

## Madalyn Letellier

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**From:** Anjana Sukumar [REDACTED]  
**Sent:** Friday, January 30, 2026 1:59 PM  
**To:** [REDACTED]; Jesse Clingan  
**Cc:** Public Comments; Mayor; All City Council; Aswin Gururaj  
**Subject:** Request for City Council Guidance on Private Way Governance and Resident Impacts – Wellington Ave

**Attachments:** Deed language for House in Private side of Wellington ave.png; Deed Language for another House in Private side of Wellington ave.png; Wellington Ave @ Montgomery Ave.jpg; Wellington Ave street listing.jpg; Sign that started it all - I am a resident of 6 Wellington ave, no parking to be found in the public side.jpeg; GL 266 s 120d.pdf; tow private way guide.pdf; parcel-tax-map-078.pdf; Gmail - Request for written clarification – parking enforcement and spot reservation.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hello Councilors for WInter Hill,

I am writing to request guidance and possible City Council review regarding ongoing parking conflicts and resident impacts on the private portion of Wellington Avenue (between Montgomery Ave and the eastern end), and more broadly, the City's policy framework for private ways that function as residential streets. To add context, I own and temporarily live in the house at 6 Wellington ave so I am a resident of the said street.

Over the past several weeks, I have communicated with City staff in Assessing, Engineering, and Parking to understand the City's position. Staff have consistently stated that the City has no enforcement authority over parking on private ways and will not engage further unless private property owners initiate the discussion. Residents have been directed to resolve matters privately or through police involvement if they feel unsafe.

While I understand the statutory limitations described by staff, this situation highlights a broader governance gap that I am asking the City Council to help clarify.

### Context

The private portion of Wellington Ave functions in practice as a shared residential street serving multiple households. However, its “private way” designation is being used by a small number of abutters to assert exclusive control over parking through space savers, informal enforcement, and signage that creates confusion and conflict among residents and tenants. These practices have resulted in repeated disputes, inequitable access, and an unpleasant and at times intimidating environment for those who live on or near the street. They have large houses with 1-2 off street parking spots already. And yet they use random objects like buckets with water, heavy metal signs and other things to hold spots in front of their homes, like they own the land. This is quite unfair.

## **City-Provided Guidance**

City staff provided materials including the City's **Private Way Parking Guide** and **Massachusetts General Laws c.266 §120D**, which I have attached for reference. These materials make clear that:

- The City does not determine who has “lawful control” of a private way;
- Enforcement authority is effectively delegated to private parties;
- Residents are instructed to rely on deeds, private agreements, or legal services to establish control.

While I am not seeking reinterpretation of statute, this guidance underscores the core issue: **there is no neutral City process to address recurring conflicts, misuse, or inequitable impacts arising from private ways that function as neighborhood streets**. Residents are left to resolve disputes among themselves, while City staff disclaim responsibility entirely.

## **Request for Council Guidance**

Given this context, I respectfully ask for clarification on the following:

1. Whether the City of Somerville has any **civic, legislative, or policy process** through which residents may raise concerns about private ways that materially affect neighborhood access, safety, or livability;
2. Whether the City has ever reviewed or accepted private ways as public streets, or otherwise imposed standards or oversight, in response to recurring resident impacts;
3. Whether City Council may request a policy review or referral to committee to examine how private ways are addressed when they function as de facto public streets but remain entirely outside City regulation.

I am attaching supporting documentation, including correspondence with City departments, property record excerpts, photographs of posted signage and space-saving practices, and can also provide statements from affected residents if this will help. I can also gather signatures from residents if advised that such a step would be appropriate.

My goal is not to contest individual parking incidents, but to understand whether Somerville has – or intends to develop – a coherent framework for addressing private ways that generate ongoing community conflict yet fall into a regulatory void under current practice.

Thank you for your time and consideration. I would appreciate guidance on how residents may productively engage with City governance on this matter.

Respectfully,

Resident at [REDACTED], Somerville MA 02145

Anjana Sukumar

(Attachments provided)

1 and 2 - Deed language that shows Wellington ave lots end by Wellington ave, i.e no one owns the land in front of their home or to the center point

3 Picture showing the private way opposite the street where my home resides (6 wellington ave)

4 Listing of street

5 Rude note placed on car - not pictured - Heavy Space saver right up against the door that scratched my Tesla

6/7/8 Documents that the City shared with me when I asked questions about the rights of Abutters in a Private way.

9 Entire email thread showing the unhelpful City arguing that the City cannot enforce any parking violations if the street is private, and that the people are expecting to own up till the center line of that street. The deed language doesn't support this. Parking on this street is extremely difficult with the entire street using spot savers, especially in the winter months with little kids.

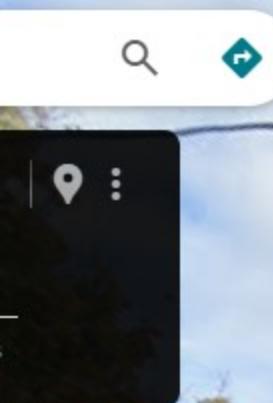
A certain parcel of land with the buildings thereon situated in Somerville, being shown as Lot #11 on a plan of land surveyed for John Stackpole, made by Charles D. Elliot, dated November 13, 1886, recorded with the Middlesex South Registry of Deeds, Plan Book 51, Plan 30, and bounded and described as follows:

NORTHEASTERLY by Wellington Avenue, thirty-six (36) feet;

SOUTHEASTERLY by the lot #12 on said plan, one hundred twelve and 90/100 (112.90) feet;

SOUTHWESTERLY by land now or late of Inwood, thirty-six and 3/10 (36.3) feet; and

NORTHWESTERLY by lot #10 on said plan, one hundred seventeen and 48/100 (117.48) feet.



Wellington Ave

↑ private

↓ public

## Code of Ordinances



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Code of Ordinances City of Somerville, MA &gt; APPENDIX C CITY STREETS

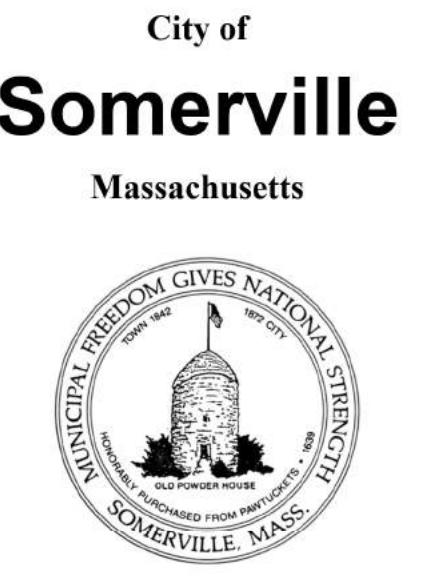
Street	From	To	Public or Private	Width (Feet)	Length (Feet)	Notes
Warren Ave.	Union Sq.	Columbus Ave.	Public	40	663	
Warren St.	Medford St.	Cambridge line	Public	30 to 40	109	
Warwick St.	Cedar St.	Clyde St.	Public	30 to 40	935	
Washington Ave.	Washington St.	Northerly	Private	18	350	
Washington St.	Charlestown line	Franklin Ave.	Public	75	1,060	
Washington St.	Franklin Ave.	B. & M. R.R.	Public	60 to 100	4,009	
Washington St.	B. & M. R.R.	Cambridge line	Public	60	2,272	
Washington Ter.	Washington St.	Northerly	Private	30 to 40		
Washington Ter.	End of above	Westerly and easterly	Private	40	269	
Waterhouse St.	Broadway	Cambridge line	Public	40	987	
Watson St.	Broadway	Fairmount Ave.	Public	40	236	
Webster Ave.	Union Sq.	Cambridge line	Public	49	1,880	
Webster St.	Franklin St.	Cross St.	Public	40	997	
Wellington Ave.	Walnut St.	Montgomery Ave.	Public	40	215	
Wellington Ave.	Montgomery Ave.	Easterly	Private	40	85	
Wesley Pk.	Wesley Sq.	Northeasterly	Public	40	403	
Wesley St.	Pearl St.	Otis St.	Public	40	515	
West St.	Hawthorne St.	Highland Ave.	Public	30	192	
West St.	Highland Ave.	B. & M. R.R.	Private	30	266	
West Adams St.	Conwell Ave.	Medford line	Public	40	710	
Westminster St.	Broadway	Electric Ave.	Public	40	376	
Weston Ave.	Clarendon Ave.	Broadway	Private	40	525	
West Quincy St.	Bailey St.	Medford line	Public	40	292	
Westwood Rd.	Central St.	Benton Rd.	Public	40	489	
Wheatland St.	Broadway	Mystic Ave.	Public	40	1,325	
Wheeler St.	Pinckney St.	Mt. Vernon St.	Public	40	269	
Whipple St.	Willow Ave.	Highland Ave.	Private	30	431	
White St.	Elm St.	Cambridge line	Public	307		3
White St. Pl.	White St.	Southeasterly	Private	20	200	
Whitfield Rd.	Packard Ave.	Curtis St.	Public	40	687	
Whitman St.	Mason St.	Packard Ave.	Public	40	632	
Wigglesworth St.	Pearl St.	Bonair St.	Public	40	744	

ATTN: RED TESLA  
MA# EV835F

DO NOT PARK ON  
THIS STREET IT IS  
POSTED PARKING FOR

RESIDENTS OF WELLINGTON  
AVE ONLY !!!

YOU DO NOT LIVE ON  
THIS STREET - DO NOT  
PARK HERE OR YOU  
WILL BE TOWED!  
 OBVIOUS SIGN NO PARKING  
YOU RUDELY IGNORED!



## Assessors Map

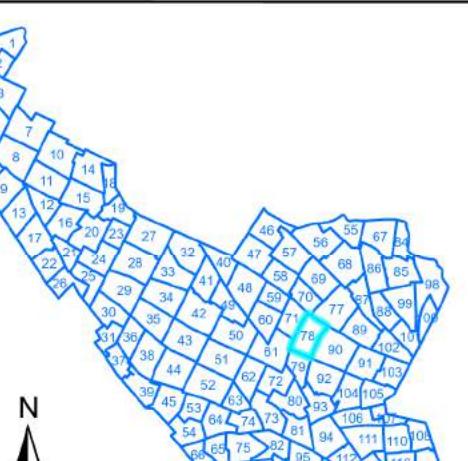
——— Parcel Boundary  
 ——— Block/ROW Boundary  
 - - - Other ROW Boundary  
 - - - Assessor Map Boundary  
 - - - Water Body  
 - - - Building  
 - - - Railroad ROW

——— Lot Dimension  
 ——— Lot Number  
 ——— Square Footage  
 ——— Frontage Dimension  
 ——— Street Address

80 40 0 80  
 1" = 80'  
 July 1, 2023

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.



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## PRIVATE WAY PARKING GUIDE

Enclosed is a copy of Massachusetts General Laws, Chapter 266, Section 120D. This is the applicable statute regarding removal of motor vehicles from a private way.

The City of Somerville's enforcement powers are limited with regard to parking on private ways. In addition, private ways are not eligible for inclusion in the Residential Permit Parking Program.

The key points of the procedure for removal of motor vehicles from private ways are as follows:

### NOTICE

1. Determine who has lawful control of the private way or property on which the vehicle is forbidden to park. The City of Somerville is unable to assist residents of private ways in making this determination. To make this determination, examine the documents regarding the private way, such as deeds, private agreements, or other written instruments. Sometimes the services of a title examiner, a registered land surveyor and/or an attorney might be helpful.
2. The person(s) who have lawful control of the private way must post the area for no parking. For example, a sign may read "PRIVATE WAY – UNAUTHORIZED PARKING PROHIBITED- VIOLATORS WILL BE TOWED AT OWNERS EXPENSE." The sign(s) must be conspicuously posted in visible location for motorists to see.

### REMOVAL

Notify the police department that you are going to have an unauthorized vehicle removed by filling out the attached form. You are required by law to provide the police with the following information:

The name of the person who has lawful control of the property from which the vehicle is being removed;  
The address from which the vehicle is being removed;  
The address to which the vehicle is being taken  
The registration number of the vehicle;  
The name of the person or company removing the vehicle

Please note that the vehicle must be towed to a convenient location and the charges for the removal and storage of the vehicle must be in compliance with the law. Failure to comply with posting and removal provisions could result in a fine of up to \$100 and will result in the requirement that you release the vehicle to the owner without any charges for removal or storage.

The information contained in this document is intended for informational purposes only. It is not intended to be, nor should be interpreted as, legal advice or opinion. The reader should seek the advice of legal counsel if needed.



Anjana Sukumar [REDACTED]

**Request for written clarification – parking enforcement and spot reservation**

25 messages

**Anjana Sukumar** [REDACTED] [REDACTED]

Hi

I am a homeowner on Wellington ave, on the permit-only side of the roadway. Parking availability on our side is extremely limited.

On the opposite side of the "Private Way / Parking for Residents Only" sign, residents routinely block public on-street parking using buckets, cones, and homemade "No Parking" signs.

