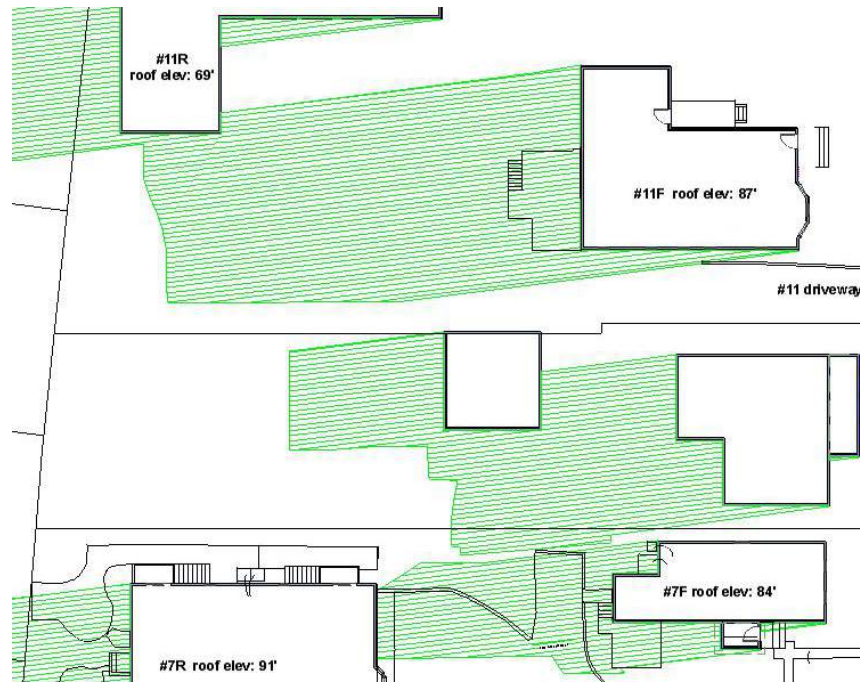
Noon



3pm



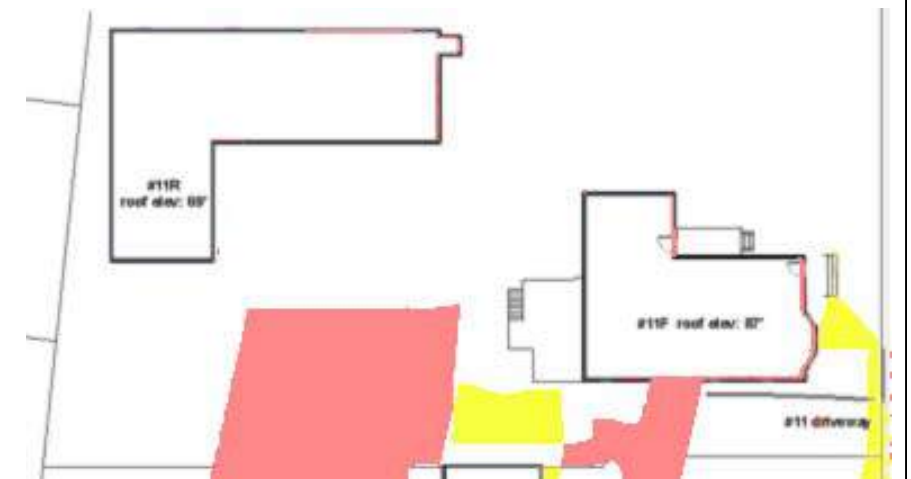
existing



Identical shadows on #11

About the same amount of shadows on #11

More shadows on #11



NO.	DESCRIPTION	BY	DATE

SHADOW STUDY
Special Permit Application

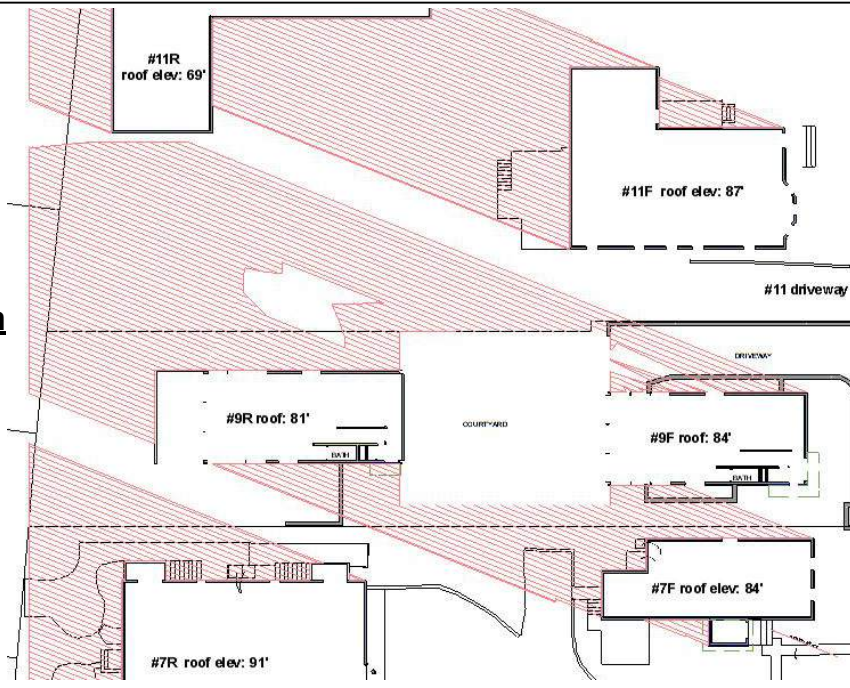
#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

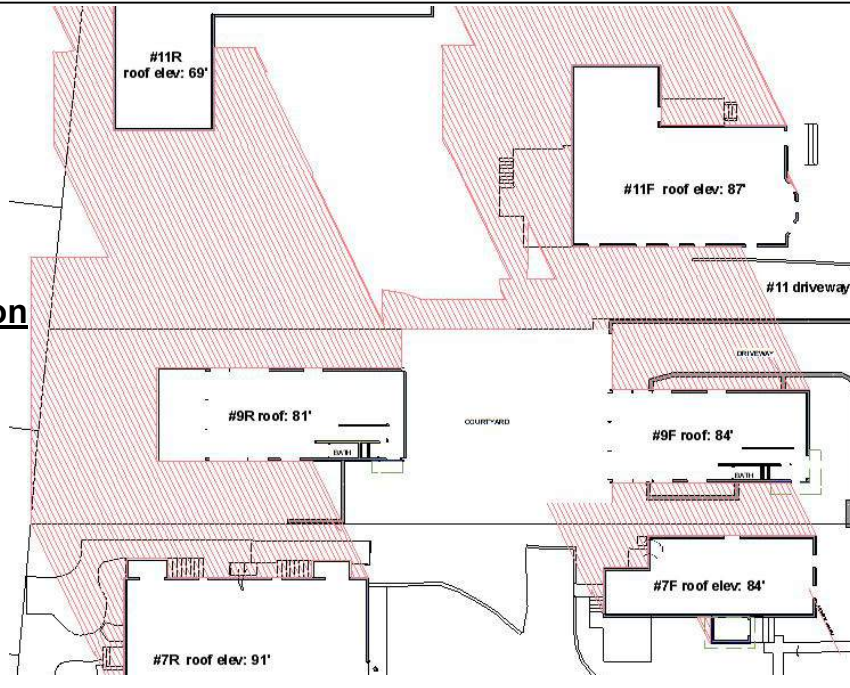
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12/26/2015
SCALE:
SHEET:
SPss2

