

ALDERMAN HEUSTON
2 UTILITY REPS



CITY OF SOMERVILLE, MASSACHUSETTS
CITY CLERK'S OFFICE
JOSEPH A. CURTATONE
MAYOR

JOHN J. LONG
CITY CLERK

November 10, 2017

NOTICE

You are hereby notified that the Board of Aldermen will hold a Public Hearing on the following Petition. You are receiving this Notice because City records indicate that you own property that abuts the work that is being proposed. You and other members of the public are invited to attend and be heard at this Hearing.

PETITION: 44-48 Medford Street LLC has applied for a Grant of Location to install 30 feet of conduit in Ward Street, from an easement on what is now 48 Medford Street to a point of pickup at 46 Medford Street.

PLACE: Aldermanic Chambers, 2nd Floor, City Hall, 93 Highland Avenue, Somerville.

TIME: Tuesday, November 21, 2017, at 7:00 PM.

PURPOSE: The work is necessary to provide the path for power to 46 Medford Street.

John J. Long
City Clerk



CITY OF SOMERVILLE, MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

JOSEPH A. CURTATONE
MAYOR

STAN KOTY
Commissioner

RICK WILLETTE
Director of Operations

November 7, 2017

The Honorable Board of Aldermen
City Hall
93 Highland Avenue
Somerville MA, 02143

**RE: Grant of Location
Block Properties
44-48 Medford Street**

Dear Board Members:

Preliminary approval is recommended for the petition and plan of Block Properties to create a 5-foot wide, 30 foot long crossing in Ward St. The crossing will be to install approximately 30 feet of (1) PVC Schedule 80 conduit from an easement on what is now 48 Medford Street to 44 Medford Street. The Electric Company will apply for a Grant of Location to install the electrical power, at a later date. Ward Street is a public way in Somerville, MA.

This recommendation is made with reference to Block Properties letter of August 17, 2017 and plan of November 6, 2017 upon stipulation that the Grant of Location is subject to: a reservation of rescission by the Board of Aldermen; indemnification of the City for all liability arising from said Grant; all permit procedures, conditions and approvals of municipal utilities; protection of existing infrastructure; and complete surface repair, restoration and maintenance. A public hearing will be required.

Respectfully requested,

Department of Public Works


Stan Koty, Commissioner

1 Franey Road Somerville, Massachusetts 02145

(617) 625-6600 Ext 5100 TTY (866) 808-4851 Fax (617) 623-7649

www.somervillema.gov



CITY OF SOMERVILLE

Commonwealth of Massachusetts

93 Highland Avenue

Somerville, MA 02143

(617) 625-6600

BUSINESS LICENSE APPLICATION - Grant of Location

File #: 17-017464

License #: BL17-000130

Address: 46 MEDFORD ST

Licensee: Jonathan Block Block Properties LLC

DBA Name: 44-48 Medford Street LLC

Business Ownership Type: LLC

Legal Name of Entity: 44-48 Medford Street LLC

Owners/Officers: Jonathan Block, , ,

License Information:

Grant of location issued to: 44-48 Medford Street LLC

Describe the reason for the work, and the intended beneficiaries: This work is necessary to cross Ward street with secondary electrical service to a new construction building at 46 Medford Street, from a transformer located across Ward Street.

Insert here the same detailed description of the work as appears in the attached Grant of Location Order: A proposed 5 foot wide area crossing Ward Street for electrical conduit, per plan of Design Consultants Inc., dated August 17, 2017. This street crossing will be used to run secondary electrical service from a transformer located on parcel 97/C/9 to a to-be-constructed 12-unit building on parcels 97/D/5 and 97/D/6, as approved by the Zoning Board of Appeals on January 6, 2017 in case number ZBA 2016-93.

Approval Conditions:

**ORDER FOR GRANT OF LOCATION FOR
WIRES, CABLES, POLES, PIERS, ABUTMENTS, CONDUITS OR FIXTURES**

**City of Somerville, Massachusetts
In Board of Aldermen**

WHEREAS, 44-48 Medford Street LLC (hereinafter known as the PETITIONER) has petitioned for permission to construct upon, along, under or across the public way(s), the following:

INSERT DESCRIPTION OF WORK HERE

A proposed 5 foot wide area crossing Ward Street for electrical conduit, per plan of Design Consultants Inc., dated August 17, 2017. This street crossing will be used to run secondary electrical service from a transformer located on parcel 97/C/9 to a to-be-constructed 12-unit building on parcels 97/D/5 and 97/D/6, as approved by the Zoning Board of Appeals on January 6, 2017 in case number ZBA 2016-93.