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana

**Anjana Sukumar** [REDACTED]

To: [REDACTED]

Sun, Jan 4, 2026 at 11:01 AM

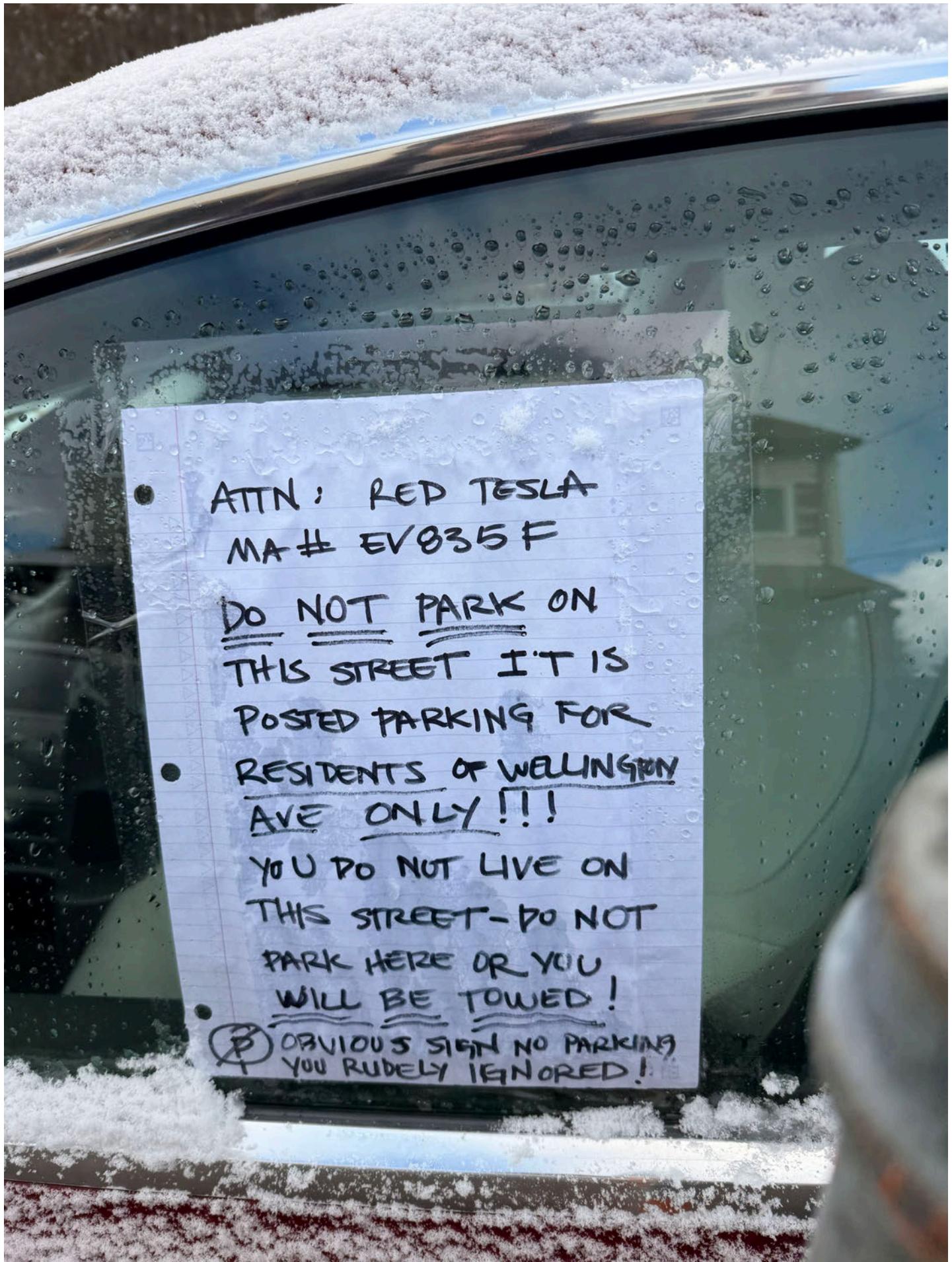
Hi

I need clarity as u got this message today and their sign was right in front of my car and scratched my car

Can you please give me clarity? I don't wan to fight with my neighbors if there is some rule that says they own their spot ? I'd love to learn more as I live on Wellington ave and my spot is always taken.

Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs , 1 cone and 2 buckets filled with water/trash to hold their spots.

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.



[Quoted text hidden]

Jacqueline Stagnari  
 To: Anjana Sukumar  
 Cc: traffic [REDACTED]

Mon, Jan 5, 2026 at 10:30 AM

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead end is a private way, meaning parking is restricted/regulated by the owners of those properties. There should be a private way sign posted below the Dead End and street name signs.

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit may park there. This includes in front of your home at 6 Wellington Ave. If residents are blocking space on the public section we will remove those items.

Thank you,  
 Jackie

Jackie Stagnari (she/her)

Project Manager, Parking Department

City of Somerville

[REDACTED]

[REDACTED]

[REDACTED]

**From:** Anjana Sukumar [REDACTED]  
**Sent:** Sunday, January 4, 2026 11:01 AM  
**To:** traffic <[REDACTED]>  
**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi

[Quoted text hidden]

#### City of Somerville Public Records Notice

*Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under the Massachusetts Public Records Laws.*



Wellington Ave @ Montgomery Ave.jpg  
 260K

Anjana Sukumar  
 To: Jacqueline Stagnari  
 Cc: traffic [REDACTED]

Mon, Jan 5, 2026 at 10:40 AM

Hi Jackie,

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

Every single person on that private way has something in front of them, and I am finding it so hard to find parking anywhere on the public side of Wellington ave.

They practically act like they own the land in front of their house, is this normal ? Can someone buy that spot for themselves ?

To be accurate I was parked in front of 21 Wellington ave. And that morning I saw that entire street use cones/ buckets/parking signs with impunity

Due to this situation with the parking, I've actually gotten 150\$ worth of tickets because I actually live in Myrtle st and own 6 Wellington ave, I've had to move here for the last month due to water remediation at my place and the neighbors have been making it very difficult to find parking

I even asked a parking officer, he refused to cite them stating it was a private way, but he was happy to give me a ticket.

1/28/26, 4:52 PM

Gmail - Request for written clarification – parking enforcement and spot reservation

This is very difficult, pls give me a suggestion. The neighbors are being rude and each time I put a note saying this is not allowed, they remove the note and put their cones buckets and parking signs back on the street. Is the city able to help with this situation?

Should I go talk to them and ask if they own the spot in front of the house, if this is the case then I have to walk several streets out unfortunately to get a spot. Except they have a driveway for 2 cars AND they do this.

They keep the buckets on the side, and I think even if they were to be cited once, they'll just continue doing it. I already submitted 2 311 requests with no results. Is it possible for you to send them something in the mail? I think that may be effective. Pretty please. I really appreciate it!

My house will be reconstruction for next 3-4 mos, so I'm finding it hard to deal with these people on Wellington ave private way.

Please help, I can't pay anymore parking tickets! 😞 😞

Thanks  
Anjana  
[Quoted text hidden]

Jacqueline Stagnari <[REDACTED]>

Mon, Jan 5, 2026 at 10:55 AM

To: Anjana Sukumar <[REDACTED]>

Cc: traffic <[REDACTED]>

Hi Anjana,

On a private way, property owners do own up to the midpoint on the street, meaning they own the curb space in front of their home. They are allowed to place items in this space and may enter into a contract with a private towing company to remove unauthorized vehicles. You are not allowed to park there unless you received permission from the property owner. Parking Control Officers can only ticket fire lanes and fire hydrant violations on private ways.

If there are no open parking spaces on the public section of Wellington Ave (from Walnut St to Montgomery Ave) you will have to park on another public street.

Thank you,  
Jackie

[Quoted text hidden]

Anjana Sukumar <[REDACTED]>

Mon, Jan 5, 2026 at 12:40 PM

To: Jacqueline Stagnari <[REDACTED]>

Cc: traffic <[REDACTED]>

Hi Jackie,

I appreciate you getting back to me with this information and being patient with me while I understand this situation.

My concern is regarding recent parking enforcement issues on Wellington Ave, including three parking tickets totaling \$150 (Cars against 1EV835F and 1EV372), which have already been paid (I think I appealed one, I don't know if it got dismissed or not). I am respectfully requesting a review of these tickets, consideration for a refund, partial refund, or parking credit, and clarification regarding parking access on Wellington Ave during a period of significant hardship.

I am the homeowner at [REDACTED]. Due to water damage at my residence, my family and I were temporarily displaced and are now in the process of moving back into our original home (See fire report attached). During this time, I have been managing full-time work, caring for my child, and repeatedly loading and unloading essential household items and equipment from our vehicles.

Parking availability on the public portion of Wellington Ave and surrounding public side streets has been extremely limited. At the same time, the adjacent portion of Wellington Ave is designated as a private way, where curb access is unavailable to residents on the public side, even when spaces are visibly blocked by cones or buckets despite unused driveways. This has created a situation where lawful parking options are effectively unavailable during an already difficult transition period. I am having to walk several streets over and empty items for my house including heavy suitcases while the private way just grabs the spots with cones, despite having driveways.

I made every effort to comply with parking regulations in good faith and did not intentionally violate any rules. The unusual public/private split on the same street, combined with displacement due to fire damage, caused significant confusion and hardship. I am requesting that the tickets be reviewed with these circumstances in mind and that a refund, partial refund, or parking credit be considered as a courtesy.

Additionally, I am requesting clarification and documentation regarding the private way designation on Wellington Ave. Specifically, I would appreciate guidance on where I may obtain:

- Official maps showing the limits of the public versus private portions of Wellington Ave
- Records of street acceptance, non-acceptance, or discontinuance
- Documentation confirming ownership of the private way by abutting property owners and curb ownership to the midpoint of the street

This information would help me better understand the legal basis for the parking restrictions and ensure compliance going forward, especially while we continue moving items in and out of the home.

I am happy to provide documentation related to the fire damage, proof of residency, or any additional information needed. I would also appreciate guidance on whether temporary parking accommodations, such as a loading or moving allowance, may be available during this transition period.

We will be moving out to a temporary home in a few weeks, but we are finding it hard to understand our neighbors and their need to grab the land in front of their house - should I go to them and ask if I can park there temporarily? It seems like they are not very kind neighbors - I have a good mind to call the police on them because they scratched my expensive car.

Thank you for your time, consideration, and assistance. I appreciate any help you can provide in resolving this matter fairly and transparently.

Thank you

Anjana

[Quoted text hidden]

 54 MYRTLE\_Redacted (1).pdf  
266K

Suzanne Rinfret <[REDACTED]>

Mon, Jan 5, 2026 at 1:20 PM

To: Anjana Sukumar [REDACTED], Jacqueline Stagnari [REDACTED] >  
 Cc: traffic [REDACTED]

Good afternoon Anjana,

I'm sorry to hear about the fire, and I understand that parking can be challenging in Somerville, as it is the most densely populated city in the Northeast.

As Jacqueline mentioned, parking on private ways is limited to the addresses located on that specific section of the roadway. I looked up the two license plates you provided. Plate **1EV835F** does not appear in the RMV database; it's possible there may have been a typo. Plate **1EV372** shows recent citations for street cleaning and meter violations, all of which have been paid.

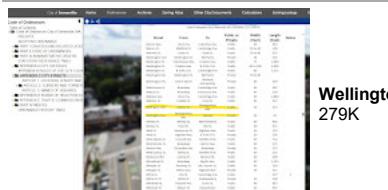
Your resident parking permit allows you to park on any *public* way in Somerville. However, all other parking regulations—such as street cleaning schedules and meter requirements—must still be followed.

I've attached the street listing that indicates Wellington Avenue is classified as a private way.

Please feel free to contact me if you need any additional clarification.

Best regards,  
 Suzanne Rinfret  
 Director of Parking

[Quoted text hidden]



Wellington Ave street listing.jpg  
 279K

Anjana Sukumar  
 To: Suzanne Rinfret  
 [REDACTED]

Thu, Jan 8, 2026 at 8:56 AM

Hi Suzanne, Jackie

Thanks for the follow up,

The neighbors didn't have to be so rude with their notes, and I am not pursuing action on the scratch that they made on my car with their heavy metal parking signs.

I think it's wrong that they get to own the land in front of their houses just like that. Does that mean each of them have a deed to that land? If I walked up to them and asked for their deeds, their land parcel shows that they own that land in front of their houses? That's what I am understanding based on your drawing- that road is private, you guys don't do street sweeping there, no utilities, they take care of the paving, and they each own their own lands but on the other side of Wellington where I own my house, I cannot own the land because it is public way.

They are not being neighborly and helping out when I'm in a fix. I have had to park 2 streets over and make several trips to my car to unload stuff (I used to live at Myrtle st which got flooded)

Is it possible to check the parcels out or should I go speak to them?

I paid considerable amount towards the city because I am going through a very difficult situation but I'm amenable to situations - would you be able to issue 3 visitor permits for me in lieu of the fines I had to pay the city?

1 is a 2 day permit for 6 Wellington ave (which I own) and  
 1 for a 2 day permit for 73 Rush st unit 1 somerville Ma and  
 1 for a 2 day permit to 54 Myrtle st unit 3. (These 3 would have cost me \$30 x 3 is 90 which is still less than the \$150 that I paid you from my household)

Without going into details, it's an extremely difficult situation, and my bipolar basically has flared which means basic tasks like figuring out parking situations, and taking care of all that comes with this situation has become extremely hard.

I was living in Wellington ave for the past month with the shittiest neighbors and I really want to be a pain in their rear end at this time but I also want to move on.

I wanted to save money by staying in a tenants room when he was traveling, and we were between 3 homes over the holidays. They are being unreasonable and they won't even answer the door when I knock their door. I don't appreciate that. Kindness is a choice. Compassion is a choice, and I want to confront them for this nonsense from them.

I can take this forward with them directly and you can help me with the 3 visitor permits. Let me know what you prefer.

I don't think this is an unreasonable request. And I think the neighbors were being rude and extremely difficult, not acting neighborly. I tried multiple times to let them know about my situation.

Let me know what you prefer to proceed.

You can mail the permits to 6 Wellington ave Somerville MA

I want to thank you for taking the time to respond to me and for giving me the information. I feel it is very important for neighbors to help each other. In my east somerville neighborhood we help each other a lot. This bunch is a mean bunch! 😡😡

[Quoted text hidden]

Suzanne Rinfret <SRinfret@somervillema.gov>  
 To: Anjana Sukumar [REDACTED]  
 Cc: Jacqueline Stagnari <[REDACTED]

Thu, Jan 8, 2026 at 2:09 PM

Good afternoon, Anjana,

We are unable to assist with matters involving your neighbors. You have already been informed of the rules governing private ways, and we recommend that you continue to follow those regulations.

Regarding guest permits: guest permits may only be purchased for the residence in which you reside. Permits are issued to the resident of the address, not the property owner. As you indicated that you are temporarily staying in the unit on Wellington Avenue and that the unit has a tenant, the tenant is eligible to purchase guest permit(s).

1/28/26, 4:52 PM

Gmail - Request for written clarification – parking enforcement and spot reservation

Please note that there is a maximum of two (2) guest permits per unit. Guest permits may be purchased online, in person at our office, or by mail. The application is attached for your convenience.

Guest permits may only be used by non-residents and must be parked within one block of the address to which the permits are assigned.

Best regards,  
Suzanne Rinfret

[Quoted text hidden]

---

**2 attachments**

 **FAQ Resident Visitor Permit.pdf**  
191K

 **Resident Visitor Permit.pdf**  
198K

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**Anjana Sukumar** <[REDACTED]>  
To: Suzanne Rinfret <[REDACTED]>  
Cc: Jacqueline Stagnari <[REDACTED]>, traffic <[REDACTED]>

Sat, Jan 10, 2026 at 5:44 PM

Hi Suzanne

While I see that your intent is to help me, neither you nor my 'neighbors' have stepped in to help.

Can you please direct me to the concerned department that can show me that individual plots for each of my neighbors at Wellington ave?

I really do want to see how they 'own' that land and 'claim' it like it's their own. Maybe the parcel department or the land department at somerville zoning? I'm not sure but sure as heck as curious.

I am out \$150 and you guys at the city are not making my life easy. Either you help me with some visitor permits in lieu of these fines (which I shouldn't have paid in the first place but my situation is so stressful that my husband/tenant just paid it) or you help me figure out these neighbors and their land and I'll make sure they pay for it by losing claim to the land in front of their homes.

At the very least will it be possible for you to take the executive call to waive the fees of the permit if I applied for parking permits at these homes? I don't even want the expensive ones just the 2 day permits.

54 Myrtle st unit 3 is where our home was and got flooded - you have issued a permit here and this got lost in the entire process of moving out (got taken by the insurance adjustor or something?) We don't have a single permit for this house.