Dec 21

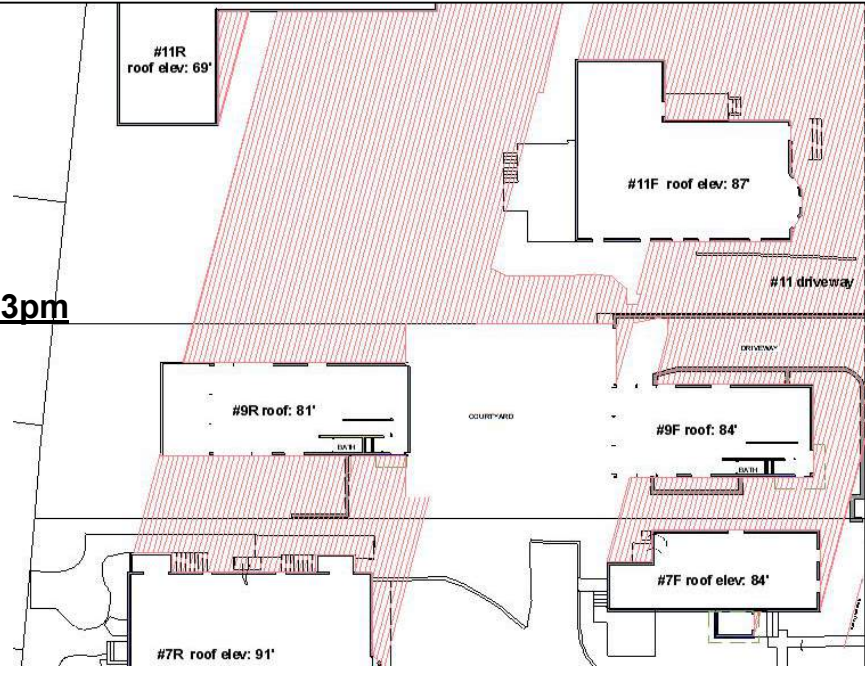
proposed 9am



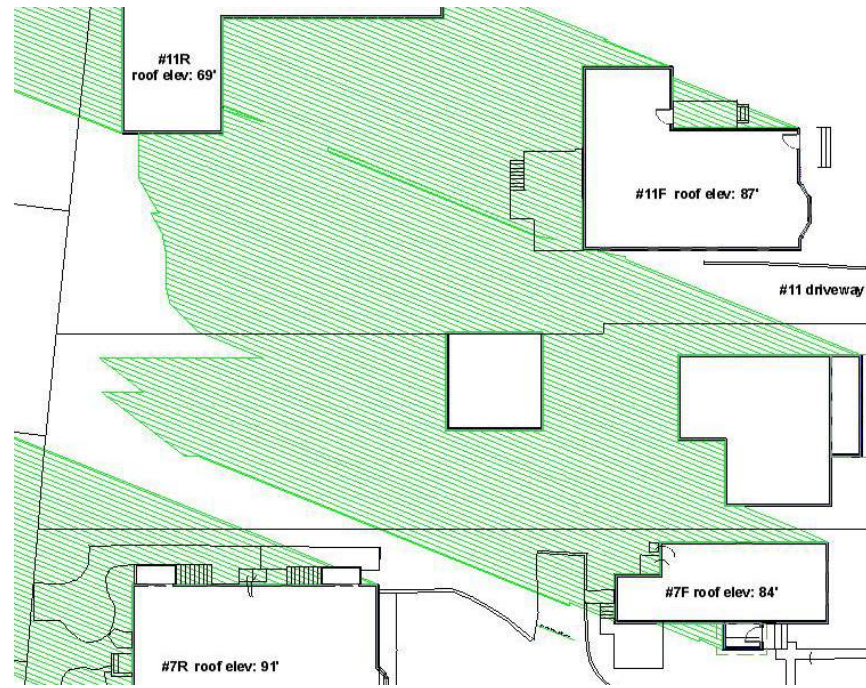
Noon



3pm

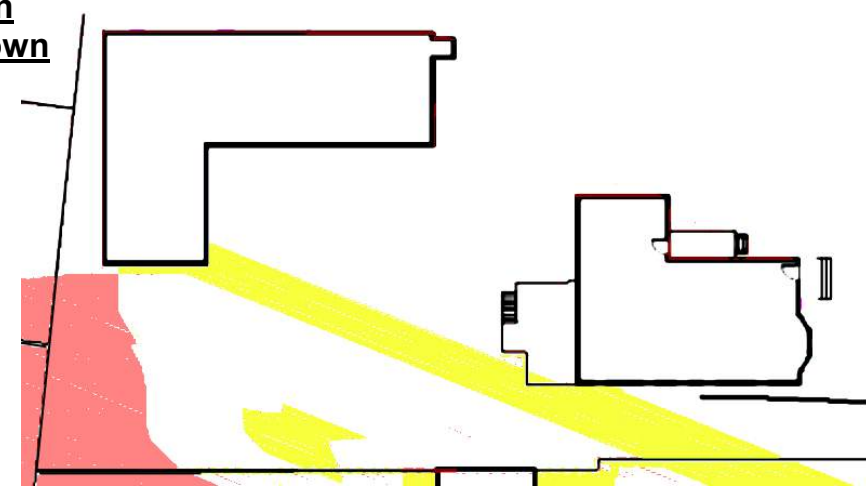


existing



11 Donnell
 yellow = new sun
 red = new shadow

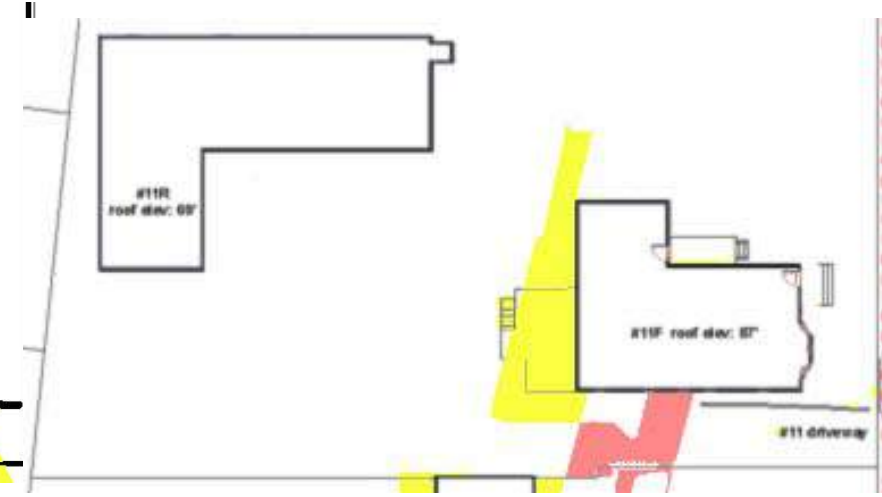
Slightly more new sun on #11



Slightly more new shadows on #11



About the same amount of new sun & shadows on #11



NO.	DESCRIPTION	BY	DATE

SHADOW STUDY
 Special Permit Application

#9 Front and #9 Rear
 Donnell Street
 Cambridge, MA

John Walker, Architect
 150 Whittemore Avenue
 Cambridge, MA 02140
 (617) 388-2748