AND WHEREAS, notice has been given and a hearing held on said petition as provided by law; NOW THEREFORE BE IT

ORDERED that the PETITIONER be and hereby is granted permission by the Board of Aldermen to complete the construction described above, all in accordance with the following conditions:

1. PETITIONER shall locate and complete all work as shown by plan(s) dated _____, and as may have been amended by the City.
2. PETITIONER shall comply with the requirements of existing ordinances and such as may hereafter be adopted governing the construction.
3. PETITIONER shall perform all work to the requirements and satisfaction of the Department of Public Works or other such officer(s) as may be hereafter appointed by the City.

Approved by the Board of Aldermen on the _____ day of _____, 20____,

A True Record. Attest: _____ Date: _____
City Clerk

Certificate

I hereby certify that the foregoing Order was adopted by the Board of Aldermen on the _____ day of _____, 20____, after due notice and public hearing as prescribed by Section 22 of Chapter 166 of the General Laws and any additions or amendments thereto, said public hearing held in said City on the _____ day of _____, 20____, and recorded with the records of Grant of Location Orders of said City, as _____.

Certified. Attest: _____ Date: _____
City Clerk

MERIDIAN OF
LC PLAN 43409-A



RESERVED FOR REGISTERS USE ONLY

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.

INFORMATION SHOWN ON THIS PLAN WAS OBTAINED FROM AN ON-THE-GROUND FIELD SURVEY PERFORMED BETWEEN JUNE 6, 2016 AND JUNE 28, 2016.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

P.L.S. *Brian B. Doy*
BRIAN DONEGAN, P.L.S. MASS. REGISTRATION NO. 47592
DATE *August 17, 2017*



LOCUS TITLE INFORMATION

44-48 MEDFORD ST., 2 & 10 WARD ST., 29 HORACE ST.
OWNER: F & L REALTY DEVELOPMENT LLC
DEED REFERENCE: BK. 56677 PG. 580
PLAN REFERENCES: PLAN NO. 181 OF 1975
PLAN NO. 41 OF 1855 (END BK. 728)
PLAN BK. 17B, PLAN 89
ASSESSORS: MAP 97, BLOCK D, LOTS 5 & 6
MAP 97, BLOCK C, LOTS 9, 11, 12 & 13A

P:\2016 Projects\2016-053 44-48 Medford at Somerville\Dwg_SURVEY\16-053ES.dwg

PROJECT NO.	2016-053
DATE:	AUG. 17, 2017
SHEET NO.	1 OF 1

**EASEMENT PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
SURVEYED FOR
BLOCK PROPERTIES, LLC**

N/F
JOHN W. SIMEONE
ALAN J. SIMEONE
& SHARON N. SIMEONE
BK. 31189 PG. 419
5-7 WARD STREET

N2756°54'E
31.00'

TOTAL AREA
= 6,968± S.F.

N/F
PAUL J. MORGAN
BK. 48541 PG. 352
52A-54 MEDFORD STREET

N2754°18'E
30.00'

WARD STREET
(Public - 30' Wide)

NO. 46
2.5 STORY
WOOD/BRICK
DWELLING

N/F
38-42 MEDFORD STREET
REALTY TRUST
BK. 20610 PG. 333
38-42 MEDFORD STREET
(SITE UNDER CONSTRUCTION)

N67°08'01"W
100.00'

PROPOSED
ELECTRIC
EASEMENT

LOT AREA=
1,213± S.F.

