

CITY OF SOMERVILLE, MASSACHUSETTS
DEPARTMENT of ENGINEERING
JOSEPH A. CURTATONE
MAYOR



Director of Engineering
BRIAN POSTLEWAITE

Deputy Director of Engineering Services
KEVIN ROCHE

MEMORANDUM

Brian C. Postlewaite
Director of Engineering
City of Somerville, Department of Public Works
1 Franey Rd, MA 02145

October 6th, 2021

Somerville Fire Department
Somerville Police Department
Office of Community Planning and Design
Parking Department
Ward 5 Councilor

Dear City Departments,

The Engineering Division is requesting the modification of an existing private street name in the City of Somerville. The residents from Cedar Street Place have been encountering discrepancies in services and confusion with neighbors on Cedar Street. Attached are all documentation needed to support the request of changing the name of Cedar Street Place. The abutting property owners request the private street to be renamed Carole Place. Please contact me if you have any questions about the renaming of this private street.

Respectfully,

Brian C. Postlewaite, P.E.
Director of Engineering



CITY OF SOMERVILLE, MASSACHUSETTS
DEPARTMENT of ENGINEERING
JOSEPH A. CURTATONE
MAYOR



Director of Engineering
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Brian C. Postlewaite, P.E.
Director of Engineering



Cedar Street PI alternative street name suggestion

All the above signatories (Ryan Shaver, James Delgado, William Coombes, Charles Spellman, Lori Galvin) support changing Cedar Street PI to **Carole PI** with the supporting reasons being:

- None of the following streets exist in Somerville: Carole PI, Carole Street, Carole Ave (or any other variation)
- Carole PI is distinct from both Cedar Street and Cedar Street PI (and all similar variations) so as to avoid confusion
- We selected Carole PI in memory of the late Carole (Elder) Delgado: longtime Somerville resident and former resident of 8 Cedar St PI; mother of James Delgado (current resident of 8 Cedar St PI); passed away in 2009; respected member of the community (longtime neighbors including William Coombes remember Carole very fondly), employee of the City of Somerville
- The name is concise, neutral, and warm.

Overall, we see this as an opportunity to both resolve a logistical issue and to honor a longtime Somerville resident in a subtle but meaningful way. Thank you for your consideration, we appreciate it.

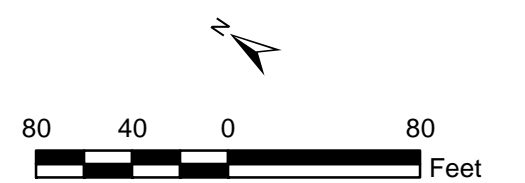
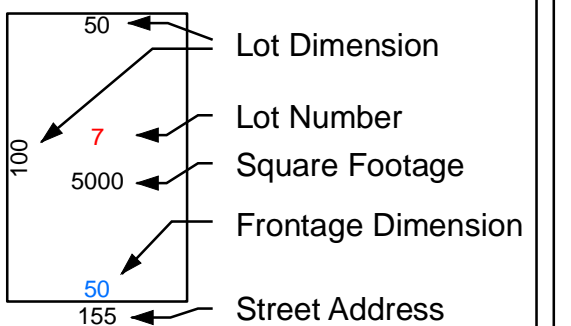
City of
Somerville

Massachusetts



Assessors Map

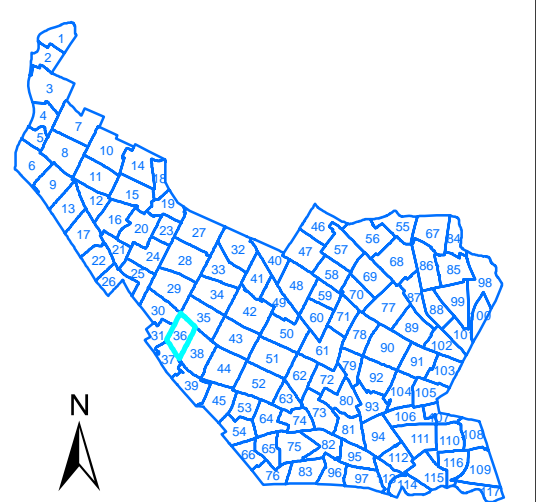
- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
July 1, 2018

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



36





2019 00097331

Bk: 72901 Pg: 133 Doc: DEED
Page: 1 of 2 07/10/2019 11:47 AM

QUITCLAIM DEED

A2
002

I, WILLIAM N. COOMBES, a married person of Salem, Essex County, Massachusetts

for nominal consideration of One and 00/100 (\$1.00) paid;

GRANT to WILLIAM N. COOMBES and ELIZABETH A. COOMBES, as they are TRUSTEES of THE WEC 25 CEDAR STREET REALTY TRUST under a Declaration of Trust of even date, to be recorded herewith, of 17 Linden Street, Salem, Essex County, Massachusetts