73 Rush st is where we are living now for the next 4-6 months while our home gets fixed and we don't have a permit for this place.

6 Wellington is our home which is rented out to our tenants (we were living here while waiting for the rush st lease to start), our tenant will apply for this as the resident of this house.

Will you be able to waive these fees (I only want the 2 day permits for each of these units) as a gesture of good will?

I am ready to offer you proof of my situation, the fire incident report and the lease and other documents as proof that we come in good faith.

Thank you.

[Quoted text hidden]

---

**Anjana Sukumar**  
To: Suzanne Rinfret  
Cc: Jacqueline Stagnari, traffic <[REDACTED]>

Thu, Jan 15, 2026 at 9:43 AM

Hi Suzanne

Happy Thursday and good morning

Wanted to follow up on the below email chain.

Can you help me figure out my neighbors land parcels. I want to see where their 'land' ends and where the public space starts.

My tenant still finds it hard to find parking on the street and I need to understand why they are gate keeping the land in front of their home. If the parcels include the spots then that land is due to them- and they should mark it out with their house numbers esp if they are an association taking care of their own paving utilities plowing etc

Looking forward to hearing from you

Thank you.

Anjana

[Quoted text hidden]

[REDACTED]

[REDACTED]

Good morning,

Land parcels are not in our wheelhouse here at the Parking Department. I have attached some material pertaining to private ways. You may want to check with accessing or engineering regarding the parcels.

Thank you,

[Quoted text hidden]

---

**4 attachments**

 **GL 266 s 120d.pdf**  
39K

 **Tow notification.pdf**  
11K

 **Tow private way determination.pdf**  
11K

 tow private way guide.pdf  
11K

Hi Suzanne,

Thank you!

Can you please give me the contact information for the Somerville Engineering Division in DPW? Thank you.

Am I able to apply for 1 permit in lieu of the fine I paid for my house at 73 Rush st? I can submit the application today.  
[Quoted text hidden]

Thu, Jan 15, 2026 at 10:31 AM

HI

You're best option is to contact 311 department - 617-666-3311 or the contact us page on the website <https://www.somervillema.gov/departments/contact-us> . They can advise you on the contact.

[Quoted text hidden]

Hi Suzanne,

I took a look at the parcels and none of the houses on wellington ave seems to have the areas in front of them as part of their official parcels - you can take a look at these websites and let me know if I am mistaken.

I checked both Somerville and Massachusetts ArcGis maps just to be certain.

City of Somerville -

<https://somervillelma-live.s3.us-east-1.amazonaws.com/s3fs-public/storage/assessing/parcel-tax-map-078.pdf>



## Massachusetts Map -

<https://massqis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=47689963e7bb4007961676ad9fc56ae>



1/28/26, 4:52 PM

Gmail - Request for written clarification – parking enforcement and spot reservation

Can you please check and let me know if I am reading the maps properly? As per these maps, they don't own the lots in front of their homes, and the street seems to be open to public even if the street is private. Is there an association that the City is aware of that allows them access to the lots in front of their home in exchange for them taking care of this street? Please let me know who may be aware of this.

We moved out of this home but my tenant is finding it hard to find parking on the street of wellington ave, and these neighbors don't always use the spot in front of their home, but they sure are aggressive in using the spot savers to come dangerously close to our car to scratch it each time

Thanks for your help in figuring out this situation.

Anjana

[Quoted text hidden]

Hi Anjana,

You should check with Engineering or Assessing with this question. This is not my area of expertise.

Thank you,

Suzanne Rinfret

**Subject: Re: Request for written clarification – parking enforcement and spot reservation**

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne,

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City of Somerville -

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Massachusetts Map -

<https://mail.google.com/mail/u/0/?ik=7a0351552f&view=pt&search=all&permthid=thread-a:r2290115488246844180&simpl=msg-a:r74899274952281...> 8/76



[Quoted text hidden]

[Quoted text hidden]

Hi Engineering and Assessing team at Somerville city,

I have a question regarding a few homes in Somerville, more specifically on the street Wellington ave, that I would like some questions about their House, and the parcel that they are on.

This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use large heavy space savers to block the spot. If you see the thread below - the parking department follows this rule since this part of the street is deemed as private. I still dont know what this means, but I want to understand this - do their lots include the spot on the street or is this open for anyone to park on?

I went on both the ArcGis website for the State and the city, and both the lots end in front of the street, none of them include the streets. See below the 2 links that was shared with the Traffic department.

I own the house on 6 wellington ave and these residents make it difficult to find parking on our street. Often having off street parking of 2 spots + using space savers such as Buckets with water, or large heavy metal objects to say that they own the spot. I want to make sure I understand the legality of this and if the rules/laws are being uniformly and consistently applied. Can you please confirm this for us?

The side of the house that is 5/6/8 wellington ave says its public but the other side with the numbers that I mentioned say it is a private way. Can you check in your maps and confirm if the owners lots for these homes include the spot in front of their home?

Even the parking enforcer one morning refused to ticket or cite any home that had the space saver in front of their home.

I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla car with her aggressive metal sign.

Thanks for your help in clearing this out. Take care

Anjana  
Owner of 6 wellington ave Somerville

[Quoted text hidden]

Anjana,

Wellington Ave is a public way between Walnut Street and Montgomery Ave. Wellington Ave becomes a private way between Montgomery Ave and the easterly end of the street. The private way portion of Wellington Ave generally includes the address numbers that you mention below: 16, 22, 24, 15, 17, 19, 21. See the posted signage from Google maps in the following links: [Private way section from Montgomery, easterly](#) and [public way section from Walnut Street to Montgomery Ave](#). This public/private designation is available to review in [Part III, Appendix C of our City Ordinances](#).

Our Assessing Maps and GIS are not designed to show property lines when they extend into the street on private ways. Property owners on private ways in Massachusetts typically own out to the street centerline. That is a general MGL rule of thumb. Some private ways have specific deeded rights w/r/t the front private property line that may be available as recorded land plans, easements, or other documents that may be available online at the Middlesex North Registry of Deeds. If no such document exists, Somerville usually considers the private way centerline to be the front property line for the corresponding private lot. That would include the parking lane directly in front of each individual residence on the private way.

I will defer to the Parking Department, but I assume that 6 Wellington Ave would be eligible for a street parking permit as it is on a public way. Conversely, 6 Wellington is likely not deeded to parking in the private way. I am sorry to hear about your damaged car. I suggest reaching out to the Police about private property damage.

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

---

[REDACTED]

[REDACTED]

**Subject:** Fwd: Request for written clarification – parking enforcement and spot reservation

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---

Hi Engineering and Assessing team at Somerville city,

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This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use large heavy space savers to block the spot. If you see the thread below - the parking department follows this rule since this part of the street is deemed as private. I still dont know what this means, but I want to understand this - do their lots include the spot on the street or is this open for anyone to park on?

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I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla car with her aggressive metal sign.

Thanks for your help in clearing this out. Take care

Anjana

[REDACTED]

----- Forwarded message -----

[REDACTED]

[REDACTED]

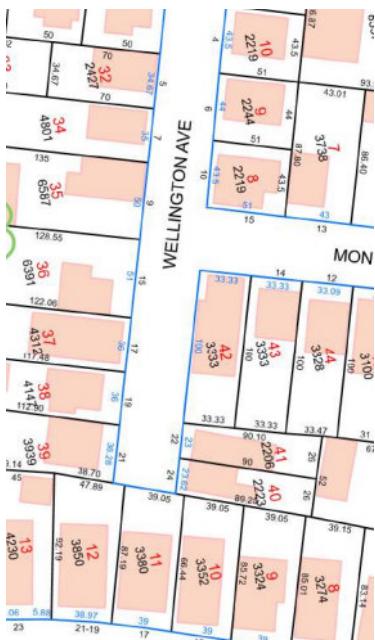
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Massachusetts Map -

<https://massgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=47689963e7bb4007961676ad9fc56ae9>



[Quoted text hidden]

[Quoted text hidden]

Hi Kevin,

Thank you again for your earlier explanation regarding Wellington Avenue and the City's general approach to private ways. I reviewed all the websites that you shared.

I have since reviewed the recorded deeds for multiple abutting properties on the private way portion of Wellington Ave, including **15 Wellington Ave** and **19 Wellington Ave**, and I am seeking clarification based on the deed language itself.

In both cases, the property descriptions treat **Wellington Ave as a boundary (sideline)** and do not include any express conveyance of land within the private way or to its centerline. For example:

- **15 Wellington Ave:** the description runs “*to said Wellington Ave*” and then “*Northwesterly by said Wellington Ave*,” with no reference to the centerline or inclusion of land in the way.
- **19 Wellington Ave:** the description similarly states “*Northeasterly by Wellington Ave*,” again without centerline language or any conveyance into the way.
- By the way, this is the case for all the houses on the 'private' side of Wellington ave, I took a brief look at the houses in question from my previous email, and none of them mention Centerline of the street in any of them.

I am attaching screenshots of the relevant deed excerpts for reference.

Based on this language, Wellington Ave appears to function as a **boundary**, rather than land owned in fee by the abutting lots. While I understand the City may apply a general presumption regarding private ways, these deeds seem to reflect a contrary intent—namely, that abutters have rights of access but not fee ownership of the way itself.

Could you please clarify:

1. Whether the City's position that abutting owners own to the centerline of the private way is based on specific recorded deeds or plans applicable to Wellington Ave, as opposed to a general administrative presumption.
2. If such a recorded instrument exists, could you please identify it (deed, plan, or other recorded document).
3. If no such instrument exists, whether the City distinguishes between rights of passage / maintenance obligations and fee ownership when characterizing private ways for purposes of parking, enforcement, or property damage.

I appreciate your assistance and clarification, as I want to ensure I am relying on the recorded land records rather than assumptions that may not apply to this specific location.

Thank you for your time.

A certain parcel of land with the buildings thereon situated in Somerville, being shown as Lot #11 on a plan of land surveyed for John Stackpole, made by Charles D. Elliot, dated November 13, 1886, recorded with the Middlesex South Registry of Deeds, Plan Book 51, Plan 30, and bounded and described as follows:

NORTHEASTERLY by Wellington Avenue, thirty-six (36) feet;  
 SOUTHEASTERLY by the lot #12 on said plan, one hundred twelve and 90/100 (112.90) feet;  
 SOUTHWESTERLY by land now or late of Inwood, thirty-six and 3/10 (36.3) feet; and  
 NORTHWESTERLY by lot #10 on said plan, one hundred seventeen and 48/100 (117.48) feet.

QUITCLAIM DEED

Address of Lessor: 17 Wellington Avenue, Somerville, Massachusetts

We, Michael A. Contardo, being married, of Medford, Massachusetts and Cannon Antilles, being married, of Stoneham, Massachusetts, for consideration paid, and in full consideration of One Million One Hundred Twenty Two Thousand Five Hundred and no/100 (\$1,122,500.00) Dollars

Grant to 17 Wellington Realty, LLC, Individually, now of 17 Wellington Avenue, Somerville, Middlesex County, Massachusetts with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being now numbered 17 Wellington Avenue and being shown as Lot 10 on a plan entitled "Plan of Lots in Somerville Surveyed for John Stackpole", dated November 13, 1886, by Charles D. Elliot, Engineer and Surveyor, recorded with Middlesex South District Deeds, Plan Book 51, Plan 30, being bounded and described as follows:

NORTHEASTERLY by said Wellington Avenue, thirty-six (36) feet;  
 NORTHWESTERLY by Lot 9 on said plan, one hundred twenty-two and 6/100 (122.06) feet;  
 SOUTHWESTERLY by land now or formerly of Inwood, thirty-six and 30/100 (36.30) feet;  
 SOUTHEASTERLY by Lot 11 on said plan, one hundred seventeen and 48/100 (117.48) feet.

Containing 4312 square feet of land.

The above described premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

[Quoted text hidden]

Anjana,

Whether only the owners of 15 Wellington Ave, or any Wellington Ave abutter on the private section of said street, own exclusive rights to the portion of the private way out to the centerline of the private way, based on specific recorded deeds or plans when they are available. It is a general administrative presumption because that is the most common needed to overturn Engineering's and Parking's position on this matter.

We cannot blanketly accept this assertion from only your deed research: *"Based on this language, Wellington Ave appears to function as a boundary, rather than land owned in fee by the owners of White Street Place as a private way clearly lay out that each abutter does in fact have private access/use rights out to the center line.* It is likely that the referenced plan from 1886 in

This situation is effectively no different than parking in the nearby Dunkin Donuts parking lot overnight and being towed as a result. Somerville residents and non-residents alike do not

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

[REDACTED] gov&gt;; Suzanne Rinfret &lt;SRinfret@somervillema.gov&gt;; traffic &lt;Traffic@somervillema.gov&gt;

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi Kevin,

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On Mon, Jan 26, 2026 at 4:22 PM Kevin Roche [REDACTED] wrote:

Anjana,

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Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

[1 Franey Road](#)

[Somerville, MA 02144](#)

[REDACTED] Stagnari <[jstagnari@somervillema.gov](mailto:jstagnari@somervillema.gov)>

**Subject:** Fwd: Request for written clarification – parking enforcement and spot reservation

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Hi Engineering and Assessing team at Somerville city,

I have a question regarding a few homes in Somerville, more specifically on the street Wellington ave, that I would like some questions about their House, and the parcel that they are

This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use large he

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I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla car wit

Thanks for your help in clearing this out. Take care

Anjana



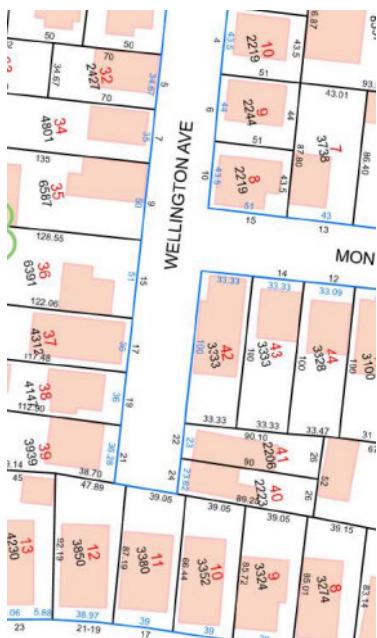
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Thanks for your help in figuring out this situation.

Anjana

On Thu, Jan 15, 2026 at 9:57 AM Suzanne Rinfret &lt;[REDACTED]&gt;

Good morning,

Land parcels are not in our wheelhouse here at the Parking Department. I have attached some material pertaining to private ways. You may want to check with acc

Thank you,

Suzanne Rinfret

---

[REDACTED]

[REDACTED]

[REDACTED]

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

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Hi Suzanne

Happy Thursday and good morning

Wanted to follow up on the below email chain.

Can you help me figure out my neighbors land parcels. I want to see where their 'land' ends and where the public space starts.