DATE:
 12/26/2015

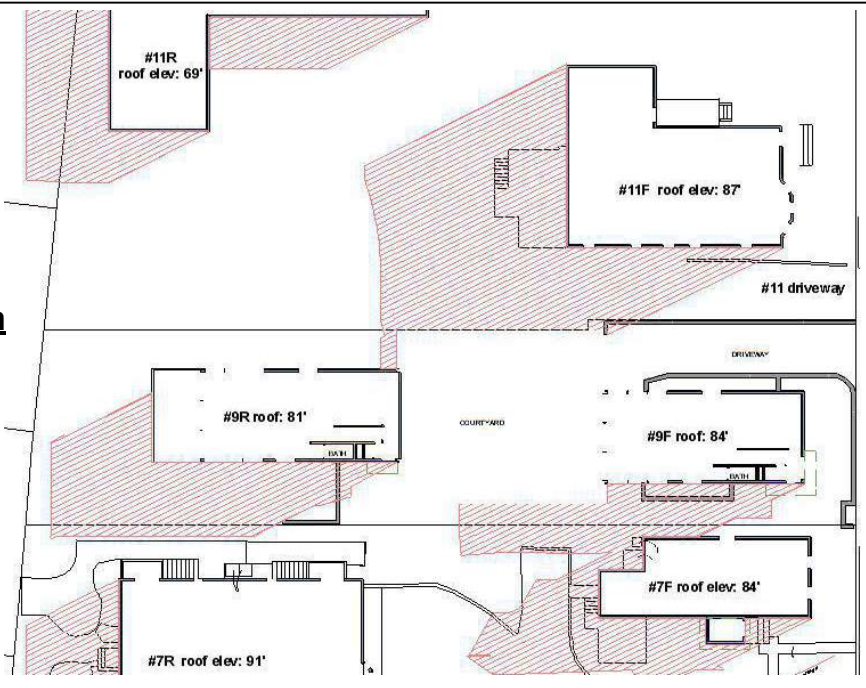
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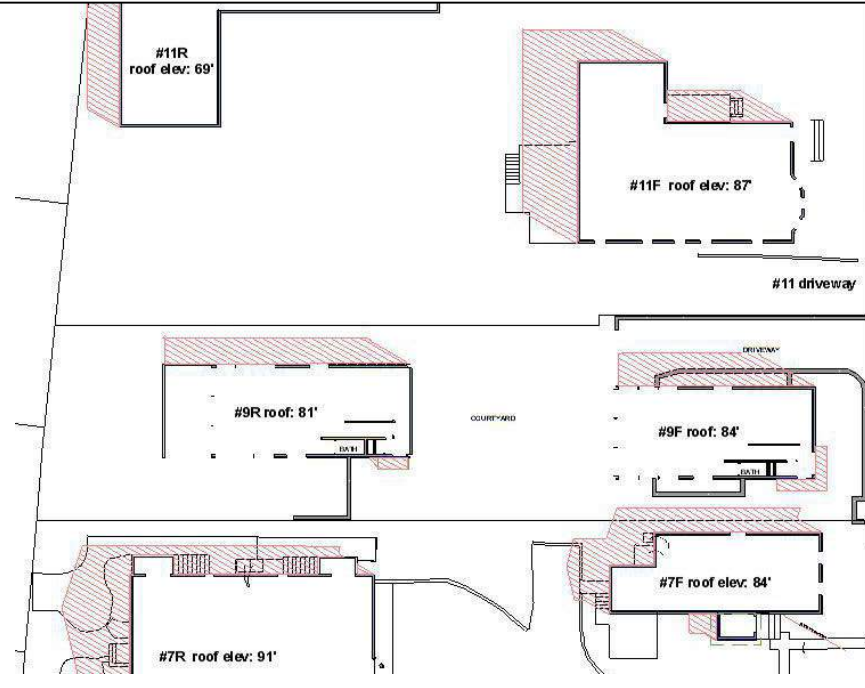
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Jun 21