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in said Somerville, Middlesex County, Massachusetts on Cedar Street and being lot marked "D" as shown on a plan recorded with Middlesex South District Deeds, Plan Book 28, Plan 38, and bounded:

Beginning at a point on said Cedar Street forty-four (44) feet Northeasterly from the Northerly corner of Lot Number 6 on said plan of the Leland Estate; thence running on said Cedar Street forty-four (44) feet to the corner of said Lot Number 6; thence running Southeasterly on the line of said Lot Number 6, eighty (80) feet; thence turning and running on a line with parallel with and eighty (80) feet distant from said Cedar Street, about forty-one (41) feet; thence following the arc of a circle of three feet radius to a point where a line may be drawn forty-four (44) feet distant from and parallel seventy-seven (77) feet to the point of beginning.

I, ELIZABETH A. COOMBES, the spouse of the Grantor, hereby release any and all rights of statutory or declared Homestead that I may have in and to the property conveyed herein as set forth in Massachusetts General Laws, Chapter 188.

The Grantor named herein, does hereby voluntarily release any and all rights of homestead, if any, as set forth in M.G.L. Chapter 188, and state, under the pains and penalties of perjury, that there are no other persons or person entitled to any homestead rights.

For title, see deed of William N. Coombes and Mildred Coombes to Grantors, dated August 13, 1986 and recorded in the Middlesex County South District Registry of Deeds at Book No. 17303, Page 127.

EXECUTED as a sealed instrument this 22nd day of May, 2019.


WILLIAM N. COOMBES


ELIZABETH A. COOMBES

LOCUS: 25 Cedar Street, Somerville, Massachusetts

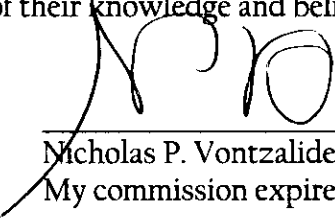
COMMONWEALTH OF MASSACHUSETTS

Essex, ss

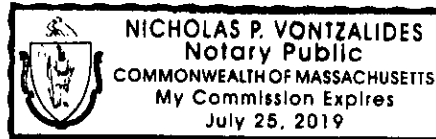
On this 22nd day of May, 2019., before me, the undersigned notary public, personally appeared WILLIAM N. COOMBES and ELIZABETH A. COOMBES, proved to me through satisfactory evidence being of identification, being

- A driver's license or other state or federal governmental documents bearing a Photographic image,
- Oath or affirmation of a credible witness known to me who knows the above Signatory,
- My own personal knowledge of the identity of the signatory,

to be the persons whose name is signed on the preceding or attached document, and who swore or affirmed to me that the foregoing instrument to be their free act and deed, before me, and further swore or affirmed to me, under the penalties of perjury, that the contents of said document are truthful and accurate to the best of their knowledge and belief.



Nicholas P. Vontzalides, Notary Public
My commission expires: 07/25/2019



A3



Bk: 70387 Pg: 276 Doc: DEED
Page: 1 of 3 12/15/2017 12:04 PM

CONDOMINIUM DEED

27-29 CEDAR STREET CONDOMINIUM

27 CEDAR STREET, SOMERVILLE, MA

Grantor: Kenneth B. Jaeger, and Lori A. Galvin, married to each other, for consideration paid and in full consideration of One Dollar and 00/100 (\$1.00).

Grants to: Lori A. Galvin, a married person,

with QUITCLAIM covenants

Unit 27 (the "Unit") of the 27-29 Cedar Street Condominium (the "Condominium"), a Condominium created by Master Deed dated July 11, 2017, recorded with Middlesex South District Registry of Deeds, in Book 69594, Page 378 (the "Master Deed"), as amended of record.

The Unit is shown on a plan recorded with said Master Deed to which is affixed a verified statement in the form provided by Massachusetts General Laws, Chapter 183A, Section 9 (the "Statute"), and the Unit is conveyed subject to and with the benefit of the obligations, restrictions, rights, easements and liabilities contained in and provided by the Statute, the Master Deed, the 27-29 Cedar Street Condominium Trust, under Declaration of Trust dated July 11, 2017, recorded with Middlesex South District Registry of Deeds in Book 69594 and Page 378 and the By-Laws contained therein.

The undivided percentage interest of the Unit in the common areas and facilities of the Condominium is 40%

Each of the Units of the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

Kenneth B. Jaeger and Lori A. Galvin hereby release all rights of homestead in said premises and hereby declare under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises.

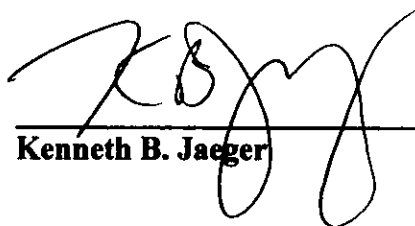
For Grantor's title see the Middlesex South Registry of Deeds in Book 55194, Page 49.