N/F
ANTHONY, PAUL &
JOHN STRACONJALURS
BK. 60570 PG. 543
52 MEDFORD STREET

NO. 52
3-STORY
WOOD FRAME
DWELLING

MEDFORD STREET
(Public - 50' Wide)

PLAN REFERENCES:
PLAN NO. 361 OF 2011
PLAN NO. 687 OF 1996
PLAN NO. 181 OF 1975
PLAN NO. 41 OF 1855 (END BK. 728)
PLAN BK. 17B, PLAN 89
PLAN BK. 222, PLAN 45
PLAN BK. 263, PLAN 23



FIELD:	LG
CALCS:	BD
CHECKED:	ML
APPROVED:	BD
SCALE:	
HORIZ.:	1" = 10'
VERT.:	

Copyright © 2017 Design Consultants, Inc.
Design Consultants, Inc.
CIVIL ENGINEERS and LAND SURVEYORS
120 MIDDLESEX AVENUE
SOMERVILLE, MA 01950
978-228-3350

Figure 1: Locus Map

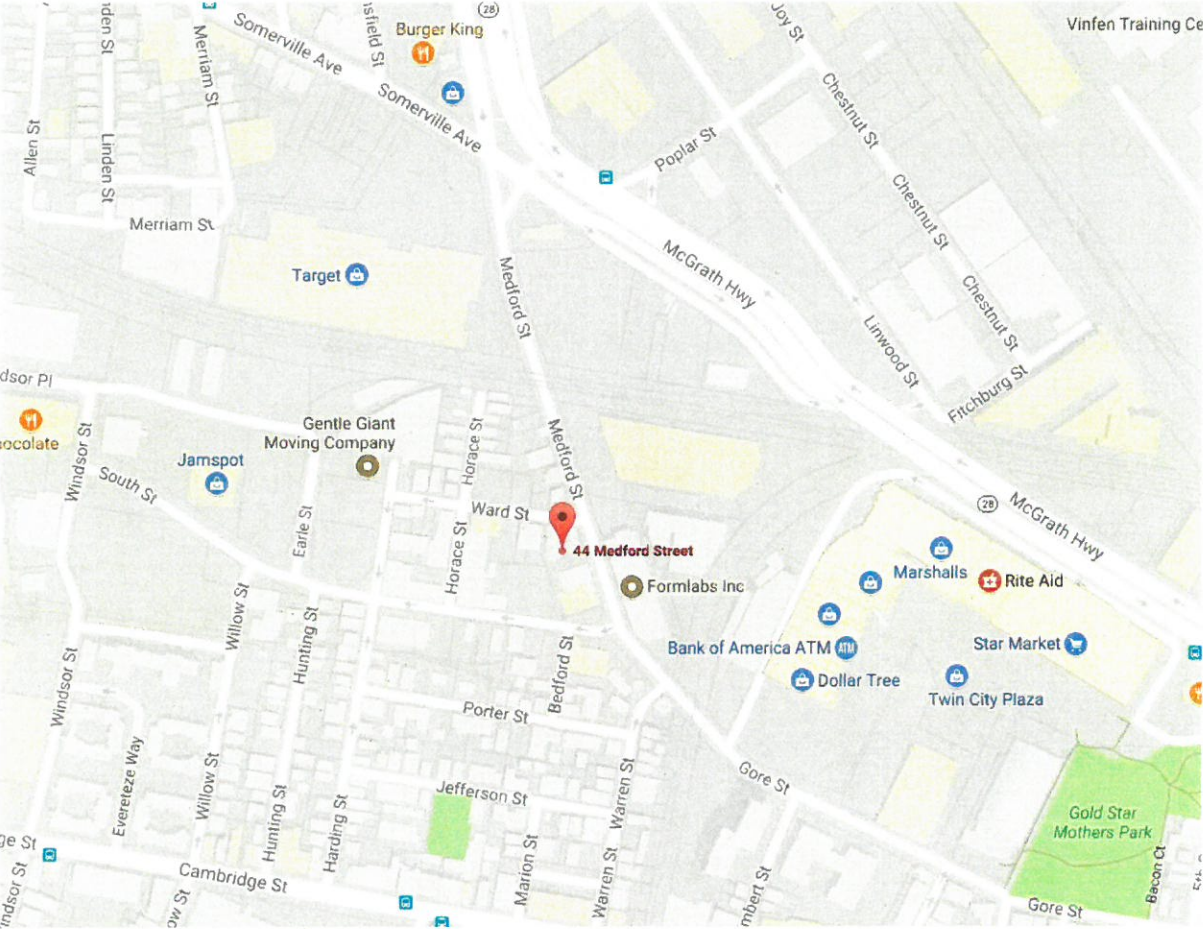
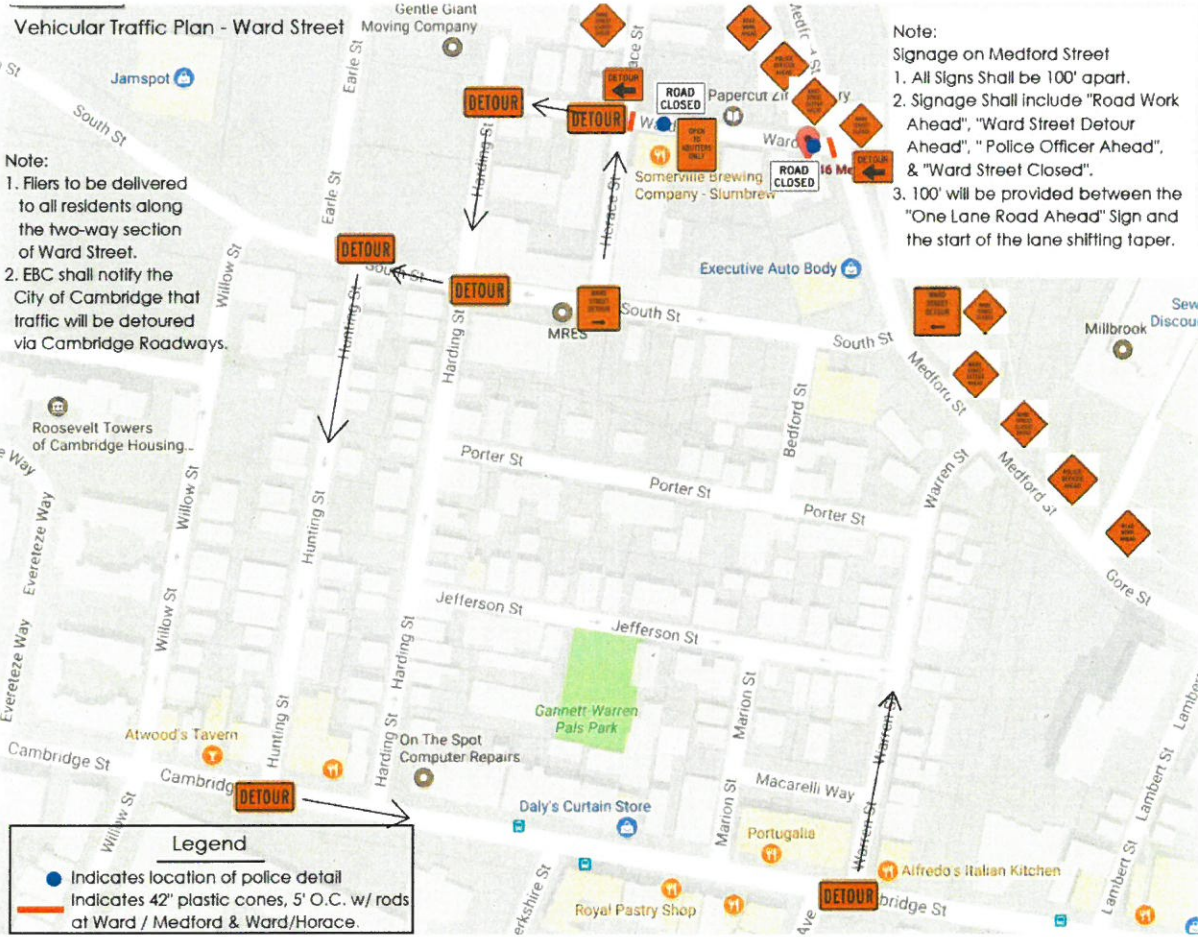
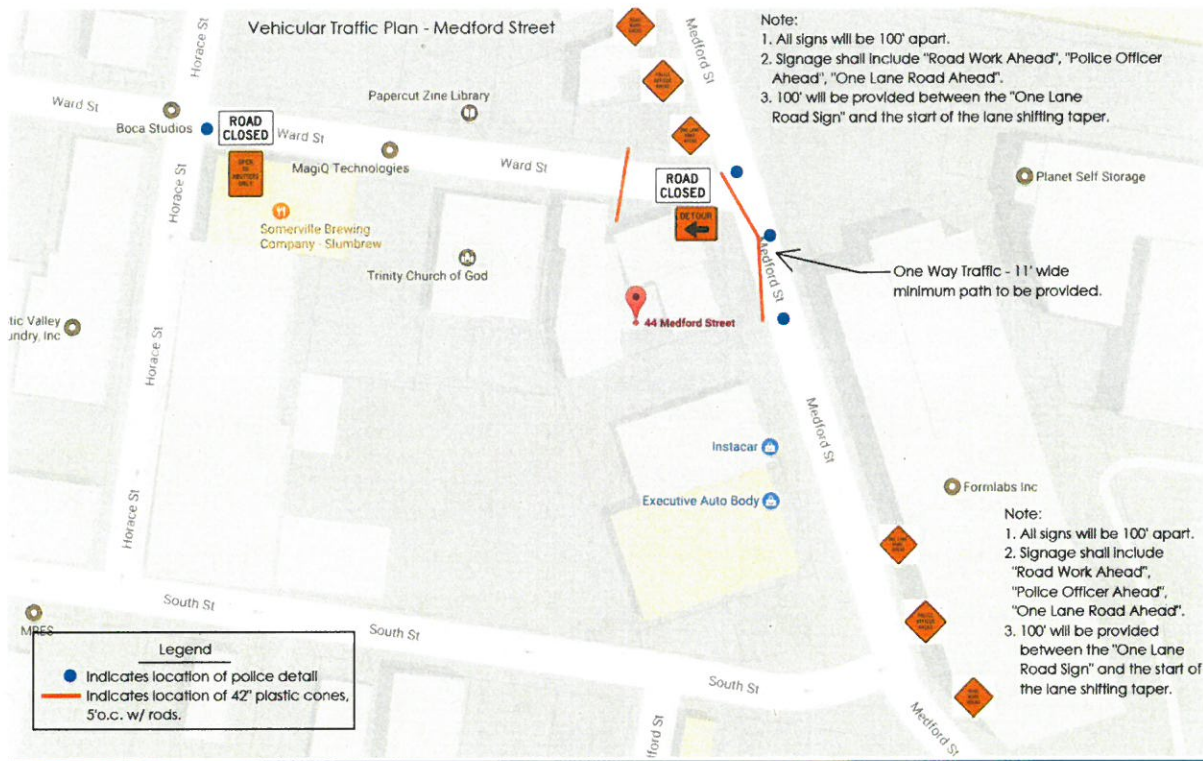