My tenant still finds it hard to find parking on the street and I need to understand why they are gate keeping the land in front of their home. If the parcels include the spots then that land is

Looking forward to hearing from you

Thank you.

Anjana

On Sat, Jan 10, 2026 at 5:44 PM Anjana Sukumar &lt;[REDACTED]&gt;

Hi Suzanne

While I see that your intent is to help me, neither you nor my 'neighbors' have stepped in to help.

Can you please direct me to the concerned department that can show me that individual plots for each of my neighbors at Wellington ave?

I really do want to see how they 'own' that land and 'claim' it like it's their own. Maybe the parcel department or the land department at somerville zoning? I'm not sure but sure as heck

I am out \$150 and you guys at the city are not making my life easy. Either you help me with some visitor permits in lieu of these fines (which I shouldn't have paid in the first place but

At the very least will it be possible for you to take the executive call to waive the fees of the permit if I applied for parking permits at these homes? I don't even want the expensive one

54 Myrtle st unit 3 is where our home was and got flooded - you have issued a permit here and this got lost in the entire process of moving out (got taken by the insurance adjustor or 73 Rush st is where we are living now for the next 4-6 months while our home gets fixed and we don't have a permit for this place.

6 Wellington is our home which is rented out to our tenants (we were living here while waiting for the rush st lease to start), our tenant will apply for this as the resident of this house.

Will you be able to waive these fees (I only want the 2 day permits for each of these units) as a gesture of good will?

I am ready to offer you proof of my situation, the fire incident report and the lease and other documents as proof that we come in good faith.

Thank you.

On Thu, Jan 8, 2026 at 2:09 PM Suzanne Rinfret <[REDACTED]>

Good afternoon, Anjana,

We are unable to assist with matters involving your neighbors. You have already been informed of the rules governing private ways, and we recommend that you continue to follow Regarding guest permits: guest permits may only be purchased for the residence in which you reside. Permits are issued to the resident of the address, not the property owner. As Please note that there is a maximum of two (2) guest permits per unit. Guest permits may be purchased online, in person at our office, or by mail. The application is attached for you Guest permits may only be used by non-residents and must be parked within one block of the address to which the permits are assigned.

Best regards,  
Suzanne Rinfret

**From:** Anjana [REDACTED]

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

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Hi Suzanne, Jackie

Thanks for the follow up,

The neighbors didnt have to be so rude with their notes, and I am not pursuing action on the scratch that they made on my car with their heavy metal parking signs.

I think it's wrong that they get to own the land in front of their houses just like that. Does that mean each of them have a deed to that land? If I walked up to them and asked for their

They are not being neighborly and helping out when I'm in a fix. I have had to park 2 streets over and make several trips to my car to unload stuff (I used to live at Myrtle st which go

Is it possible to check the parcels out or should I go speak to them?

I paid considerable amount towards the city because I am going through a very difficult situation but I'm amenable to situations - would you be able to issue 3 visitor permits for me

1 is a 2 day permit for 6 Wellington ave (which i own) and

1 for a 2 day permit for [73 Rush st unit 1 somerville Ma](#) and

1 for a 2 day permit to 54 Myrtle st unit 3. (These 3 would have cost me \$30 x 3 is 90 which is still less than the \$150 that I paid you from my household)

Without going into details, it's an extremely difficult situation, and my bipolar basically has flared which means basic tasks like figuring out parking situations, and taking care of all th

I was living in Wellington ave for the past month with the shittiest neighbors and I really want to be a pain in their rear end at this time but I also want to move on.

I wanted to save money by staying in a tenants room when he was traveling, and we were between 3 homes over the holidays. They are being unreasonable and they won't even c

I can take this forward with them directly and you can help me with the 3 visitor permits. Let me know what you prefer.

I don't think this is an unreasonable request. And I think the neighbors were being rude and extremely difficult, not acting neighborly. I tried multiple times to let them know about m

Let me know what you prefer to proceed.

You can mail the permits to [6 Wellington ave Somerville MA](#)

I want to thank you for taking the time to respond to me and for giving me the information. I feel it is very important for neighbors to help each other. In my east somerville neighborh

On Mon, Jan 5, 2026 at 1:21 PM Suzanne Rinfret <[SRinfret@somervillema.gov](mailto:SRinfret@somervillema.gov)> wrote:

Good afternoon Anjana,

I'm sorry to hear about the fire, and I understand that parking can be challenging in Somerville, as it is the most densely populated city in the Northeast.

As Jacqueline mentioned, parking on private ways is limited to the addresses located on that specific section of the roadway. I looked up the two license plates you provided. Your resident parking permit allows you to park on any *public* way in Somerville. However, all other parking regulations—such as street cleaning schedules and meter requiremer I've attached the street listing that indicates Wellington Avenue is classified as a private way.

Please feel free to contact me if you need any additional clarification.

Best regards,  
Suzanne Rinfret  
Director of Parking

[REDACTED] parking enforcement and spot reservation

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---

Hi Jackie,

I appreciate you getitng back to me with this information and being patient with me while I understand this situation.

My concern is regarding recent parking enforcement issues on Wellington Ave, including three parking tickets totaling \$150 (Cars against 1EV835F and 1EV372), which have al I am the homeowner at 6 Wellington Ave. Due to water damage at my residence, my family and I were temporarily displaced and are now in the process of moving back into Parking availability on the public portion of Wellington Ave and surrounding public side streets has been extremely limited. At the same time, the adjacent portion of Wellington I made every effort to comply with parking regulations in good faith and did not intentionally violate any rules. The unusual public/private split on the same street, combine Additionally, I am requesting clarification and documentation regarding the private way designation on Wellington Ave. Specifically, I would appreciate guidance on where I n

- *Official maps showing the limits of the public versus private portions of Wellington Ave*
- *Records of street acceptance, non-acceptance, or discontinuance*
- *Documentation confirming ownership of the private way by abutting property owners and curb ownership to the midpoint of the street*

This information would help me better understand the legal basis for the parking restrictions and ensure compliance going forward, especially while we continue moving item I am happy to provide documentation related to the fire damage, proof of residency, or any additional information needed. I would also appreciate guidance on whether tem We will be moving out to a temporary home in a few weeks, but we are finding it hard to understand our neighbors and their need to grab the land in front of their house - sl Thank you for your time, consideration, and assistance. I appreciate any help you can provide in resolving this matter fairly and transparently.

Thank you

Anjana

On Mon, Jan 5, 2026 at 10:55 AM Jacqueline [REDACTED]

Hi Anjana,

On a private way, property owners do own up to the midpoint on the street, meaning they own the curb space in front of their home. They are allowed to plk

If there are no open parking spaces on the public section of Wellington Ave (from Walnut St to Montgomery Ave) you will have to park on another public str

Thank you,  
Jackie

**From:** Anjana Sukumar <[anjana.sukumar@gmail.com](mailto:anjana.sukumar@gmail.com)>

[REDACTED] – parking enforcement and spot reservation

**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi Jackie,

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

Every single person on that private way has something in front of them, and I am finding it so hard to find parking anywhere on the public side of Wellington ave.

They practically act like they own the land in front of their house, is this normal ? Can someone buy that spot for themselves ?

To be accurate I was parked in front of 21 Wellington ave. And that morning I saw that entire street use cones/ buckets/parking signs with impunity

Due to this situation with the parking, I've actually gotten 150\$ worth of tickets because I actually live in Myrtle st and own 6 Wellington ave, I've had to move here for the last r

I even asked a parking officer, he refused to cite them stating it was a private way, but he was happy to give me a ticket.

This is very difficult, pls give me a suggestion. The neighbors are being rude and each time I put a note saying this is not allowed, they remove th note and put their cones buc

Should I go talk to them and ask if they own the spot in front of the house, if this is the case then I have to walk several streets out unfortunately to get a spot. Except they hav

They keep the buckets on the side, and I think even if they were to be cited once , they'll just continue doing it. I already submitted 2 311 requests with no results. Is it possible

My house will be reconstruction for next 3-4 mos , so I'm finding it hard to deal with these people on Wellington ave private way.

Please help, I can't pay anymore parking tickets! 😞😊|

Thanks

Anjana

On Mon, Jan 5, 2026 at 10:30 AM Jacqueline Stagnari <██████████>

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead end is a p

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit may p

Thank you,  
Jackie

**Jackie Stagnari** (she/her)

Project Manager, Parking Department

City of Somerville

██████████  
██████████  
██████████

██████████

– parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

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Hi

I need clarity as u got this message today and their sign was right in front of my car and scratched my car

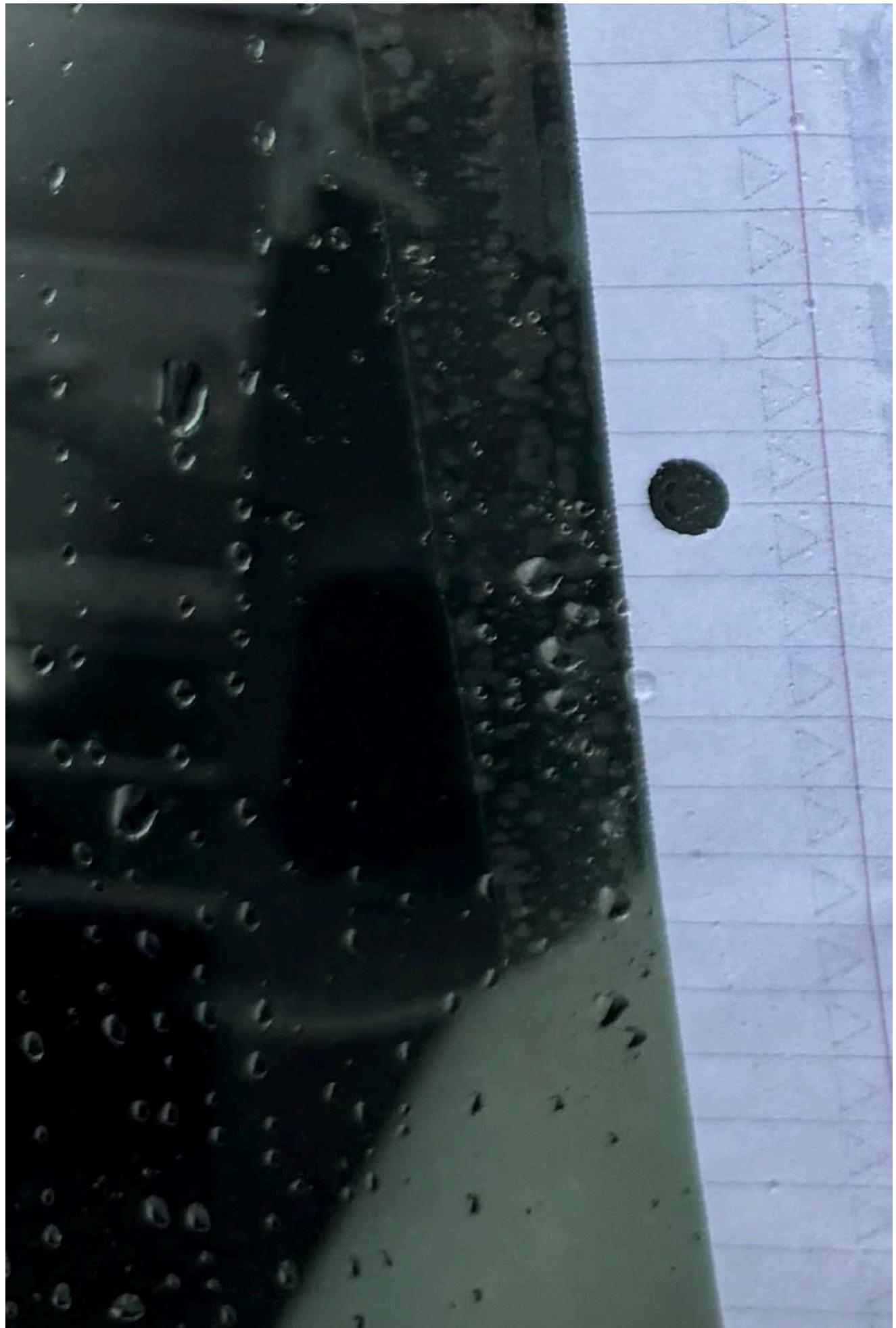
Can you please give me clarity? I don't wan to fight with my neighbors if there is some rule that says they own their spot ? I'd love to learn more as I live on Wellington ave &

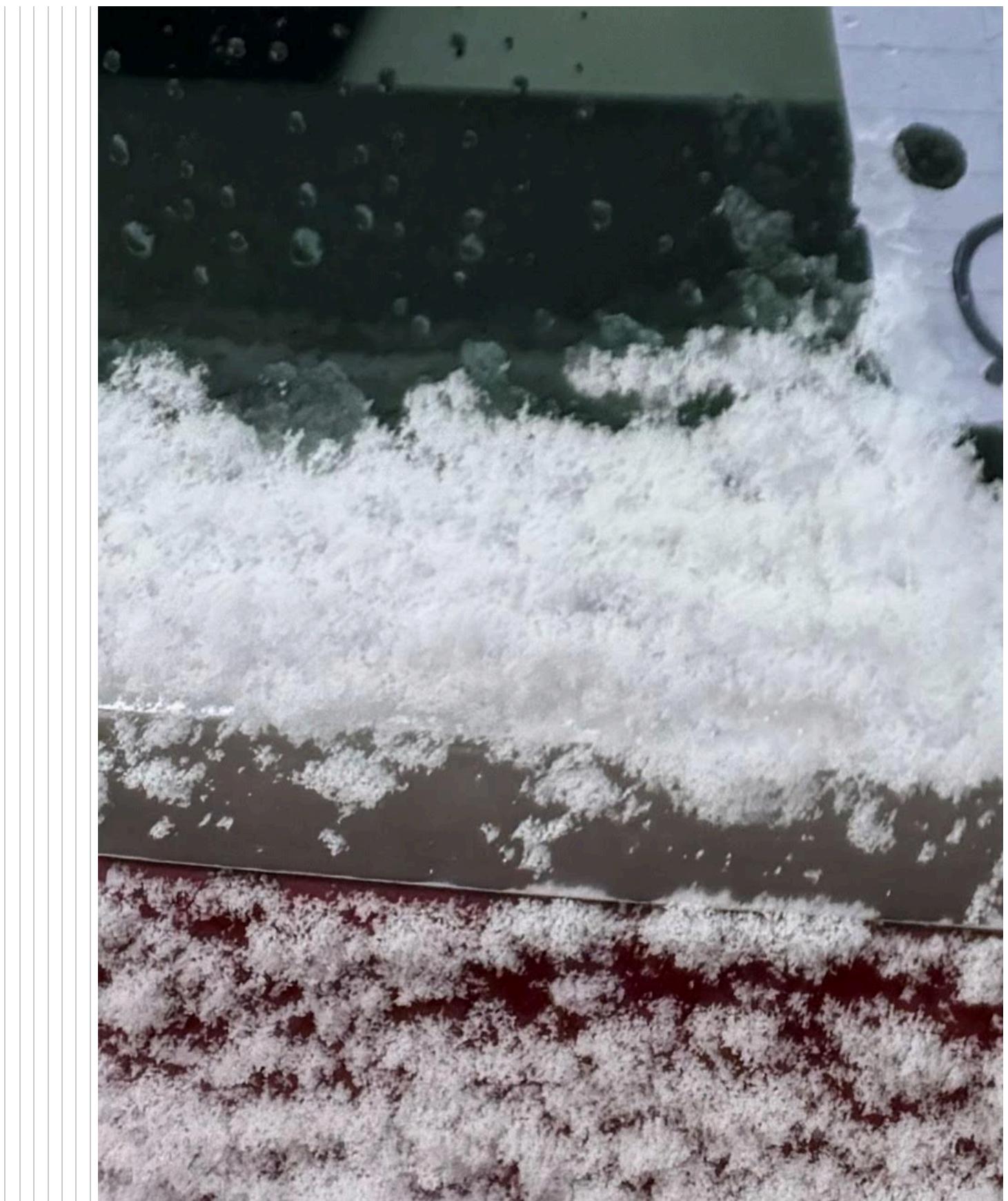
Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs , 1 cone and 2 buckets filled with water/trash to hold tr

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.