27 Cedar Street, Somerville, MA

27-29 Cedar Street + Property Address

Under the Pains and Penalties of Perjury, witness my signature this

On this day 14th of December, 2017

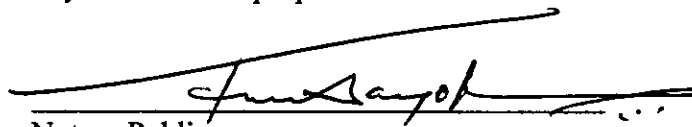


Kenneth B. Jaeger

COMMONWEALTH OF MASSACHUSETTS

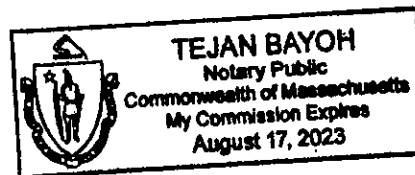
County of: MIDDLESEX

On this 14th day of DECEMBER, 2017, before me, the undersigned notary public, personally appeared Kenneth B. Jaeger, proved to me through satisfactory evidence of identification, which were RIDL, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

My Commission Expires:



Under the Pains and Penalties of Perjury, witness my signature this

On this day 14 of December 2017

Lori A. Galvin
Lori A. Galvin

COMMONWEALTH OF MASSACHUSETTS

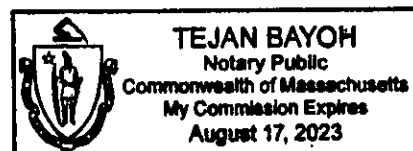
County of: Middlesex

On this 14th day of December, 2017, before me, the undersigned notary public, personally appeared Lori A. Galvin, proved to me through satisfactory evidence of identification, which were MADL, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.

Tejan Bayoh

Notary Public

My Commission Expires:



0803
23



Bk: 69694 Pg: 454 Doc: DEED
Page: 1 of 3 07/31/2017 12:01 PM

29 Cedar St., Somerville, MA

CONDOMINIUM DEED
27-29 CEDAR STREET CONDOMINIUM
29 CEDAR STREET, SOMERVILLE, MA

Grantor: Kenneth B. Jaeger, and Lori A. Galvin, for consideration paid and in full consideration of Seven Hundred Sixty Thousand and 00/100 (\$760,000.00) Dollars.

Grants to: Charles Spellman,

with QUITCLAIM covenants

Unit 29 (the "Unit") of the 27-29 Cedar Street Condominium (the "Condominium"), a Condominium created by Master Deed dated July 11, 2017, recorded with Middlesex South District Registry of Deeds, in Book 69594, Page 378 (the "Master Deed"), as amended of record.

The Unit is shown on a plan recorded herewith to which is affixed a verified statement in the form provided by Massachusetts General Laws, Chapter 183A, Section 9 (the "Statute"), and the Unit is conveyed subject to and with the benefit of the obligations, restrictions, rights, easements and liabilities contained in and provided by the Statute, the Master Deed, the 27-29 Condominium Trust, under Declaration of Trust dated July 11, 2017, recorded with Middlesex South District Registry of Deeds in Book 69594 and Page 378 and the By-Laws contained therein.

The undivided percentage interest of the Unit in the common areas and facilities of the Condominium is 60%

Each of the Units of the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed.

Kenneth B. Jaeger and Lori A. Galvin hereby release all rights of homestead in said premises and hereby declare under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises.

For Grantor's title see the Middlesex South Registry of Deeds in Book 55194, Page 49.

Property + grantee

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/31/2017 12:01 PM
Ctrl# 267012 20661 Doc# 00120785
Fee: \$3,465.60 Cons: \$760,000.00

Under the Pains and Penalties of Perjury, witness my signature this

On this day 20 of July, 2017

Lori A. Galvin
Lori A. Galvin

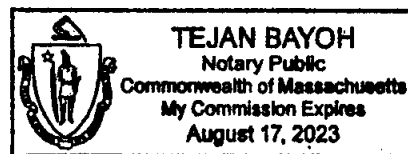
COMMONWEALTH OF MASSACHUSETTS

County of: Middlesex

On this 20th day of July, 2017, before me, the undersigned notary public, personally appeared Lori A. Galvin (name of document signer), proved to me through satisfactory evidence of identification, which were MA&C, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief and acknowledged to me that she signed it voluntarily for its stated purpose.