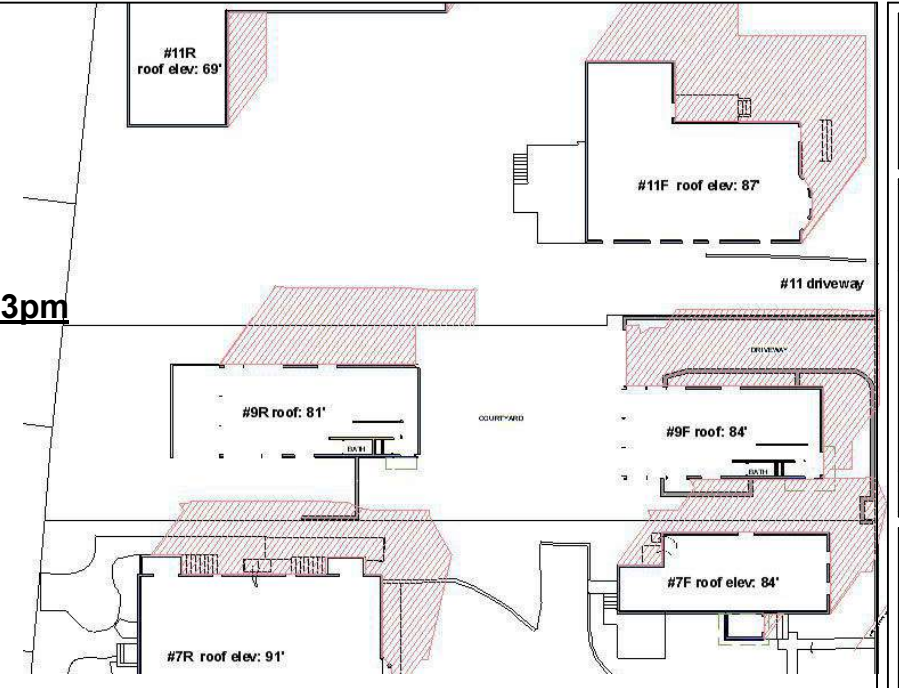
Special Permit 9am



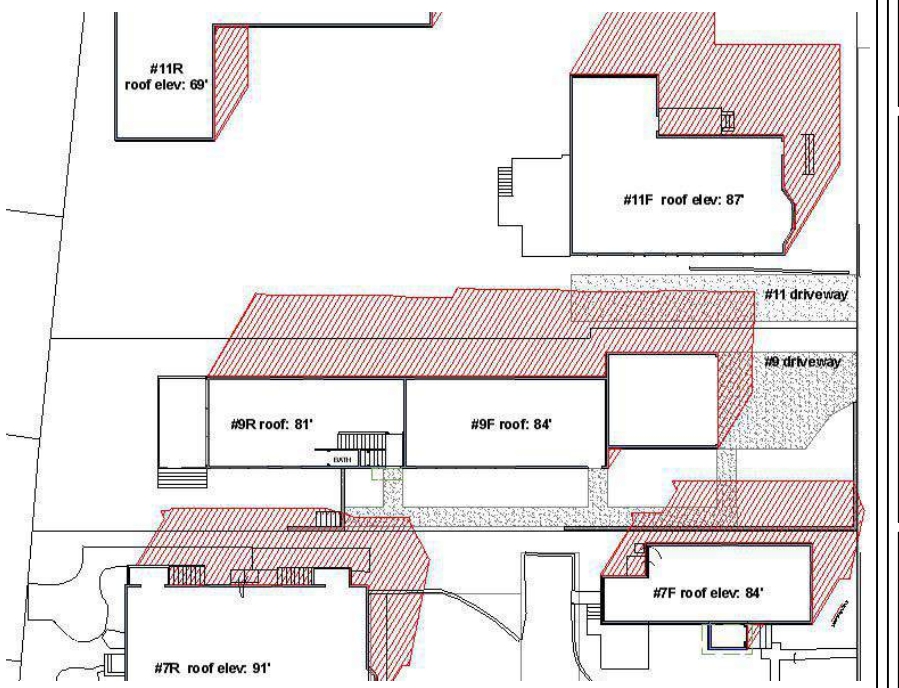
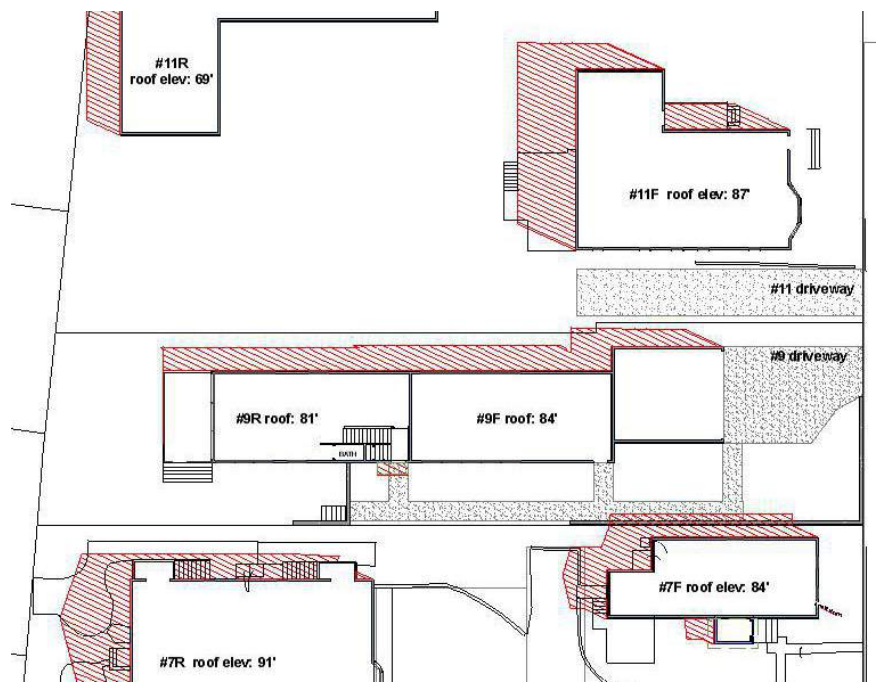
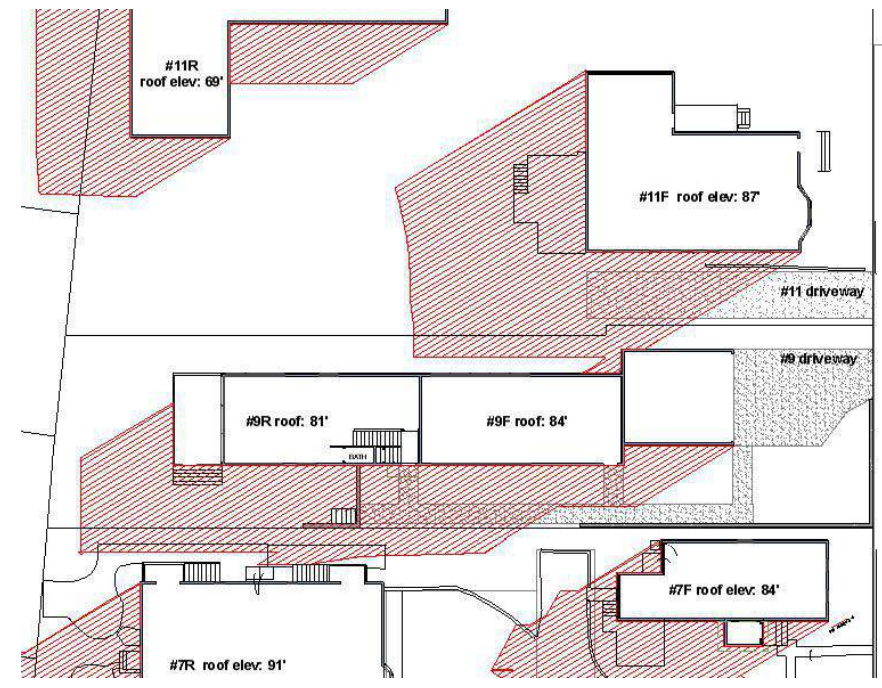
Noon



3pm



"by right"



Identical shadows on #11

Identical shadows on #11

"by right" = more shadows on #11

NO.	DESCRIPTION	BY	DATE

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

1/5/2016

SCALE:

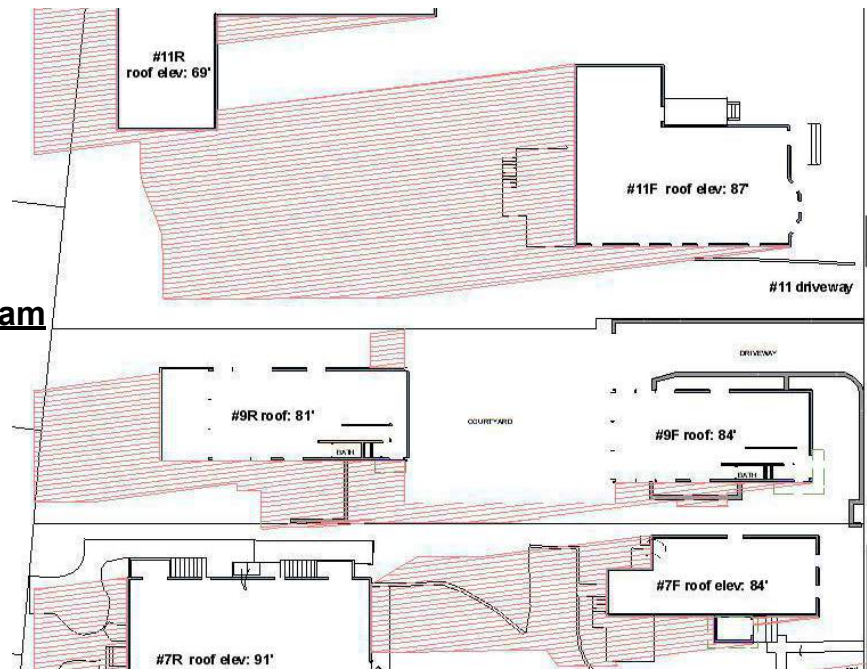
SHEET:

SP-10

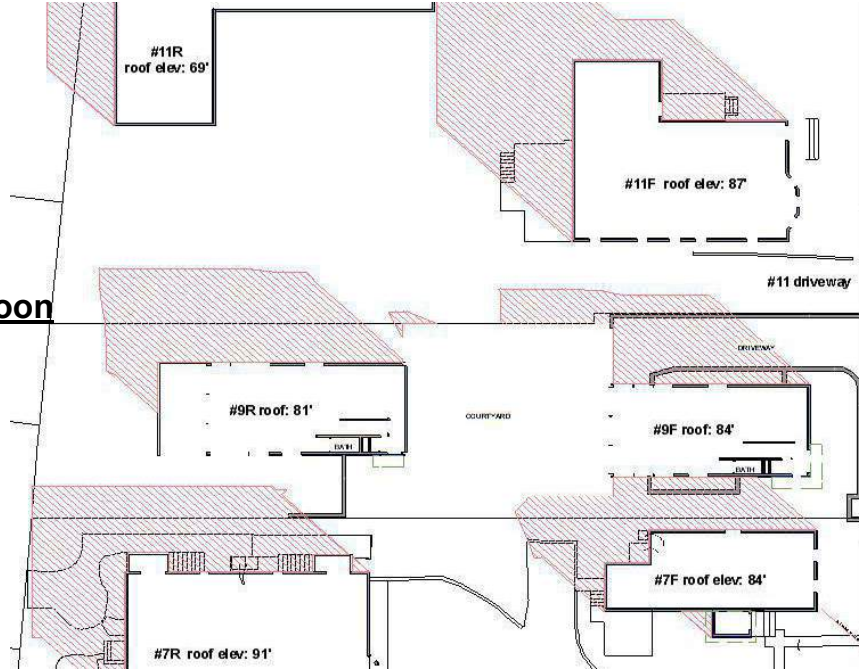
Sept/Mar 21

Special Permit

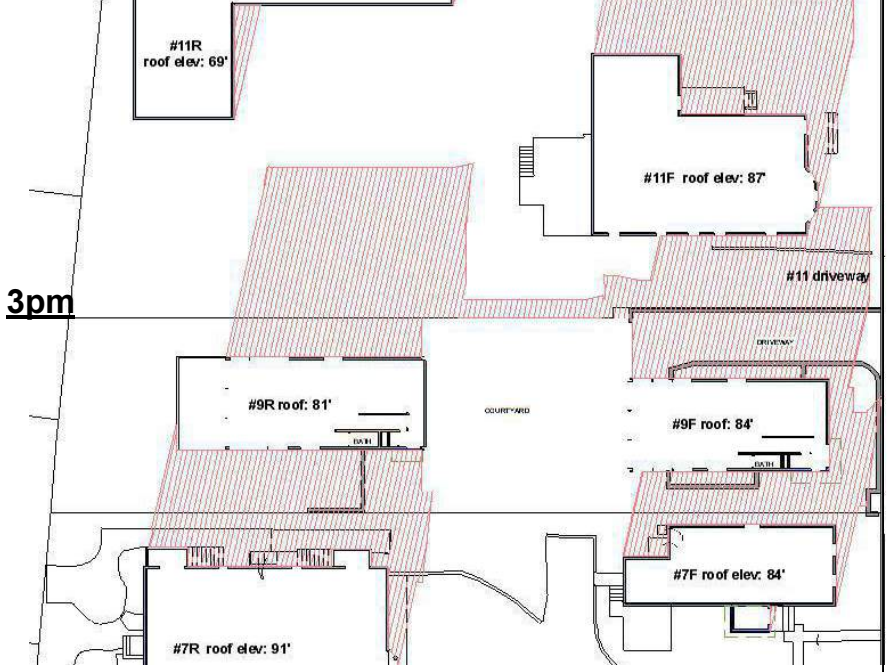
9am



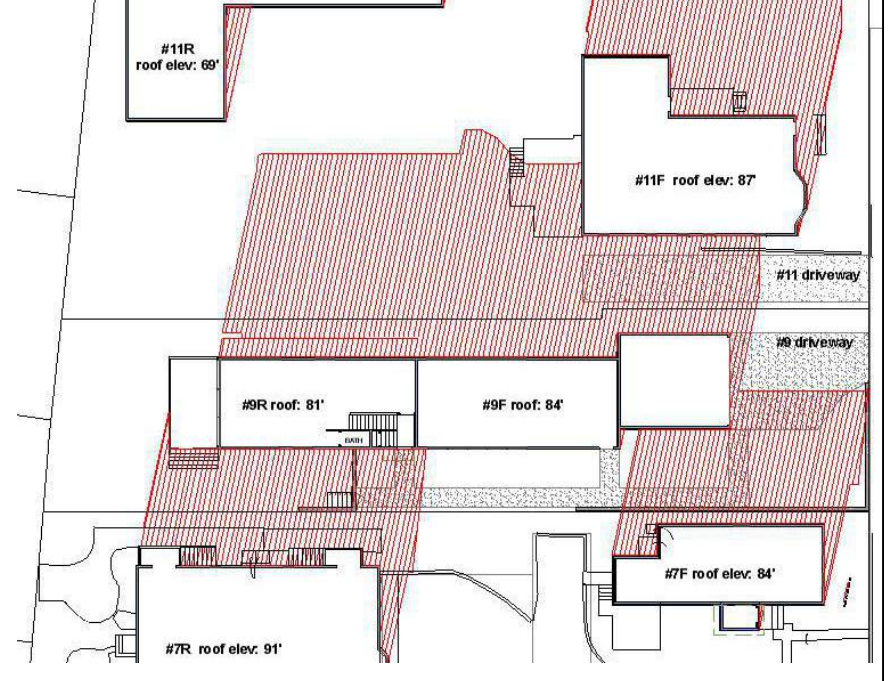
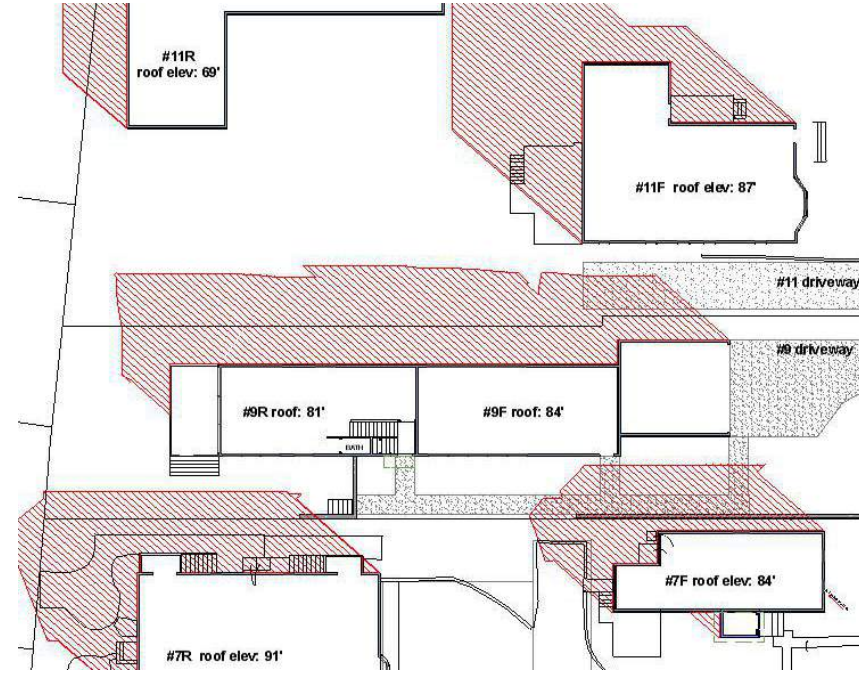
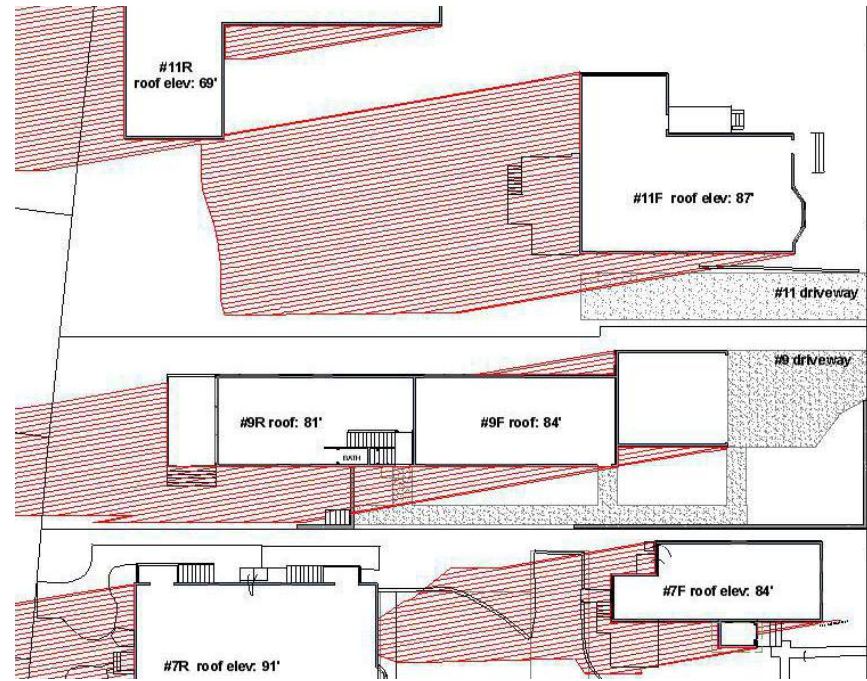
Noon