On Sun, Jan 4, 2026 at 12:20 AM Anjana Sukumar <[REDACTED]> wrote:

Hi

I am a homeowner on Wellington ave, on the permit-only side of the roadway. Parking availability on our side is extremely limited.

On the opposite side of the "Private Way / Parking for Residents Only" sign, residents routinely block public on-street parking using buckets, cones, and homemade "N

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana

**City of Somerville Public Records Notice**

*Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under t*

Anjana

Hi Kevin,

Thank you for the detailed response and the effort taken to ensure it is simple to understand with all these new words and complicated laws around who can park where and who cannot. I appreciate the clarification of the City's position and want to ensure I understand the basis for it correctly.

I understand that the City's view is that, regardless of whether fee ownership of the private way extends to the centerline, **non-abutters do not have the right to park on a private way absent deeded rights or written consent from an abutter**. I also understand that this position is grounded in a general administrative presumption regarding typical private way use cases in Massachusetts. This makes sense.

However, I would like to clarify a few points, as they are important for accurate classification and future reference:

1. You note that, in situations similar to White Street Place, **additional plans and reference documents from the establishment of the private way** demonstrate shared abutter access and use rights to the centerline. You also indicate that it is *likely* that an **1886 plan** includes such information for the private portion of Wellington Ave.
  - o Could you please identify the specific recorded plan(s), book/page, or reference document(s) on which the City is relying for Wellington Ave?
  - o If the City has not reviewed or confirmed the contents of that plan, please let me know whether the City's position here is based on analogy rather than a documented determination specific to Wellington Ave.
2. With respect to shared private ways where abutters hold **non-exclusive access and use rights**, I would appreciate clarification on whether the City distinguishes between:
  - o A private way with **exclusive abutter control** over parking/storage, versus
  - o A private way intended primarily for **access and passage**, where parking rights are not expressly allocated.
3. My earlier point regarding deed language was not intended to assert an affirmative right for non-abutters to park, but rather to clarify whether the recorded deeds establish **exclusive control** of parking areas by individual abutters. I understand from your response that the City does not consider the absence of exclusionary language in deeds sufficient to permit non-abutter parking, and instead requires affirmative proof of a right to park.

Given that, I am simply trying to understand whether the City's conclusion for Wellington Ave rests on:

- A review of specific recorded instruments applicable to that street, or
- A general policy applied to private ways where such instruments are unavailable or silent.

Clarifying this distinction would be very helpful, particularly for accurately characterizing the nature of the private way in communications with Parking or Police, and for avoiding reliance on assumptions by any party.

Thank you again for your time and clarification. Appreciate your patience as I learn how the city works and the various different departments in conjunction, its fascinating and so darn confusing, I wont lie!

Thank you!

Anjana

[Quoted text hidden]

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana

[Quoted text hidden]

---

Kevin Roche <kroche@somervillema.gov>



Anjana,

The onus is not on the City to conduct any further research into this issue. The situation you describe as "A private way intended primarily for access and passage, where parking rights a permission from abutters.

Thanks,

Kevin Roche, PE (MA)  
Deputy Director of Engineering Services  
City of Somerville  
Department of Infrastructure and Asset Management  
1 Franey Road  
Somerville, MA 02144

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you for the detailed response and the effort taken to ensure it is simple to understand with all these new words and complicated laws around who can park where and who cannot. I understand that the City's view is that, regardless of whether fee ownership of the private way extends to the centerline, **non-abutters do not have the right to park on a private way**. However, I would like to clarify a few points, as they are important for accurate classification and future reference:

1. You note that, in situations similar to White Street Place, **additional plans and reference documents from the establishment of the private way** demonstrate shared abutter access:
  - o Could you please identify the specific recorded plan(s), book/page, or reference document(s) on which the City is relying for Wellington Ave?
  - o If the City has not reviewed or confirmed the contents of that plan, please let me know whether the City's position here is based on analogy rather than a documented determination.
2. With respect to shared private ways where abutters hold **non-exclusive access and use rights**, I would appreciate clarification on whether the City distinguishes between:
  - o A private way with **exclusive abutter control** over parking/storage, versus
  - o A private way intended primarily for **access and passage**, where parking rights are not expressly allocated.
3. My earlier point regarding deed language was not intended to assert an affirmative right for non-abutters to park, but rather to clarify whether the recorded deeds establish **exclusive access and use rights** for abutters.

Given that, I am simply trying to understand whether the City's conclusion for Wellington Ave rests on:

- A review of specific recorded instruments applicable to that street, or
- A general policy applied to private ways where such instruments are unavailable or silent.

Clarifying this distinction would be very helpful, particularly for accurately characterizing the nature of the private way in communications with Parking or Police, and for avoiding reliance on potentially ambiguous language.

Thank you again for your time and clarification. Appreciate your patience as I learn how the city works and the various different departments in conjunction, its fascinating and so darn cool.

Thank you!

Anjana

On Tue, Jan 27, 2026 at 2:52 PM Kevin Roche <

Anjana,

Whether only the owners of 15 Wellington Ave, or any Wellington Ave abutter on the private section of said street, own exclusive rights to the portion of the private way out to the centerline (or uses) to the centerline of the private way, based on specific recorded deeds or plans when they are available. It is a general administrative presumption because that is the most common way to interpret the language in deeds. It is also the most consistent with the way the city has been interpreting it for many years.

We cannot blanketly accept this assertion from only your deed research: *“Based on this language, Wellington Ave appears to function as a boundary, rather than land owned in fee by the city.”* The deed language does not clearly lay out that each abutter does in fact have private access/use rights out to the center line. It is likely that the referenced plan from 1886

This situation is effectively no different than parking in the nearby Dunkin Donuts parking lot overnight and being towed as a result. Somerville residents and non-residents alike do not have the right to park on a private way.

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you again for your earlier explanation regarding Wellington Avenue and the City's general approach to private ways. I reviewed all the websites that you shared.

I have since reviewed the recorded deeds for multiple abutting properties on the private way portion of Wellington Ave, including **15 Wellington Ave** and **19 Wellington Ave**, and I am sure you have as well. In both cases, the property descriptions treat **Wellington Ave as a boundary (sideline)** and do not include any express conveyance of land within the private way or to its centerline. For example:

- **15 Wellington Ave:** the description runs “*to said Wellington Ave*” and then “*Northwesterly by said Wellington Ave*,” with no reference to the centerline or inclusion of land in the description.
- **19 Wellington Ave:** the description similarly states “*Northeasterly by Wellington Ave*,” again without centerline language or any conveyance into the way.
- By the way, this is the case for all the houses on the ‘private’ side of Wellington ave, I took a brief look at the houses in question from my previous email, and none of them mention the centerline.

I am attaching screenshots of the relevant deed excerpts for reference.

Based on this language, Wellington Ave appears to function as a **boundary**, rather than land owned in fee by the abutting lots. While I understand the City may apply a general presumption of ownership, I am curious if you could please clarify:

1. Whether the City's position that abutting owners own to the centerline of the private way is based on specific recorded deeds or plans applicable to Wellington Ave, as opposed to the boundary line.
2. If such a recorded instrument exists, could you please identify it (deed, plan, or other recorded document).
3. If no such instrument exists, whether the City distinguishes between rights of passage / maintenance obligations and fee ownership when characterizing private ways for purpose of enforcement.

I appreciate your assistance and clarification, as I want to ensure I am relying on the recorded land records rather than assumptions that may not apply to this specific location.

Thank you for your time.

A certain parcel of land with the buildings thereon situated in Somerville, being shown as Lot #11 on a plan of land surveyed for John Stackpole, made by Charles D. Elliot, dated November 13, 1886, recorded with the Middlesex South Registry of Deeds, Plan Book 51, Plan 30, and bounded and described as follows:

NORtheasterLY by Wellington Avenue, thirty-six (36) feet;  
SOUTheasterLY by the lot #12 on said plan, one hundred twelve and 90/100 (112.90) feet;  
SOUThwesteRLy by land now or late of Inwood, thirty-six and 3/10 (36.3) feet; and  
NORTHwesterLY by lot #10 on said plan, one hundred seventeen and 48/100 (117.48) feet.

Address of locus: 17 Wellington Avenue, Somerville, Massachusetts

## QUITCLAIM DEED

We, Michael A. Contardo, being married, of Medford, Massachusetts and Carmen Aniello, being married, of Stoneham, Massachusetts, for consideration paid, and in full consideration of One Million One Hundred Twenty Two Thousand Five Hundred and no/100 (\$1,122,500.00) Dollars

Grant to 17 Wellington Realty, LLC, Individually, now of 17 Wellington Avenue, Somerville, Middlesex County, Massachusetts with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being now numbered 17 Wellington Avenue and being shown as Lot 10 on a plan entitled "Plan of Lots in Somerville Surveyed for John Stackpole", dated November 13, 1886, by Charles D. Elliot, Engineer and Surveyor, recorded with Middlesex South District Deeds, Plan Book 51, Plan 30, being bounded and described as follows:

NORTHEASTERLY	by said Wellington Avenue, thirty-six (36) feet;
NORTHWESTERLY	by Lot 9 on said plan, one hundred twenty-two and 6/100 (122.06) feet;
SOUTHWESTERLY	by land now or formerly of Inwood, thirty-six and 30/100 (36.30) feet;
SOUTHEASTERLY	by Lot 11 on said plan, one hundred seventeen and 48/100 (117.48) feet.

Containing 4312 square feet of land.

The above described premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

On Mon, Jan 26, 2026 at 4:22 PM Kevin Roche <[REDACTED]>

Anjana,

Wellington Ave is a public way between Walnut Street and Montgomery Ave. Wellington Ave becomes a private way between Montgomery Ave and the easterly end of the street.

Our Assessing Maps and GIS are not designed to show property lines when they extend into the street on private ways. Property owners on private ways in Massachusetts typically

I will defer to the Parking Department, but I assume that 6 Wellington Ave would be eligible for a street parking permit as it is on a public way. Conversely, 6 Wellington is likely not

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

[1 Franey Road](#)

[Somerville, MA 02144](#)

From: [REDACTED]

Subject: Fwd: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Engineering and Assessing team at Somerville city,

I have a question regarding a few homes in Somerville, more specifically on the street Wellington ave, that I would like some questions about their House, and the parcel that they a

This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use large

I went on both the ArcGis website for the State and the city, and both the lots end in front of the street, none of them include the streets. See below the 2 links that was shared with

I own the house on 6 wellington ave and these residents make it difficult to find parking on our street. Often having off street parking of 2 spots + using space savers such as Buckets

The side of the house that is 5/6/8 wellington ave says its public but the other side with the numbers that I mentioned say it is a private way. Can you check in your maps and confirm. Even the parking enforcer one morning refused to ticket or cite any home that had the space saver in front of their home.

I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla car !

Thanks for your help in clearing this out. Take care

Anjana

Owner of 6 wellington ave Somerville

----- Forwarded message -----

Hi Suzanne,

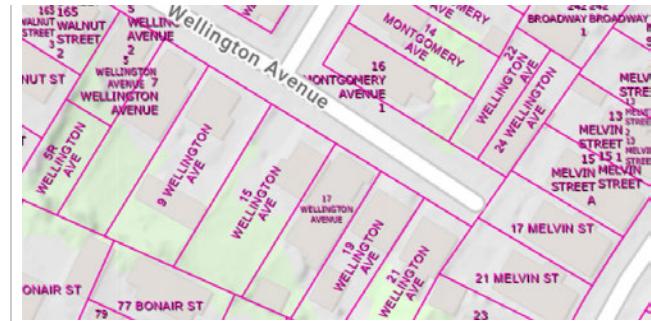
I took a look at the parcels and none of the houses on wellington ave seems to have the areas in front of them as part of their official parcels - you can take a look at these websites

I checked both Somerville and Massachusetts ArcGis maps just to be certain.

City of Somerville -

<https://somervillema-live.s3.us-east-1.amazonaws.com/s3fs-public/storage/assessing/parcel-tax-map-078.pdf>





Can you please check and let me know if I am reading the maps properly? As per these maps, they dont own the lots in front of their homes, and the street seems to be open to publ

We moved out of this home but my tenant is finding it hard to find parking on the street of wellington ave, and these neighbors dont always use the spot in front of their home, but t

Thanks for your help in figuring out this situation.

Anjana

On Thu, Jan 15, 2026 at 9:57 AM Suzanne Rinfret <[REDACTED]>

Good morning,

Land parcels are not in our wheelhouse here at the Parking Department. I have attached some material pertaining to private ways. You may want to check with a

Thank you,

Suzanne Rinfret

[REDACTED]  
 [REDACTED]  
 [REDACTED]  
**Subject: Re: Request for written clarification – parking enforcement and spot reservation**

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne

Happy Thursday and good morning

Wanted to follow up on the below email chain.

Can you help me figure out my neighbors land parcels. I want to see where their 'land' ends and where the public space starts.

My tenant still finds it hard to find parking on the street and I need to understand why they are gate keeping the land in front of their home. If the parcels include the spots then that lan

Looking forward to hearing from you

Thank you.

Anjana

On Sat, Jan 10, 2026 at 5:44 PM Anjana Sukumar <[REDACTED]> wrote:

Hi Suzanne

While I see that your intent is to help me, neither you nor my 'neighbors' have stepped in to help.

Can you please direct me to the concerned department that can show me that individual plots for each of my neighbors at Wellington ave?