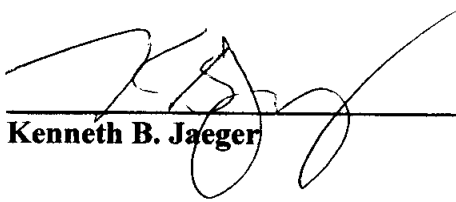
Tejan Bayoh

Notary Public
My Commission Expires:



Under the Pains and Penalties of Perjury, witness my signature this

On this day 2nd of July, 2017

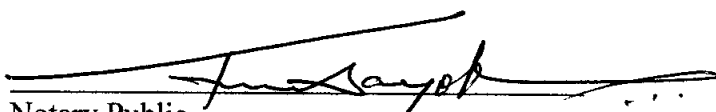


Kenneth B. Jaeger

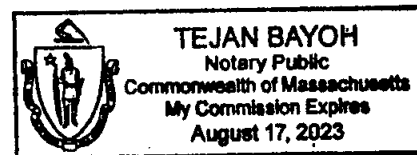
COMMONWEALTH OF MASSACHUSETTS

County of: Middlesex

On this 20th day of July, 2017, before me, the undersigned notary public, personally appeared Kenneth B. Jaeger (name of document signer), proved to me through satisfactory evidence of identification, which were MAX L, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief and acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public
My Commission Expires:



Middlesex South Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 171538
Document Type	: DEED
Recorded Date	: October 23, 2017
Recorded Time	: 02:14:50 PM
Recorded Book and Page	: 70116 / 420
Number of Pages(including cover sheet)	: 3
Receipt Number	: 2141914
Recording Fee (including excise)	: \$6,919.40

 MASSACHUSETTS EXCISE TAX
 Southern Middlesex District ROD # 001
 Date: 10/23/2017 02:14 PM
 Ctrl# 271940 08643 Doc# 00171538
 Fee: \$6,794.40 Cons: \$1,490,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
 208 Cambridge Street
 Cambridge, MA 02141
 617-679-6300
www.middlesexsouthregistry.com

[2 pages]

QUITCLAIM DEED

We, **JOSEPH R. MACALUSO** and **KERRI A. MACALUSO**, husband and wife, both of Somerville, Massachusetts (the "Grantor"), for consideration paid of One Million Four Hundred Ninety Thousand Dollars (\$1,490,000.00), hereby grant to **Shaver Boston Investments, LLC**, being a Massachusetts limited liability company, of 7 Cedar Street Place, Somerville, MA 02143 (the "Grantee")

WITH QUITCLAIM COVENANTS,

a certain parcel of land, together with the buildings and improvements thereon, situated at what is numbered and commonly known as 7 Cedar Street Place in said Somerville, Middlesex County, Massachusetts, being shown as **Lot B** on a certain plan entitled, "Plan of Land in Somerville, Mass." by Design State Survey, Inc., dated June 6, 1988, and recorded with Middlesex South District Registry of Deeds, reference to which plan is hereby made for a more particular description of said Lot B, and being more particularly bounded and described as follows:

Beginning at a point, said point being four hundred nineteen and 35/100 (419.35) feet from Elm Street, thence running:

- N 39° 30' 00" E by the southeasterly sideline of Cedar Street, six (6.00) feet to a point; thence turning and running
- S 50° 36' 45" E one hundred forty and 36/100 (140.36) feet to a point; thence turning and running
- S 38° 21' 00" W fifty and 01/100 (50.01) feet to a point; thence turning and running
- N 50° 36' 42" W sixty-one and 36/100 (61.36) feet to a point; thence turning and running
- N 39° 30' 00" E forty-one (41.00) feet to a point; thence turning and running on a curve to the left, having a radius of three (3.00) feet, an arc length of four and 72/100 (4.72) feet; thence turning and running
- N 50° 36' 45" W seventy-seven (77.00) feet, to the point of beginning.

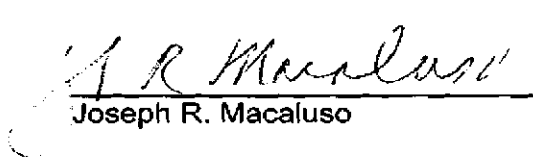
Containing 3523 square feet of land, more or less, according to said Plan.

Address of premises: 7 Cedar Street Place, Somerville, Middlesex County, Massachusetts

The Grantors hereby release all Homestead Rights in the parcel described above and conveyed herein, if any, and certify, under the pains and penalties of perjury, that no others are entitled to homestead rights in said property.

Meaning and intending, and hereby conveying, the same premises conveyed to this Grantor by a certain deed dated May 12, 2005, and recorded with the Middlesex South District Registry of Deeds in Book 45166, Page 371.

WITNESS our hands and seals this 20th day of October, 2017.


Joseph R. Macaluso


Kerri A. Macaluso

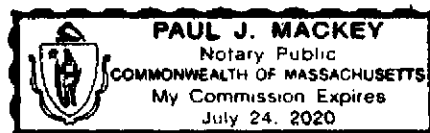
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 20th day of October, 2017, before me, being the undersigned notary public, personally appeared the above named Joseph R. Macaluso and Kerri A. Macaluso, proved to me through satisfactory evidence of identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, and/or personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they read and signed the document voluntarily for its stated purpose.