3pm



"by right"



Identical shadows on #11

"by right" = more shadows on #11

"by right" = more shadows on #11

NO.	DESCRIPTION	BY	DATE

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

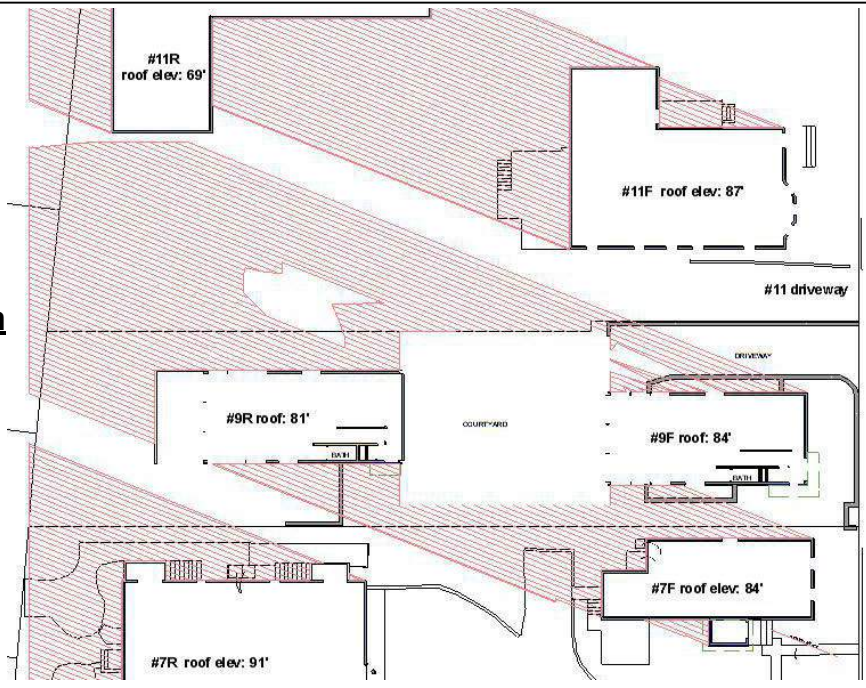
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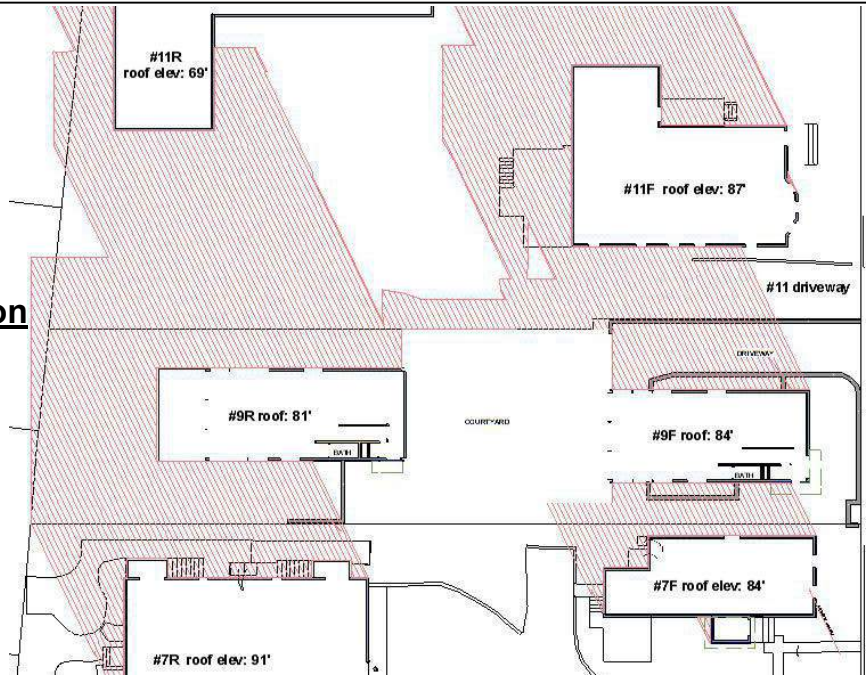
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Dec 21