I really do want to see how they 'own' that land and 'claim' it like it's their own. Maybe the parcel department or the land department at somerville zoning? I'm not sure but sure as h

I am out \$150 and you guys at the city are not making my life easy. Either you help me with some visitor permits in lieu of these fines (which I shouldn't have paid in the first place b

At the very least will it be possible for you to take the executive call to waive the fees of the permit if I applied for parking permits at these homes? I don't even want the expensive o

54 Myrtle st unit 3 is where our home was and got flooded - you have issued a permit here and this got lost in the entire process of moving out (got taken by the insurance adjustor 73 Rush st is where we are living now for the next 4-6 months while our home gets fixed and we don't have a permit for this place.

6 Wellington is our home which is rented out to our tenants (we were living here while waiting for the rush st lease to start), our tenant will apply for this as the resident of this house

Will you be able to waive these fees (I only want the 2 day permits for each of these units) as a gesture of good will?

I am ready to offer you proof of my situation, the fire incident report and the lease and other documents as proof that we come in good faith.

Thank you.

On Thu, Jan 8, 2026 at 2:09 PM Suzanne Rinfret <[REDACTED]> wrote:

Good afternoon, Anjana,

We are unable to assist with matters involving your neighbors. You have already been informed of the rules governing private ways, and we recommend that you continue to folc  
Regarding guest permits: guest permits may only be purchased for the residence in which you reside. Permits are issued to the resident of the address, not the property owner. A  
Please note that there is a maximum of two (2) guest permits per unit. Guest permits may be purchased online, in person at our office, or by mail. The application is attached for  
Guest permits may only be used by non-residents and must be parked within one block of the address to which the permits are assigned.

Best regards,  
Suzanne Rinfret

**From:** [REDACTED]

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne, Jackie

Thanks for the follow up,

The neighbors didnt have to be so rude with their notes, and I am not pursuing action on the scratch that they made on my car with their heavy metal parking signs.

I think it's wrong that they get to own the land in front of their houses just like that. Does that mean each of them have a deed to that land? If I walked up to them and asked for th

They are not being neighborly and helping out when I'm in a fix. I have had to park 2 streets over and make several trips to my car to unload stuff (I used to live at Myrtle st which

Is it possible to check the parcels out or should I go speak to them?

I paid considerable amount towards the city because I am going through a very difficult situation but I'm amenable to situations - would you be able to issue 3 visitor permits for r

1 is a 2 day permit for 6 Wellington ave (which i own) and



On Mon, Jan 5, 2026 at 10:55 AM Jacqueline Stagnari [REDACTED] wrote:

Hi Anjana,

On a private way, property owners do own up to the midpoint on the street, meaning they own the curb space in front of their home. They are allowed to

If there are no open parking spaces on the public section of Wellington Ave (from Walnut St to Montgomery Ave) you will have to park on another public

Thank you,  
Jackie

[REDACTED]  
[REDACTED]  
[REDACTED] – parking enforcement and spot reservation

**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi Jackie,

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

Every single person on that private way has something in front of them, and I am finding it so hard to find parking anywhere on the public side of Wellington ave.

They practically act like they own the land in front of their house, is this normal ? Can someone buy that spot for themselves ?

To be accurate I was parked in front of 21 Wellington ave. And that morning I saw that entire street use cones/ buckets/parking signs with impunity

Due to this situation with the parking, I've actually gotten 150\$ worth of tickets because I actually live in Myrtle st and own 6 Wellington ave, I've had to move here for the la:

I even asked a parking officer, he refused to cite them stating it was a private way, but he was happy to give me a ticket.

This is very difficult, pls give me a suggestion. The neighbors are being rude and each time I put a note saying this is not allowed, they remove the note and put their cones b

Should I go talk to them and ask if they own the spot in front of the house, if this is the case then I have to walk several streets out unfortunately to get a spot. Except they h

They keep the buckets on the side, and I think even if they were to be cited once , they'll just continue doing it. I already submitted 2 311 requests with no results. Is it possi

My house will be reconstruction for next 3-4 mos , so I'm finding it hard to deal with these people on Wellington ave private way.

Please help, I can't pay anymore parking tickets! 😞 😞

Thanks

Anjana

On Mon, Jan 5, 2026 at 10:30 AM Jacqueline Stagnari [REDACTED] wrote:

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead end is

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit ma

Thank you,  
Jackie

**Jackie Stagnari** (she/her)

Project Manager, Parking Department

City of Somerville

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] – parking enforcement and spot reservation

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Hi

I need clarity as u got this message today and their sign was right in front of my car and scratched my car

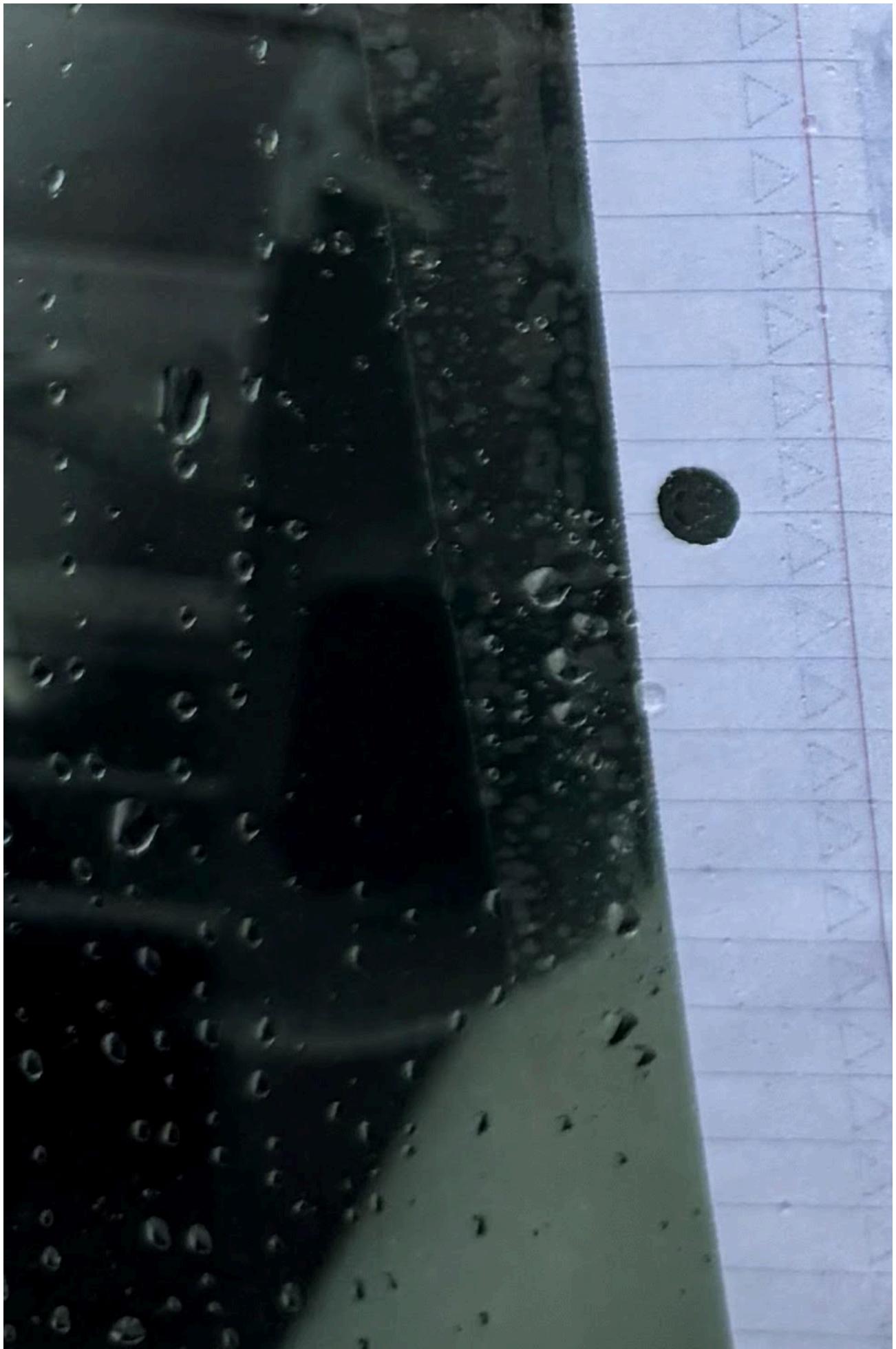
Can you please give me clarity? I don't wan to fight with my neighbors if there is some rule that says they own their spot ? I'd love to learn more as I live on Wellington av

Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs , 1 cone and 2 buckets filled with water/trash to hol

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.











I appreciate your guidance on how to proceed.

Thank you!

Anjana

[Quoted text hidden]

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

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Thanks

Anjana

On Mon, Jan 5, 2026 at 10:30 AM Jacqueline Stagnani <[REDACTED]> wrote:

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead end i

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit m

Thank you,  
Jackie

**Jackie Stagnari (she/her)**  
Project Manager, Parking Department  
City of Somerville

[REDACTED]

[REDACTED]

[REDACTED] – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi

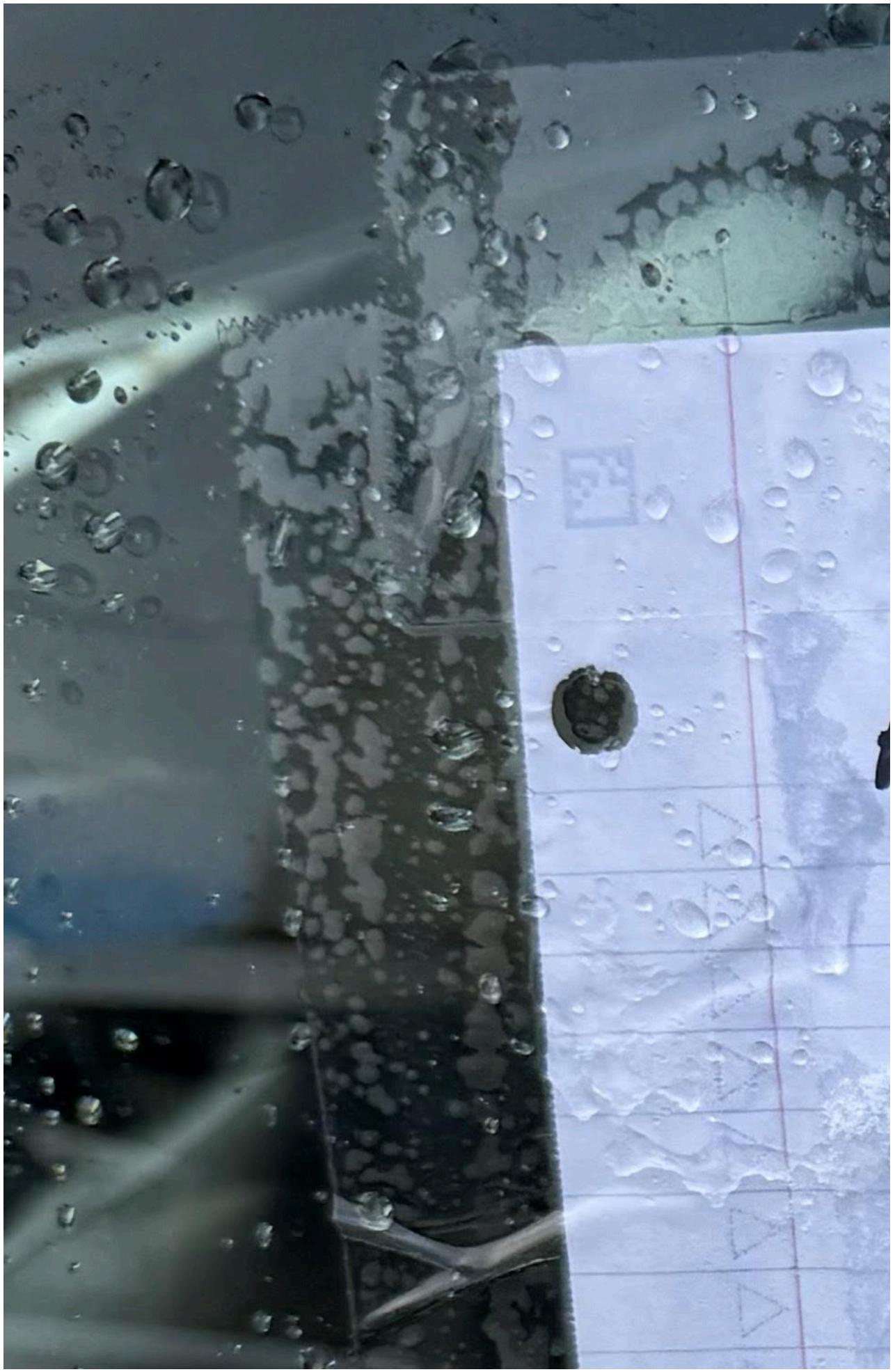
I need clarity as u got this message today and their sign was right in front of my car and scratched my car

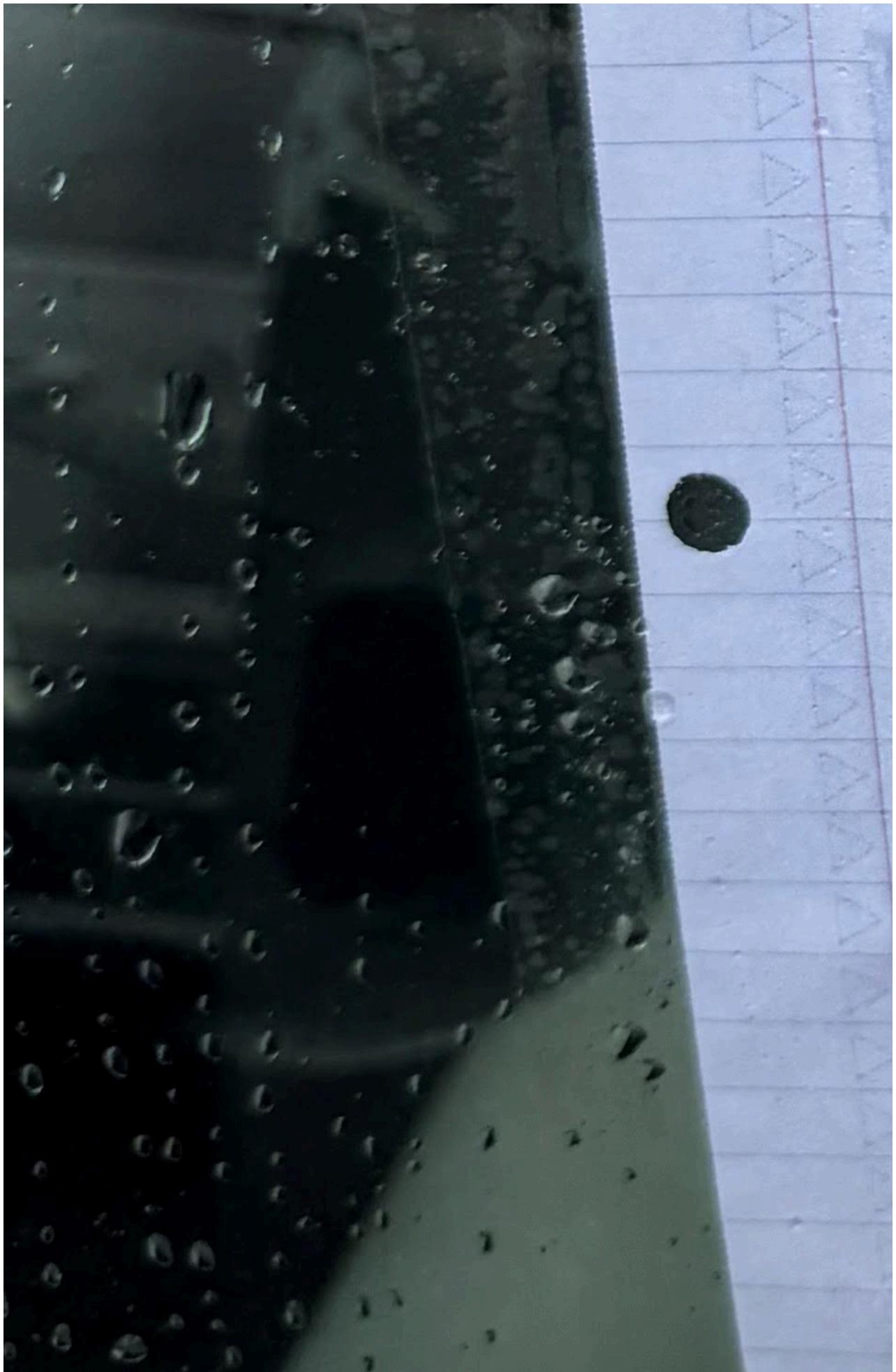
Can you please give me clarity? I don't wan to fight with my neighbors if there is some rule that says they own their spot ? I'd love to learn more as I live on Wellington

Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs , 1 cone and 2 buckets filled with water/trash to h

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.