Notary Public
My commission expires:

[Seal]



7-2

QUITCLAIM DEED

Anthony J. Zanelli and Marcia F. Zanelli, jointly, owning a property with an address 8 Cedar Street Place, Somerville, Massachusetts 02143 (hereinafter, the "Grantor"), for consideration paid and in full consideration of Two Hundred Eighty-Nine Thousand Dollars (\$289,000.00) grant to James S. Delgado and Carole Delgado, as Tenants by the Entirety, 8 Cedar Street Place, Somerville, Massachusetts, **WITH QUITCLAIM COVENANTS** the property known and numbered as 8 Cedar Street Place, Somerville, Middlesex County, Massachusetts, being further bounded and described as follows:

A certain parcel of land in Somerville, Massachusetts, with the buildings thereon, being the Lot marked A on a plan showing the division of Lots 7 and 8 on a plan dated May 1875, and recorded in Middlesex South District of Deeds, Book of Plan 28, Plan 38, and bounded and described as follows:

Beginning at a point on the Southeasterly side of Cedar Street, distant fifty (50) feet, Southeasterly from Lot 9 on a Plan of the Estate of C. W. Leland and at the Northwesterly corner of Lot B as shown on the plan first above mentioned;

Thence running Southeasterly by said lot B, one hundred forty and 36/100 (140.36) feet to land of owner unknown;

Thence Northeasterly by land of said owner unknown, fifty and 1/100 (50.01) feet more or less to lot 9, fifty-nine and 35/100 (59.35) feet to the lot marked C on the first mentioned plan;

Thence Southwesterly by lot C;

Thence Westerly by a curve of three feet radius as shown on said plan, and still by lot C;

Thence Northwesterly by a line mentioned in this description to Cedar Street;

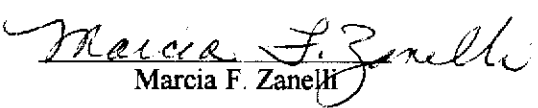
Thence Southwesterly by said Cedar Street, six (6) feet to the point of beginning.

The granted premises last referred to are conveyed subject to and together with the rights of a passage in a twelve (12) foot strip between lot C and D.

For title see deed of Nicholas K. Perry recorded with Middlesex South District Registry of Deeds, Book 7362, page 284, to Luigi P. Zanelli and Edith J. Zanelli.

IN WITNESS WHEREOF, the Grantors have caused these present to be signed, acknowledged, and delivered this 24th day of April, 2000, to take effect as an instrument under seal.


Anthony J. Zanelli


Marcia F. Zanelli

25.5E
541
MSD 04/24/00 12:53:34
1317.84 ***
**** MASS. EXCISE TAX:

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS.

April 24, 2000

Then personally appeared the above named Anthony J. Zanelli, individually and as the half owner by Tenants by the Entirety as of the above referenced property and acknowledged the foregoing to be his free act and deed, before me,

Ronald Partridge
Notary Public
My Commission Expires:

COMMONWEALTH OF MASSACHUSETTS

Middlesex SS.

April 24, 2000

Then personally appeared the above named Marcia F. Zanelli, individually and as the half owner by Tenants by the Entirety as of the above referenced property and acknowledged the foregoing to be her free act and deed, before me,

Ronald Partridge
Notary Public
My Commission Expires:

04/24/00 12:10PM 31
000000 46888

FEE \$1317.00
CASH
CANCELLED

CAMBRIDGE
DEEDS REG15
MIDDLE SOUTH



Kennedy Elementary School

Kennedy Schoolyard

75 ELM
5 SCHER

32 CEDA

28 CEDA

24 CEDA

22 CEDA

WADE CT

18 CEDA

16 CEDA

14 CEDA

12 CEDA

65 ELM

63 ELM

10 CEDA

61 ELM

8 CEDA

59 ELM

55 ELM

15 CEDA

17 CEDA

19 CEDA

21 CEDA

23 CEDA

25 CEDA

27-29 CEDA

33 CEDA

35 CEDA

37 CEDA

39 CEDA

38-48R LIND

36 LIND

32R LIND

32 LIND

30 LIND

28R LIND

28 LIND

24 LIND

24 LIND

9 GILS

7 GILS

25 LIND

27 LIND

29 LIND

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43 LIND

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7 O

14 GUSSEY

1-4 HAYD

Hello,

We, the residents and abutters of "Cedar Street Pl" in Somerville, MA, would like to request a street name change to the above mentioned. The primary reason for the request is the persistent confusion of "Cedar Street Pl" with "Cedar St," the latter of which runs perpendicular to the former. Additionally, there is a "Cedar Ave" less than a mile away as well.