Figure 2: Ward Street Vehicular Closure



Note: A Larger Plan will be uploaded to the portal separately.

Figure 3: Medford Street One Lane, Two-Way Traffic Pattern



Note:

1. A Larger Plan will be uploaded to the portal separately.
2. Ward Street Detour TMP to be installed (See Figure 2) when Ward Street is closed and one lane, two-way traffic pattern is installed.
3. See Ward Street Detour TEMP for Detour Signs.

Description of Construction Activities

Demolition Sequencing

The complete demolition of the current 3-family residential structure at 44 Medford Street and the mixed use 2-1/2 story structure at 46 Medford Street are proposed. Sequencing will begin with the demolition of the 1-story addition at 46 Medford Street, this work will be done via manpower and with the utilization of a small Bobcat. Complete demolition of the 1-story portion of the building will allow access to and creation of a “yard” space from which the larger portion of the structure will be demolished. The remainder of 46 Medford Street, and all of 44 Medford Street, will be taken down with the use of larger construction equipment, such as a CAT 336 Excavator with a grapple and bucket and/or a CAT 321 Excavator with a bucket and hydraulic hammer. This equipment will work from within the property. It is estimated that it will take 2-3 business days to have both buildings taken completely down and an additional 7-8 business days to truck the debris off site. During this period of time, EBC will proceed with demolition in a manner than minimizes the amount of dust being generated and will water spray as required.

Traffic / Roadway Impacts

Throughout the 2-3 day timeframe proposed to take down both 44 and 46 Medford Street, EBC proposes to close Ward Street and the Ward Street sidewalk as well as the parking lane, sidewalk, and the southeast vehicle lane of Medford Street during the hours of 9am and 3:30pm. A three-man police detail will be requested for Medford Street during these hours. Anytime that the closing of Ward Street is required, EBC will provide fliers to all impacted residents and all vehicles parked on the street giving them 48-72 hours advanced notice. Please refer to Figure 2, 3.

Demolition Manpower

During demolition, EBC will have one (1) project superintendent on site and one (1) demolition subcontractor who will have no more than 12 men on site. Carpooling will be encouraged and parking will be made available within the five (5) spaces located at 48 Medford Street.