On Sun, Jan 4, 2026 at 12:20 AM Anjana Sukumar <[REDACTED]> wrote:

Hi

I am a homeowner on Wellington ave, on the permit-only side of the roadway. Parking availability on our side is extremely limited.

On the opposite side of the "Private Way / Parking for Residents Only" sign, residents routinely block public on-street parking using buckets, cones, and homema

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana  
[Quoted text hidden]

[REDACTED]

Anjana,

The City is not going to engage with petitioning private property owners to relinquish their private property rights to Wellington Ave unless the private property owners themselves choose to do so.

Your tenants should call the Police if they are made to feel threatened or unsafe.

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

[1 Franey Road](#)

[Somerville, MA 02144](#)

[REDACTED]

[REDACTED]

**Cc:** [REDACTED]  
**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you for your response. I understand the City's current position regarding enforcement authority on private ways. That much is clear.

That said, I am not seeking to relitigate the same question, nor am I prepared to accept that the City has no role where a private way is being used in a manner that materially impacts residential property values. The private portion of Wellington Ave functions in practice as a residential street, yet its “private way” designation is being used by certain abutters to assert unilateral control over parking and other uses. Given this, I am requesting guidance on the following:

Given this, I am requesting guidance on the following:

- 1. Petition Process**  
Does the City of Somerville have a formal or informal process by which abutters and affected residents may petition for the acceptance of a private way as a public way?
- 2. Threshold of Support**  
If so, what level of support is required (e.g., majority of abutters, unanimous consent, signatures from residents along the way)?
- 3. Evaluation Criteria**  
What criteria does the City consider in determining whether a private way may be accepted as public (e.g., long-standing public use, safety concerns, access needs, equity considera
- 4. Responsible Departments**  
Which departments or boards would review such a request (Engineering, Traffic & Parking, DPW, City Council, etc.)?
- 5. Precedent**  
Has the City accepted private ways as public streets in the past, particularly where parking conflicts or public use concerns were present?

To be clear, this request is not contingent on the City conducting further deed research. Rather, it reflects a broader concern that the current status quo allows a small number of residents but I want to ensure these neighbors don't continue to terrorize my tenants as well as the others on Wellington ave.

I am seeking clarity on the appropriate civic and legal pathway to address this issue constructively. Thank you for your help in this matter.

I appreciate your guidance on how to proceed.

Thank you!

Anjana

On Wed, Jan 28, 2026 at 11:51 AM Kevin

Anjana,

The onus is not on the City to conduct any further research into this issue. The situation you describe as "A private way intended primarily for access and passage, where parking right permission from abutters.

Thanks.

Kevin Roche, PE (MA)

### Deputy Director of Engineering Services

## City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

**Subject: Re: Request for written clarification – parking enforcement and spot reservation**

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

I understand that the City's view is that, regardless of whether fee ownership of the private way extends to the centerline, **non-abutters do not have the right to park on a private way**.

However, I would like to clarify a few points, as they are important for accurate classification and future reference:

1. You note that, in situations similar to White Street Place, **additional plans and reference documents from the establishment of the private way** demonstrate shared abutter a
  - o Could you please identify the specific recorded plan(s), book/page, or reference document(s) on which the City is relying for Wellington Ave?
  - o If the City has not reviewed or confirmed the contents of that plan, please let me know whether the City's position here is based on analogy rather than a documented de
2. With respect to shared private ways where abutters hold **non-exclusive access and use rights**, I would appreciate clarification on whether the City distinguishes between:
  - o A private way with **exclusive abutter control** over parking/storage, versus
  - o A private way intended primarily for **access and passage**, where parking rights are not expressly allocated.

3. My earlier point regarding deed language was not intended to assert an affirmative right for non-abutters to park, but rather to clarify whether the recorded deeds establish **exc**

Given that, I am simply trying to understand whether the City's conclusion for Wellington Ave rests on:

- A review of specific recorded instruments applicable to that street, or
- A general policy applied to private ways where such instruments are unavailable or silent.

Clarifying this distinction would be very helpful, particularly for accurately characterizing the nature of the private way in communications with Parking or Police, and for avoiding reli

Thank you again for your time and clarification. Appreciate your patience as I learn how the city works and the various different departments in conjunction, its fascinating and so darn

Thank you!

Anjana

On Tue, Jan 27, 2026 at 2:52 PM Kevin Roche <

Anjana,

Whether only the owners of 15 Wellington Ave, or any Wellington Ave abutter on the private section of said street, own exclusive rights to the portion of the private way out to the uses) to the centerline of the private way, based on specific recorded deeds or plans when they are available. It is a general administrative presumption because that is the most co needed to overturn Engineering's and Parking's position on this matter.

We cannot blanketly accept this assertion from only your deed research: *"Based on this language, Wellington Ave appears to function as a boundary, rather than land owned in fee of White Street Place as a private way clearly lay out that each abutter does in fact have private access/use rights out to the center line. It is likely that the referenced plan from 18*

This situation is effectively no different than parking in the nearby Dunkin Donuts parking lot overnight and being towed as a result. Somerville residents and non-residents alike dc

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

[1 Franey Road](#)

[Somerville, MA 02144](#)

**From:** Anjana Sukumar

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you again for your earlier explanation regarding Wellington Avenue and the City's general approach to private ways. I reviewed all the websites that you shared.

I have since reviewed the recorded deeds for multiple abutting properties on the private way portion of Wellington Ave, including **15 Wellington Ave** and **19 Wellington Ave**, and I a

In both cases, the property descriptions treat **Wellington Ave as a boundary (sideline)** and do not include any express conveyance of land within the private way or to its centerline

- 15 Wellington Ave: the description runs “*to said Wellington Ave*” and then “*Northwesterly by said Wellington Ave*,” with no reference to the centerline or inclusion of land in
- 19 Wellington Ave: the description similarly states “*Northeasterly by Wellington Ave*,” again without centerline language or any conveyance into the way.
- By the way, this is the case for all the houses on the ‘private’ side of Wellington ave, I took a brief look at the houses in question from my previous email, and none of them me

I am attaching screenshots of the relevant deed excerpts for reference.

Based on this language, Wellington Ave appears to function as a **boundary**, rather than land owned in fee by the abutting lots. While I understand the City may apply a general presu

Could you please clarify:

1. Whether the City's position that abutting owners own to the centerline of the private way is based on specific recorded deeds or plans applicable to Wellington Ave, as oppose
2. If such a recorded instrument exists, could you please identify it (deed, plan, or other recorded document).
3. If no such instrument exists, whether the City distinguishes between rights of passage / maintenance obligations and fee ownership when characterizing private ways for purp

I appreciate your assistance and clarification, as I want to ensure I am relying on the recorded land records rather than assumptions that may not apply to this specific location.

Thank you for your time.

A certain parcel of land with the buildings thereon situated in Somerville, being shown as Lot #11 on a plan of land surveyed for John Stackpole, made by Charles D. Elliot, dated November 13, 1886, recorded with the Middlesex South Registry of Deeds, Plan Book 51, Plan 30, and bounded and described as follows:

NORTHEASTERLY by Wellington Avenue, thirty-six (36) feet;  
 SOUTHEASTERLY by the lot #12 on said plan, one hundred twelve and 90/100 (112.90) feet;  
 SOUTHWESTERLY by land now or late of Inwood, thirty-six and 3/10 (36.3) feet; and  
 NORTHWESTERLY by lot #10 on said plan, one hundred seventeen and 48/100 (117.48) feet.

#### QUITCLAIM DEED

We, Michael A. Contardo, being married, of Medford, Massachusetts and Carmen Aniello, being married, of Stoneham, Massachusetts, for consideration paid, and in full consideration of One Million One Hundred Twenty Two Thousand Five Hundred and no/100 (\$1,122,500.00) Dollars  
 Grant to 17 Wellington Realty, LLC, Individually, now of 17 Wellington Avenue, Somerville, Middlesex County, Massachusetts with QUITCLAIM COVENANTS  
 A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being now numbered 17 Wellington Avenue and being shown as Lot 10 on a plan entitled “Plan of Lots in Somerville Surveyed for John Stackpole”, dated November 13, 1886, by Charles D. Elliot, Engineer and Surveyor, recorded with Middlesex South District Deeds, Plan Book 51, Plan 30, being bounded and described as follows:  
 NORTHEASTERLY by said Wellington Avenue, thirty-six (36) feet;  
 NORTHWESTERLY by Lot 9 on said plan, one hundred twenty-two and 6/100 (122.06) feet;  
 SOUTHWESTERLY by land now or formerly of Inwood, thirty-six and 30/100 (36.30) feet;  
 SOUTHEASTERLY by Lot 11 on said plan, one hundred seventeen and 48/100 (117.48) feet.

Containing 4312 square feet of land.

The above described premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

On Mon, Jan 26, 2026 at 4:22 PM Kevin Roche <[REDACTED]> wrote:

Anjana,

Wellington Ave is a public way between Walnut Street and Montgomery Ave. Wellington Ave becomes a private way between Montgomery Ave and the easterly end of the street.

Our Assessing Maps and GIS are not designed to show property lines when they extend into the street on private ways. Property owners on private ways in Massachusetts typically

I will defer to the Parking Department, but I assume that 6 Wellington Ave would be eligible for a street parking permit as it is on a public way. Conversely, 6 Wellington is likely n

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road  
Somerville, MA 02144

**Subject: Fwd: Request for written clarification – parking enforcement and spot reservation**

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Engineering and Assessing team at Somerville city,

I have a question regarding a few homes in Somerville, more specifically on the street Wellington ave, that I would like some questions about their House, and the parcel that they

This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use lar

I went on both the ArcGis website for the State and the city, and both the lots end in front of the street, none of them include the streets. See below the 2 links that was shared v

I own the house on 6 wellington ave and these residents make it difficult to find parking on our street. Often having off street parking of 2 spots + using space savers such as Bucke

The side of the house that is 5/6/8 wellington ave says its public but the other side with the numbers that I mentioned say it is a private way. Can you check in your maps and con Even the parking enforcer one morning refused to ticket or cite any home that had the space saver in front of their home.

I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla c:

Thanks for your help in clearing this out. Take care

Anjana

----- Forwarded message -----

Hi Suzanne,

I took a look at the parcels and none of the houses on wellington ave seems to have the areas in front of them as part of their official parcels - you can take a look at these websit

I checked both Somerville and Massachusetts ArcGis maps just to be certain.

## City of Somerville -

<https://somervillema-live.s3.us-east-1.amazonaws.com/s3fs-public/storage/assessing/parcel-tax-map-078.pdf>



## Massachusetts Map -

<https://massgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=47689963e7bb4007961676ad9fc56ae9>



Can you please check and let me know if I am reading the maps properly? As per these maps, they dont own the lots in front of their homes, and the street seems to be open to public.

We moved out of this home but my tenant is finding it hard to find parking on the street of wellington ave, and these neighbors dont always use the spot in front of their home, b

Thanks for your help in figuring out this situation.

Anjana

On Thu, Jan 15, 2026 at 9:57 AM Suzanne

Good morning,

Land parcels are not in our wheelhouse here at the Parking Department. I have attached some material pertaining to private ways. You may want to check with

Thank you,

Suzanne Rinfret

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne

Happy Thursday and good morning

Wanted to follow up on the below email chain.

Can you help me figure out my neighbors land parcels. I want to see where their 'land' ends and where the public space starts.

My tenant still finds it hard to find parking on the street and I need to understand why they are gate keeping the land in front of their home. If the parcels include the spots then that I

Looking forward to hearing from you

Thank you.

Anjana

On Sat, Jan 10, 2026 at 5:44 PM Anjana Sukumar <[REDACTED]>

Hi Suzanne

While I see that your intent is to help me, neither you nor my 'neighbors' have stepped in to help.

Can you please direct me to the concerned department that can show me that individual plots for each of my neighbors at Wellington ave?

I really do want to see how they 'own' that land and 'claim' it like it's their own. Maybe the parcel department or the land department at somerville zoning? I'm not sure but sure as

I am out \$150 and you guys at the city are not making my life easy. Either you help me with some visitor permits in lieu of these fines (which I shouldn't have paid in the first place)

At the very least will it be possible for you to take the executive call to waive the fees of the permit if I applied for parking permits at these homes? I don't even want the expensive

54 Myrtle st unit 3 is where our home was and got flooded - you have issued a permit here and this got lost in the entire process of moving out (got taken by the insurance adjust  
73 Rush st is where we are living now for the next 4-6 months while our home gets fixed and we don't have a permit for this place.

6 Wellington is our home which is rented out to our tenants (we were living here while waiting for the rush st lease to start), our tenant will apply for this as the resident of this house

Will you be able to waive these fees (I only want the 2 day permits for each of these units) as a gesture of good will?

I am ready to offer you proof of my situation, the fire incident report and the lease and other documents as proof that we come in good faith.

Thank you.

On Thu, Jan 8, 2026 at 2:09 PM Suzanne Rinfret <[REDACTED]> wrote:

Good afternoon, Anjana,

We are unable to assist with matters involving your neighbors. You have already been informed of the rules governing private ways, and we recommend that you continue to follow them.