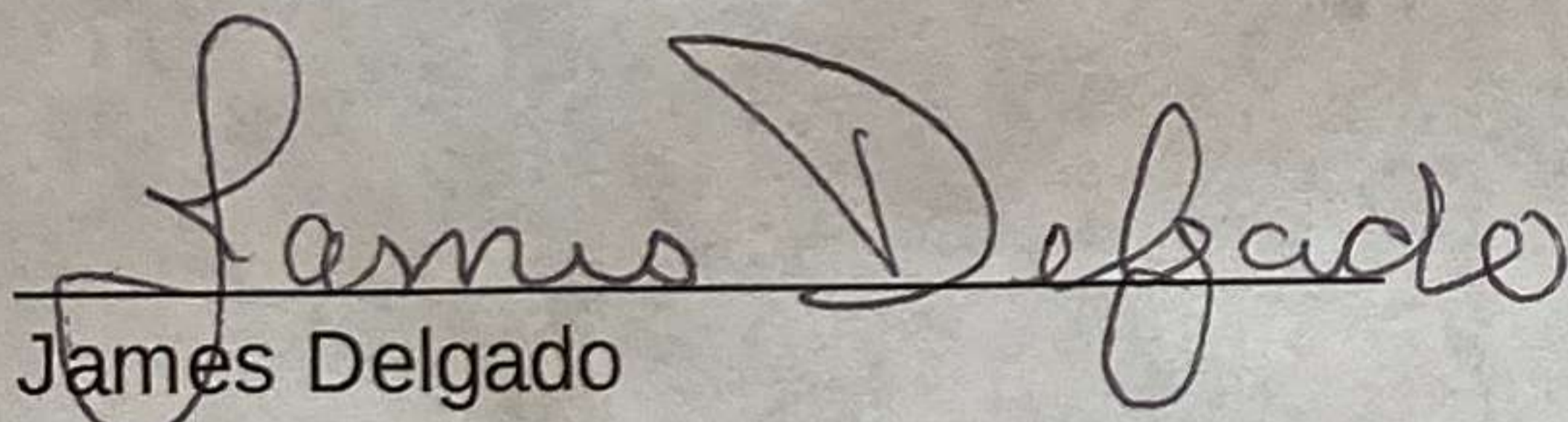
The conflation and confusion of the above streets manifests in multiple ways. For example, packages and deliveries intended for "Cedar Street Pl" often get sent to separate homes on "Cedar St," as delivery workers frequently overlook the "Pl" suffix. Therefore, we believe changing "Cedar Street Pl" to something more distinct from "Cedar St" would be an effective solution. We have provided a list of street name suggestions on the following page. Ultimately we are flexible and open to any alternatives, so long as they more easily distinguish our often-overlooked small street from the much larger Cedar St.

Fortunately, because "Cedar Street Pl" is small (there are only two property owners on the street itself), we believe changing the name would not cause any significant disruption.

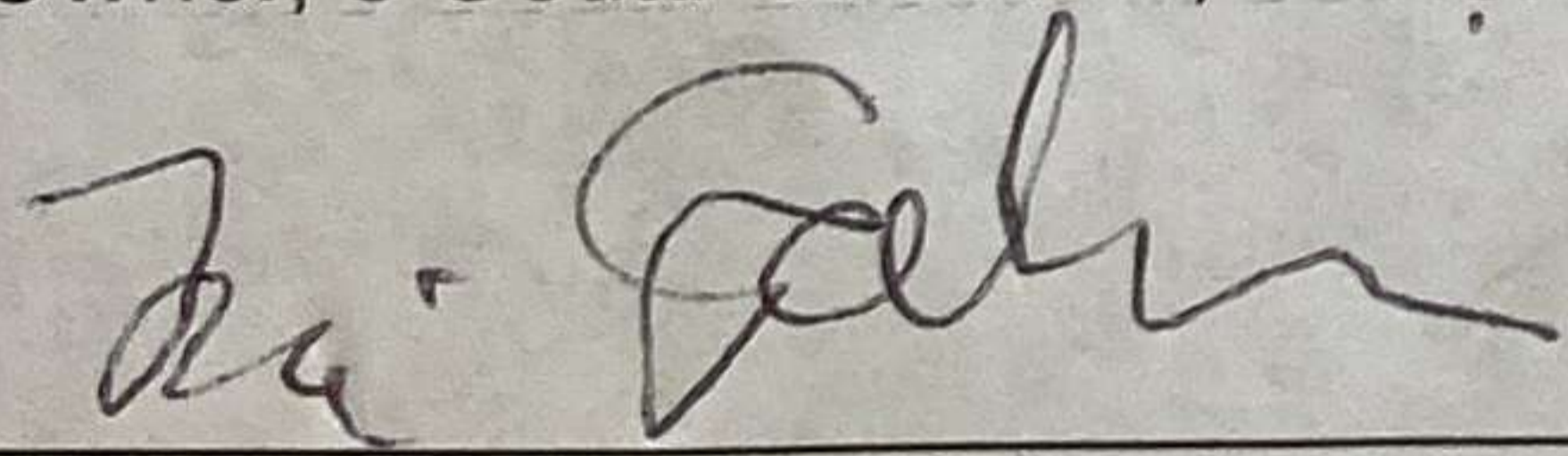
Thank you for your time and consideration, we appreciate your help.