Debris Removal / Trucking

After both buildings have been taken down in their entirety, debris removal will commence. EBC proposes to run no more than six (6) trucks per day, with access and egress staggered 45 minutes apart. We will run the trucks during the hours of 9am and 3:30pm so as to

Description of Construction Activities, Cont.

provide as little disruption to the neighborhood as possible. A City of Somerville police detail will be requested during these hours.

Construction Sequencing

Proposed Construction is for a five (5) Story Mixed Use building with first floor retail/commercial and four (4) floors of residential.

Traffic / Roadway Impacts

Throughout the early phases of construction (site work, formwork, concrete pours, etc.) EBC will be closing either Ward Street and the Ward Street sidewalk or the parking lane, sidewalk, and the southeast vehicle lane of Medford Street during the hours of 9am and 3:30pm depending on the location within the project site that the work is focused. A three-man police detail will be requested for Medford Street during these hours. Anytime that the closing of Ward Street is required, EBC will provide fliers to all impacted residents and all vehicles parked on the street giving them 48-72 hours advanced notice. Please refer to Figure 2, 3 and 4.

Construction Manpower

The number of construction workers driving to and from the project site will vary depending on the construction activities on site. It is estimated that the work force will range from Zero when there is no active construction occurring to a maximum of 30 on-site workers during the MEPFP installation. Carpooling will be encouraged in order to minimize traffic impact to the neighborhood and parking will be made available within the lot located at 48 Medford Street.

Material Deliveries

Delivery of construction materials, including structural steel, concrete, building supplies, mechanical system supplies, etc. will require delivery trucks to enter and exit the project site periodically throughout the duration of construction. It is anticipated that material deliveries will be limited to less than five daily deliveries. If more than two (2) deliveries are scheduled within a 4-hour window, EBC will request a City of Somerville police detail. Please refer to figures 5 and 6 for routing plans.

Excess Soil Off-Site Transport

The proposed construction will require earth excavation which will generate an estimated 2,000 cubic yards (CY) of excess soil that will not be reused on site and will require transportation to an off-site destination for either recycling and/or disposal. When hauling away the excess material, EBC proposes to run no more than six (6) trucks per day, with access and egress staggered 45 minutes apart. We will run the trucks during the hours of 9am and 3:30pm so as to provide as little disruption to the neighborhood as possible.

Utility Tie-Ins.

New utility tie-ins will be required to the 44-46 Medford Street Site. During this phase of work, EBC proposes to close Ward Street and the Ward Street sidewalk as well as the parking lane, sidewalk, and the southeast vehicle lane of Medford Street during the hours of 9am and 3:30pm. Anytime that the closing of Ward Street is required, EBC will provide fliers to all impacted residents and all vehicles parked on the street giving them 48-72 hours advanced notice. During this time, a street and sidewalk occupancy permit will be obtained from DPW. Please refer to Figure 2, 3 and 4.

Construction Schedule

It is anticipated that demolition of the existing buildings will commence in late September of 2017 with construction commencing early Fall of 2017. The entire project should be complete and ready for occupancy in early Summer of 2018.

MBLU	Location	Owner Name	Co-Owner Name	Address 1	City, State, Zip
97/ D/ 7/ 1	42 MEDFORD ST	38-42 MEDFORD STREET LLC		16 BENHAM ST	MEDFORD, MA 02155
113/ B/ 1/ 1	61 MEDFORD ST	ATLANTIC-SOMERVILLE REALTY LLC		205 NEWBURY ST	FRAMINGHAM, MA 01701
113/ B/ 3/A/ 1	35 MEDFORD ST	35-37 MEDFORD STREET LLC	S/O RECP V MEDFORD STREET OWNER LLC	1123 BROADWAY STE 201	NEW YORK, NY 10010
97/ C/ 7/ 1	54 MEDFORD ST	MORGAN PAUL J		46 WARWICK ST	SOMERVILLE, MA 02145
97/ C/ 8/ 1	52 MEDFORD ST	STRACQUALURSI VICTOR		20 COLUMBUS AVE	SOMERVILLE, MA 02143
97/ D/ 4/ 1	7 WARD ST	SIMEONE JULIA A FOR LIFE	SIMEONE JOHN W & ALAN J & SHARON	7 WARD ST	SOMERVILLE, MA 02143