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H Theodore Cohen, Chairman

Cambridge Planning Board

Cambridge, MA 02139

June 10, 2016

## **Abutter Outreach Activities (November 2015-May 25, 2016)**

Below is a list of dates where the Owners and members of both the Cambridge and Somerville Community met to discuss the proposed project at 95-99 Elmwood Street. As mentioned at the May 3<sup>rd</sup> Planning Board hearing, the Special Permit application was filed prior to the adoption of the Planning Board Rules regarding community engagement so detailed notes are unavailable for the earlier meetings.

Since the May 3<sup>rd</sup> 2016 Planning Board meeting the Owners have attended neighborhoods meetings with the North Cambridge Stabilization Committee and a Somerville Community meeting sponsored by Alderwoman Katijana Ballantyne.

November 1, 2015 - Compiled list of abutters on Cameron Avenue.

November 4, 2015 – Owners went door to door to introduce themselves to abutters on Cameron Avenue. They gathered email addresses to send plans and information.

December 3-7, 2015 - Exchanged emails with David Zolotusky of 18-20 Cameron. Sent him copies of the plans for his review. He forwarded the plans to the other condo owner in his house.

December 4, 2015 - Met with Jon Azzarti of 24 Cameron #2 at 95-99 Elmwood to discuss proposed development.

December 7, 2015 - Met with Sergut Wolde-Yohannes from 24 Cameron Ave #1 at neighboring coffee shop to go through the proposed development.

On or about December 8, 2015 - Met with Blair Galinsky of neighboring Davis Square Lofts.

On or about December 8, 2015 - Met with abutters who came to their doors between 16 and 28 Cameron Ave.

December 18, 2015 - Met with Josh Massey and Ricardo Dumont on site to discuss our proposed development.

December 28, 2015 - Distributed Leaflet invitations to abutters for an informational meeting to be held at 33 Church St, Cambridge, MA 02138.

January 8, 2016 - Met with Ricardo, the neighbor and owner of 40 Cameron Avenue.

January 13, 2016 – **Neighborhood meeting:** Hosted informational meeting at 33 Church Street. A handful of abutters attended a majority were direct abutters from Cameron Avenue who we had previously met with.

January 27, 2016 – **NCSC Meeting:** Presented the project to the North Cambridge Stabilization committee at their monthly meeting.

February 29, 2016 - Owners of 24 Cameron Ave #3 met privately with Peter Quinn's office to review shadow studies and building design.

May 16th, 2016 – Attended Somerville Community Meeting Sponsored by Katijana Ballantyne - concerns raised and responses as described below.

Questions:

- *Concerns:* Increased traffic on the street:
  - *Response:* Cambridge Traffic and Parking estimates 6-7 vehicle trips per day, the existing business had ~15 employees that traveled by vehicle, received ~10 supplier trips per day, ~5 customer trips per day
- *Concerns:* Increased parking congestion on Elmwood
  - *Response:* Residents of the proposed development will be residents of Cambridge and will not be able to park in Somerville on Elmwood Street
  - *Response:* Explained how we plan on separating the combined sewer system on Elmwood and tying the catch basins into the city drain system.

May 25th, 2016 - North Cambridge Stabilization Committee – (Second meeting), with updates. Addressed many concerns as listed below:

- Provided physical Model to the neighbors and answered questions
- *Concerns:* Some neighbors complained they believe there is more contamination than discovered during the phase two.
- *Response:* The Owner explained our goal of going to Somerville with utilities and not having to disturb the path. Everyone was obviously supportive of this.
- *Questions:* There were some questions relating to the handicap accessibility of the units and if any units would be built accessible.
  - *Response:* The owner explained that we would meet all ADA requirements.
- *Concerns:* Discussed the model with the neighbor who didn't think it was to scale and explained how the commercial building has taller ceilings than a typical residential structure.
- Most people liked the reduced fence height along the path.

May 25, 2016 - Meeting with Abutter Blair Galinsky and architects from both sides – ideas raised and commitments:

- Blair's team presented their conceptual ideas for the development of their site and the street in general.
- We presented our current site plan (walkway and accessible access to linear park way) and agreed that it will work for the future development of the street.
- All concepts ideas were discussed not just on the street level but a city level and the advantages that it can bring to the community. There was input from both sides.
- We agreed to continue the conversation and work and hopefully getting other developers involved in the process.