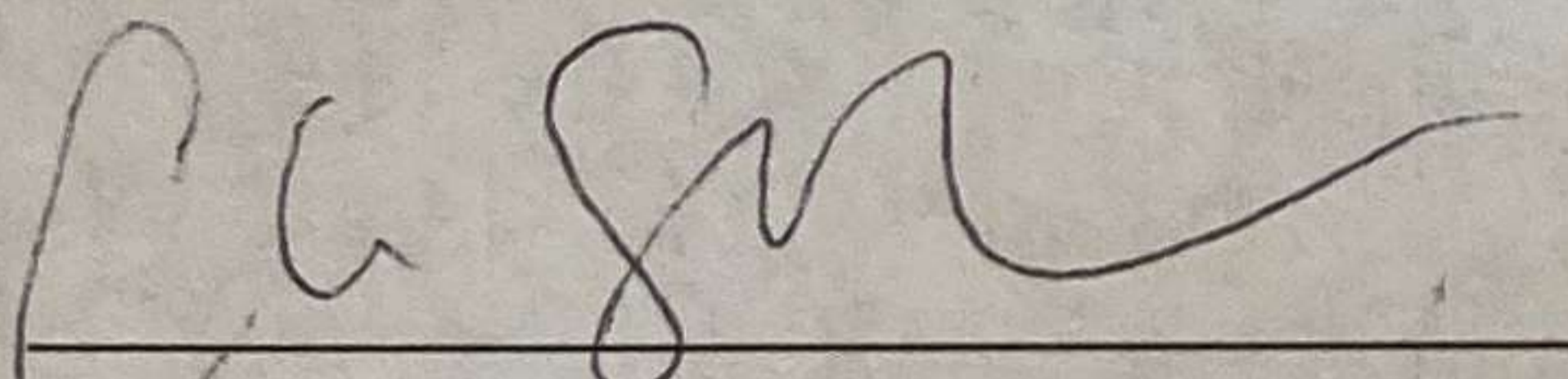
Ryan Shaver (authorized member, Shaver Boston Investments, LLC)
Owner, 7 Cedar Street Pl., Somerville MA 02143 (Resident)



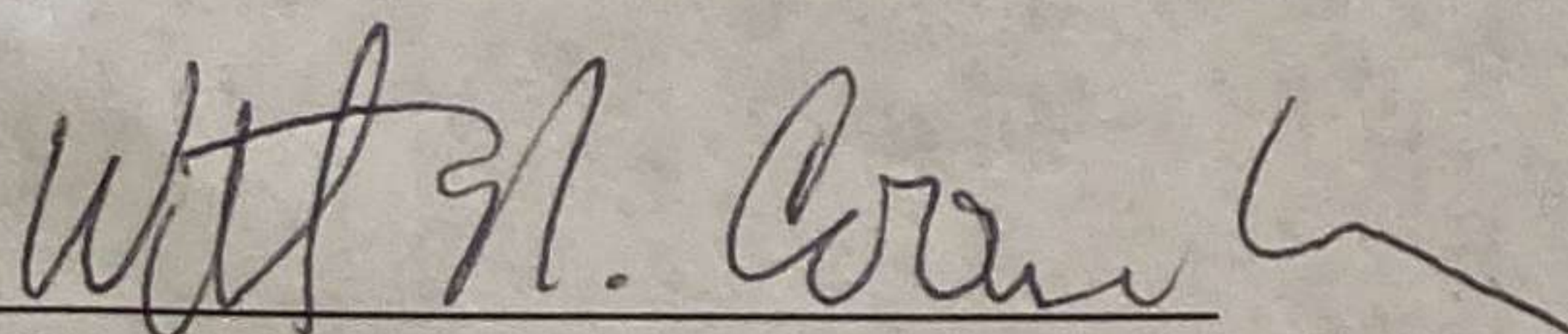
James Delgado
Owner, 8 Cedar Street Pl., Somerville MA 02143 (Resident)



Lori Galvin
Owner, 27 Cedar St., Somerville MA 02143 (Abutter)



Charles Spellman
Owner, 29 Cedar St., Somerville MA 02143 (Abutter)



William Coombes
Owner, 25 Cedar St., Somerville MA 02143 (Abutter)