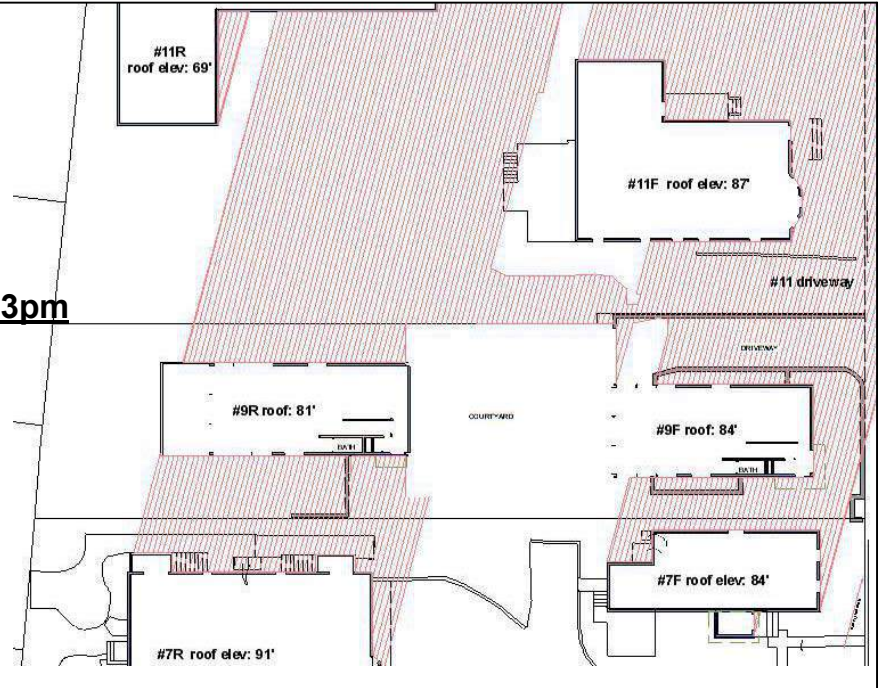
Special Permit **9am**



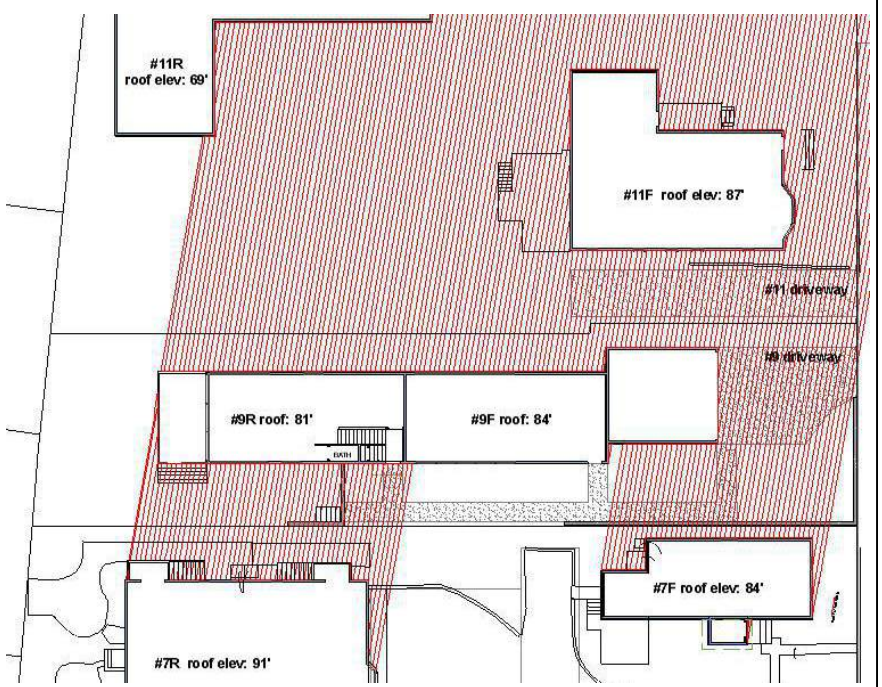
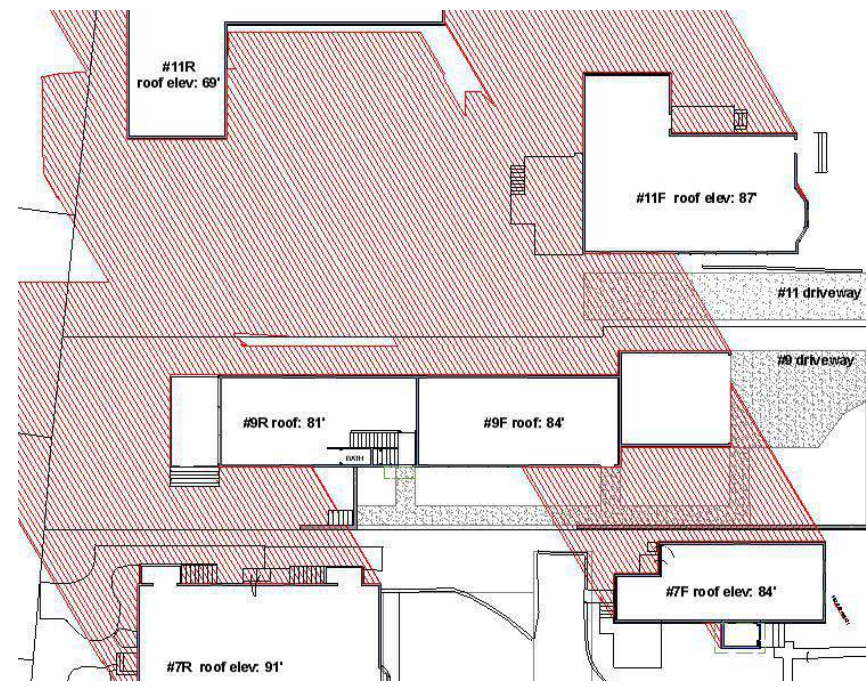
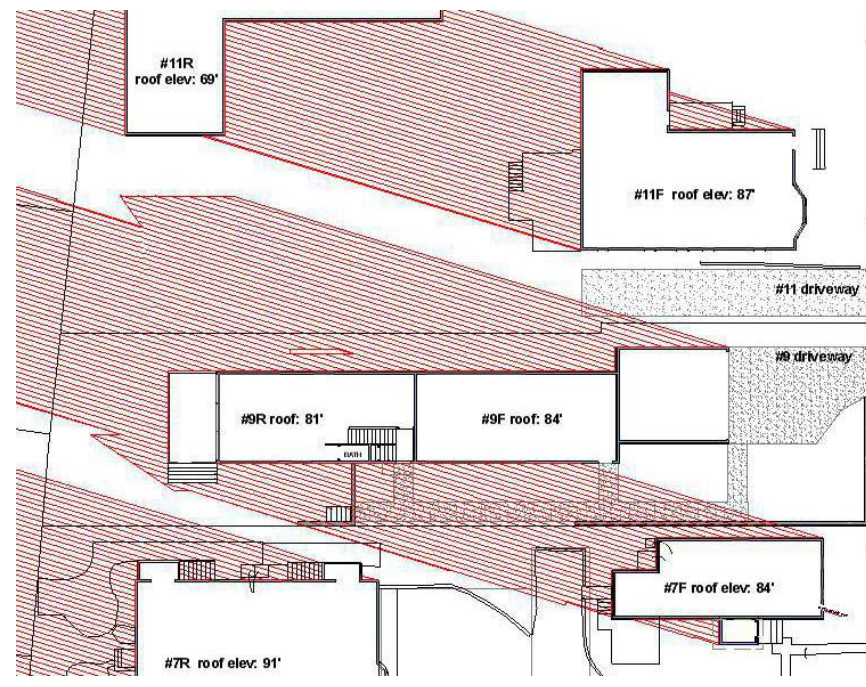
Noon



3pm



"by right"