Kennedy Pool

John F. Kennedy Elementary School

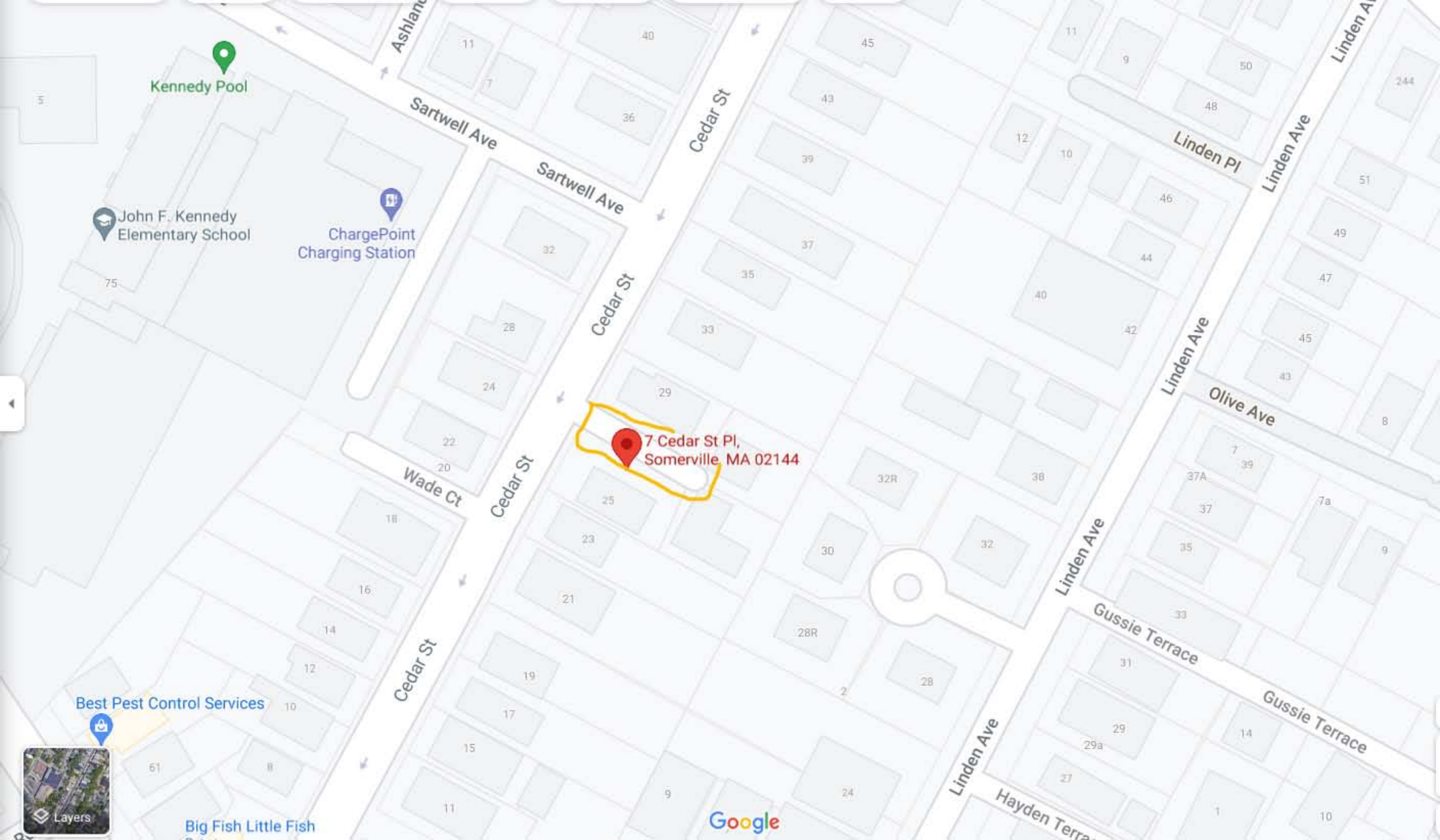
ChargePoint Charging Station

7 Cedar St Pl,
Somerville MA 02144

Best Pest Control Services

Big Fish Little Fish

Google



Code of Ordinances Street	From	To	Public or Private	Width (Feet)	Length (Feet)	Notes
<u>Carlton St.</u>	<u>Somerville Ave.</u>	<u>Lake St.</u>	Public	40	300	
<u>Carter Ter.</u>	<u>Summer St.</u>	<u>Easterly</u>	Public	40	171	
Carver St.	Porter St.	Northwesterly	Private	40	156	
Cedar Ave.	Cedar St.	Linden Ave.	Public	22	293	
Cedar St.	Elm St.	Broadway	Public	40	4,137	
Cedar St. Pl.	Cedar St.	Southeasterly	Private	12	80	
Central Rd.	Central St.	Easterly and northerly	Public	40	377	
Central Rd.	Central Rd.	Sycamore St.	Public	30 to 15	221	
Central St.	Somerville Ave.	Summer St.	Public	33	1,043	
Central St.	Summer St.	Medford St.	Public	40	2,534	
Central St.	Medford St.	Broadway	Public	45	1,072	
Centre St.	Albion St.	B. & M. R.R.	Private	35	200	
Century St.	Meacham St.	Dead end	Public	40	431	
Chandler St.	Park Ave.	Broadway	Public	40	1,232	
Chapel St.	College Ave.	Chandler St.	Public	40	273	
Charles E. Ryan Rd.	Broadway	Cedar St.	Private	45	980	
Charles E. Ryan Rd.	Broadway	Southwesterly	Private	45	920	