about the same area of shadows on #11

"by right" = more shadows on #11

"by right" = more shadows on #11

NO.	DESCRIPTION	BY	DATE

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

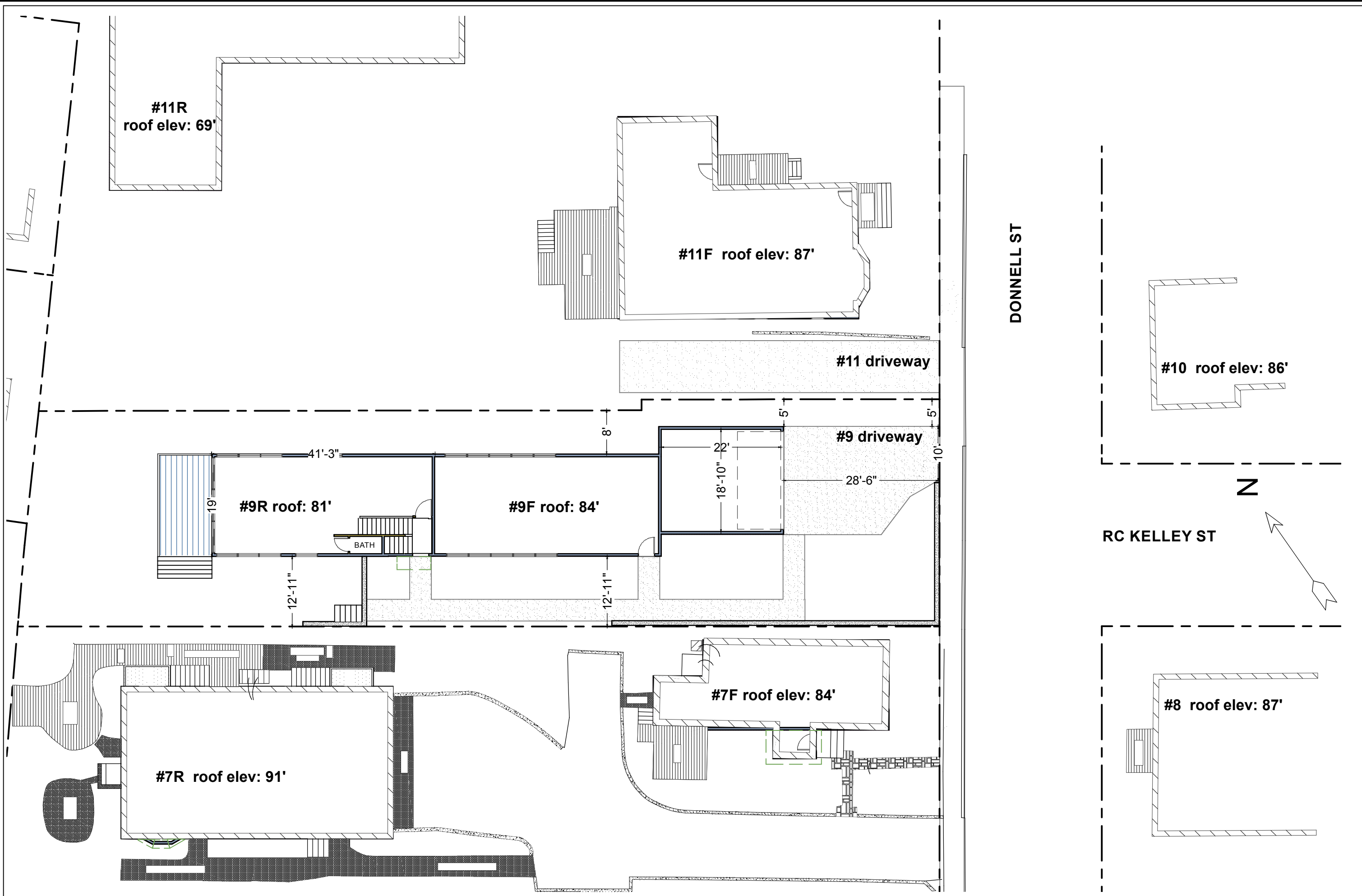
John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:

1/5/2016

SCALE:

SHEET:



NO.	DESCRIPTION	BY	DATE

"By-right" Site Plan

#9 Front and #9 Rear
Donnell Street
Cambridge, MA

John Walker, Architect
150 Whittemore Avenue
Cambridge, MA 02140
(617) 388-2748

DATE:
12/22/2015

SCALE:
1 INCH = 16 FEET

SHEET:
BR-2



NO. DESCRIPTION BY DATE

NO.	DESCRIPTION	BY	DATE

3-D Renderings

#9 Front and #9 Rear
 Donnell Street
 Cambridge, MA

John Walker, Architect
 150 Whittemore Avenue
 Cambridge, MA 02140
 (617) 388-2748

DATE:

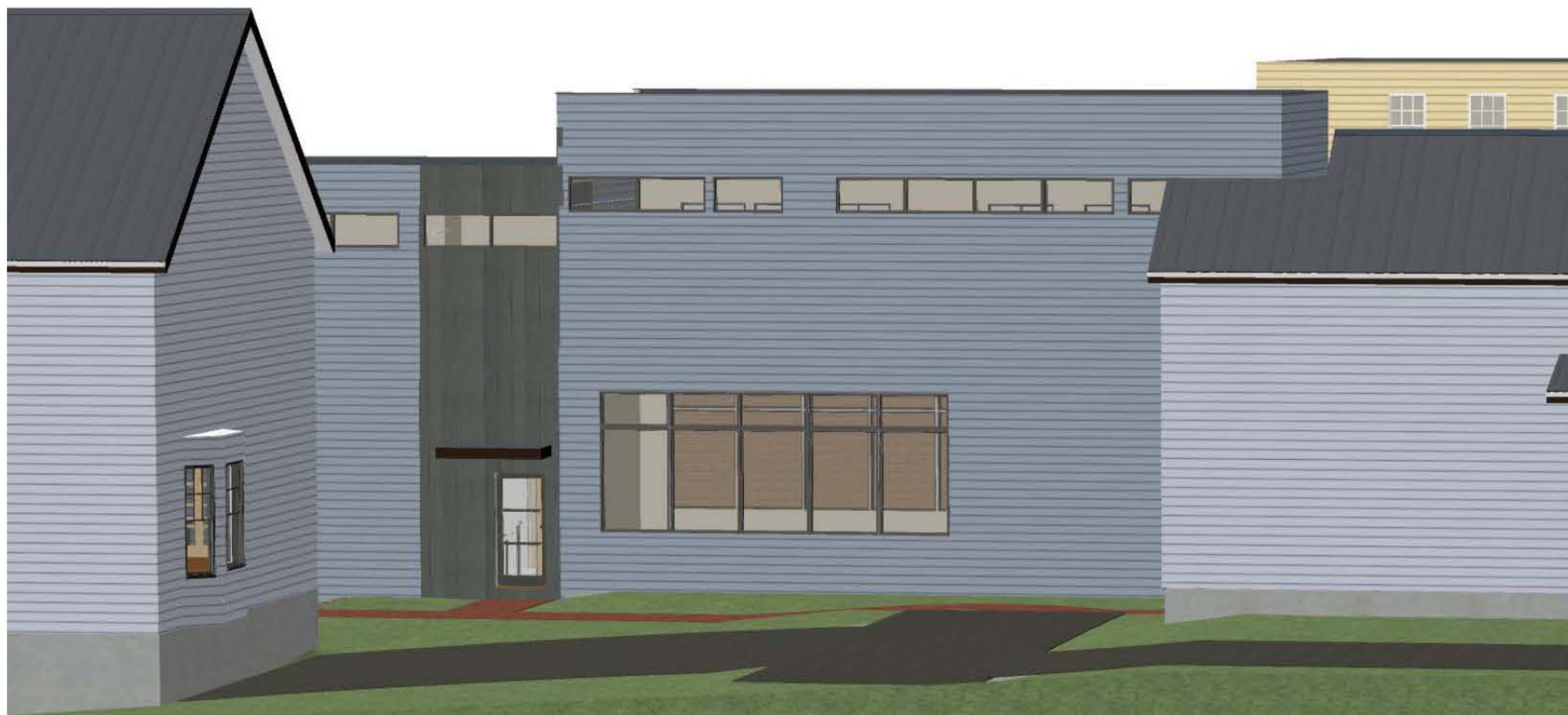
12/22/2015

SCALE:

NO SCALE

SHEET:

BR-1



NO.	DESCRIPTION	BY	DATE

3-D Renderings

#9 Front and #9 Rear
 Donnell Street
 Cambridge, MA

John Walker, Architect
 150 Whittemore Avenue
 Cambridge, MA 02140
 (617) 388-2748

DATE:

12/22/2015

SCALE:

NO SCALE

SHEET:

BR-2



NO.	DESCRIPTION	BY	DATE

3-D Renderings

#9 Front and #9 Rear
 Donnell Street
 Cambridge, MA

John Walker, Architect
 150 Whittemore Avenue
 Cambridge, MA 02140
 (617) 388-2748

DATE:

12/22/2015

SCALE:

SHEET:

BR-3