Regarding guest permits: guest permits may only be purchased for the residence in which you reside. Permits are issued to the resident of the address, not the property owner.

Please note that there is a maximum of two (2) guest permits per unit. Guest permits may be purchased online, in person at our office, or by mail. The application is attached for your reference.

Guest permits may only be used by non-residents and must be parked within one block of the address to which the permits are assigned.

Best regards,  
Suzanne Rinfret

**From:** Anjana Sukumar <[REDACTED]>  
**Sent:** Thursday, January 8, 2026 8:57 AM

**To:** Suzanne Rinfret <[REDACTED]>

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne, Jackie

Thanks for the follow up,

The neighbors didn't have to be so rude with their notes, and I am not pursuing action on the scratch that they made on my car with their heavy metal parking signs.

I think it's wrong that they get to own the land in front of their houses just like that. Does that mean each of them have a deed to that land? If I walked up to them and asked for

They are not being neighborly and helping out when I'm in a fix. I have had to park 2 streets over and make several trips to my car to unload stuff (I used to live at Myrtle st wh

Is it possible to check the parcels out or should I go speak to them?

I paid considerable amount towards the city because I am going through a very difficult situation but I'm amenable to situations - would you be able to issue 3 visitor permits fo

1 is a 2 day permit for 6 Wellington ave (which I own) and

1 for a 2 day permit for [73 Rush st unit 1 somerville Ma](#) and

1 for a 2 day permit to 54 Myrtle st unit 3. (These 3 would have cost me \$30 x 3 is 90 which is still less than the \$150 that I paid you from my household)

Without going into details, it's an extremely difficult situation, and my bipolar basically has flared which means basic tasks like figuring out parking situations, and taking care o

I was living in Wellington ave for the past month with the shittiest neighbors and I really want to be a pain in their rear end at this time but I also want to move on.

I wanted to save money by staying in a tenants room when he was traveling, and we were between 3 homes over the holidays. They are being unreasonable and they won't c

I can take this forward with them directly and you can help me with the 3 visitor permits. Let me know what you prefer.

I don't think this is an unreasonable request. And I think the neighbors were being rude and extremely difficult, not acting neighborly. I tried multiple times to let them know abc

Let me know what you prefer to proceed.

You can mail the permits to [6 Wellington ave Somerville MA](#)

I want to thank you for taking the time to respond to me and for giving me the information. I feel it is very important for neighbors to help each other. In my east somerville neig

On Mon, Jan 5, 2026 at 1:21 PM Suzanne [REDACTED]

Good afternoon Anjana,

I'm sorry to hear about the fire, and I understand that parking can be challenging in Somerville, as it is the most densely populated city in the Northeast.

As Jacqueline mentioned, parking on private ways is limited to the addresses located on that specific section of the roadway. I looked up the two license plates you provided.

Your resident parking permit allows you to park on any *public* way in Somerville. However, all other parking regulations—such as street cleaning schedules and meter requi

I've attached the street listing that indicates Wellington Avenue is classified as a private way.

Please feel free to contact me if you need any additional clarification.

Best regards,  
Suzanne Rinfret  
Director of Parking

Cc: [REDACTED]  
Subject: Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Jackie,

I appreciate you getting back to me with this information and being patient with me while I understand this situation.

My concern is regarding recent parking enforcement issues on Wellington Ave, including three parking tickets totaling \$150 (Cars against 1EV835F and 1EV372), which has I am the homeowner at 6 Wellington Ave. Due to water damage at my residence, my family and I were temporarily displaced and are now in the process of moving back. Parking availability on the public portion of Wellington Ave and surrounding public side streets has been extremely limited. At the same time, the adjacent portion of W I made every effort to comply with parking regulations in good faith and did not intentionally violate any rules. The unusual public/private split on the same street, con

Additionally, I am requesting clarification and documentation regarding the private way designation on Wellington Ave. Specifically, I would appreciate guidance on whe

- *Official maps showing the limits of the public versus private portions of Wellington Ave*
- *Records of street acceptance, non-acceptance, or discontinuance*
- *Documentation confirming ownership of the private way by abutting property owners and curb ownership to the midpoint of the street*

This information would help me better understand the legal basis for the parking restrictions and ensure compliance going forward, especially while we continue moving. I am happy to provide documentation related to the fire damage, proof of residency, or any additional information needed. I would also appreciate guidance on whether We will be moving out to a temporary home in a few weeks, but we are finding it hard to understand our neighbors and their need to grab the land in front of their house. Thank you for your time, consideration, and assistance. I appreciate any help you can provide in resolving this matter fairly and transparently.

Thank you

Anjana

On Mon, Jan 5, 2026 at 10:55 AM Jacqueline Stagnani [REDACTED] wrote:

Hi Anjana,

On a private way, property owners do own up to the midpoint on the street, meaning they own the curb space in front of their home. They are allowed

If there are no open parking spaces on the public section of Wellington Ave (from Walnut St to Montgomery Ave) you will have to park on another public street.

Thank you,  
Jackie

[REDACTED]  
Subject: Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Jackie,

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

Every single person on that private way has something in front of them, and I am finding it so hard to find parking anywhere on the public side of Wellington ave.

They practically act like they own the land in front of their house, is this normal ? Can someone buy that spot for themselves ?

To be accurate I was parked in front of 21 Wellington ave. And that morning I saw that entire street use cones/ buckets/parking signs with impunity

Due to this situation with the parking, I've actually gotten 150\$ worth of tickets because I actually live in Myrtle st and own 6 Wellington ave, I've had to move here for the

I even asked a parking officer, he refused to cite them stating it was a private way, but he was happy to give me a ticket.

This is very difficult, pls give me a suggestion. The neighbors are being rude and each time I put a note saying this is not allowed, they remove the note and put their cone

Should I go talk to them and ask if they own the spot in front of the house, if this is the case then I have to walk several streets out unfortunately to get a spot. Except the

They keep the buckets on the side, and I think even if they were to be cited once, they'll just continue doing it. I already submitted 2 311 requests with no results. Is it pos

My house will be reconstruction for next 3-4 mos, so I'm finding it hard to deal with these people on Wellington ave private way.

Please help, I can't pay anymore parking tickets! 😞 😞 |

Thanks

Anjana

On Mon, Jan 5, 2026 at 10:30 AM Jacqueline Stagnari <

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead end

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit n

Thank you,  
Jackie

**Jackie Stagnari (she/her)**

Project Manager, Parking Department

City of Somerville

[REDACTED]

[REDACTED]

– parking enforcement and spot reservation

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Hi

I need clarity as u got this message today and their sign was right in front of my car and scratched my car

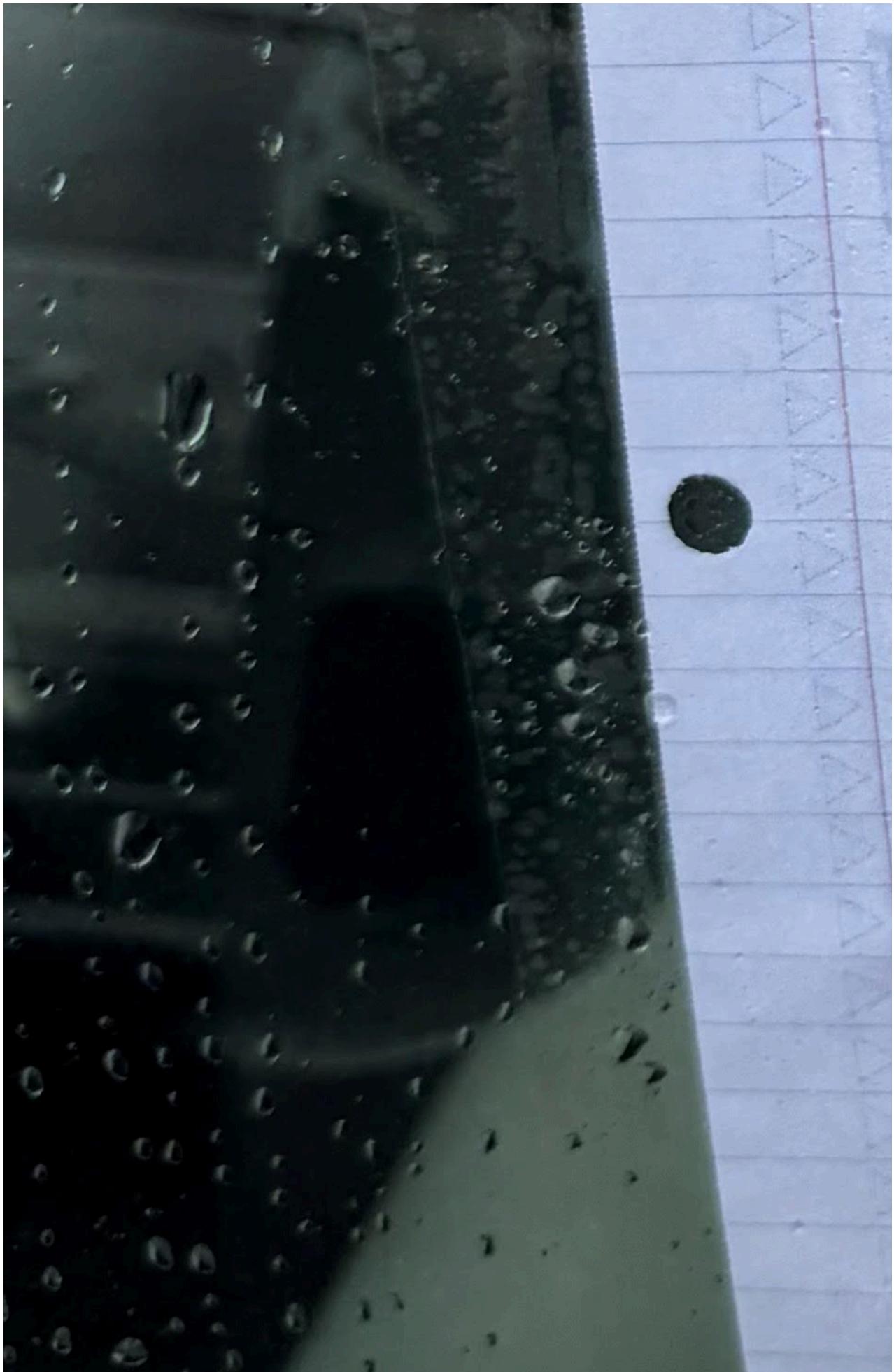
Can you please give me clarity? I don't want to fight with my neighbors if there is some rule that says they own their spot? I'd love to learn more as I live on Wellington

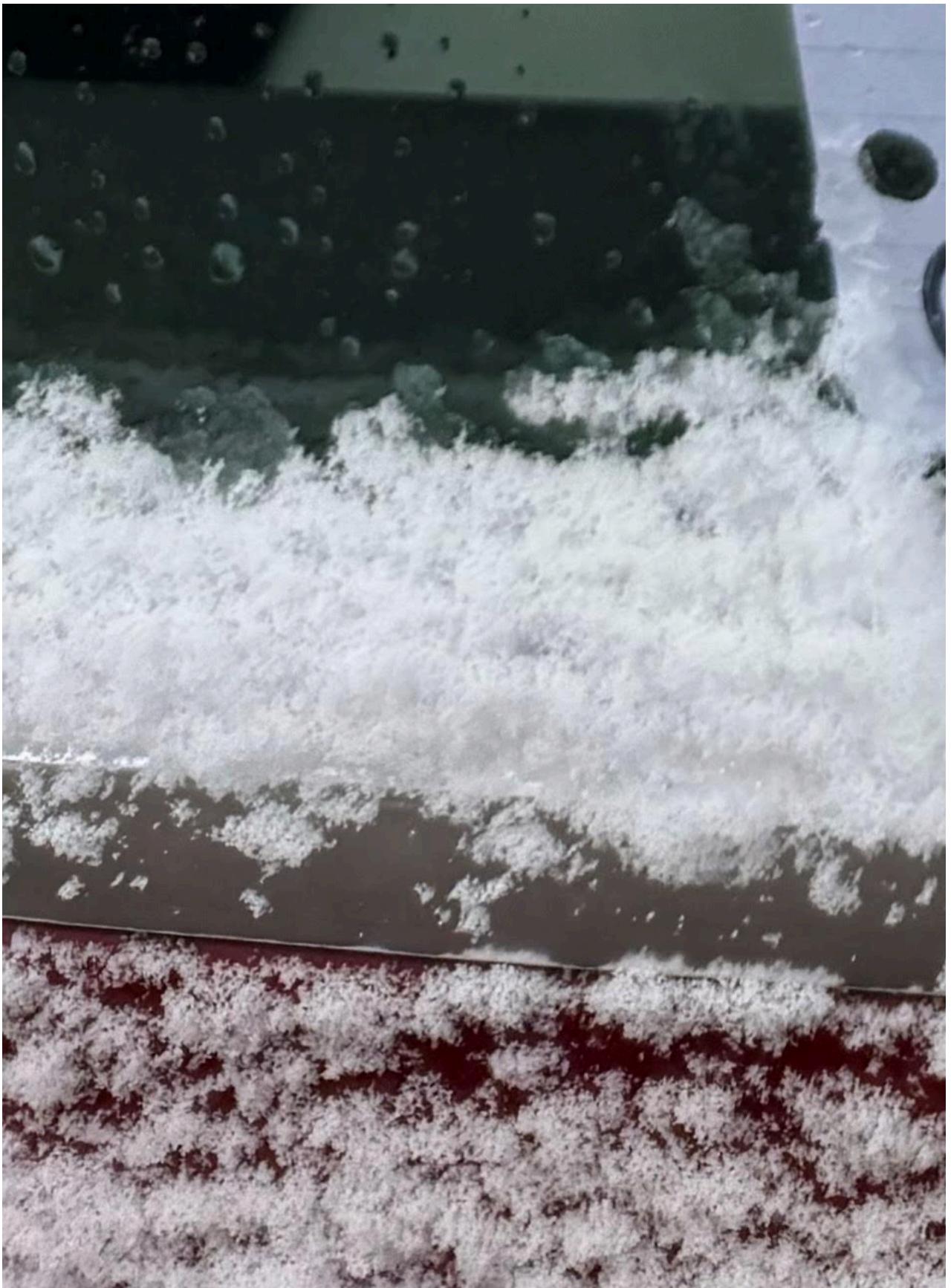
Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs, 1 cone and 2 buckets filled with water/trash to h

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.









On Sun, Jan 4, 2026 at 12:20 AM Anjana Sukumar [REDACTED] wrote:

Hi

I am a homeowner on Wellington ave, on the permit-only side of the roadway. Parking availability on our side is extremely limited.

On the opposite side of the “Private Way / Parking for Residents Only” sign, residents routinely block public on-street parking using buckets, cones, and homema

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana

## **City of Somerville Public Records Notice**

*Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions under M.G.L. c. 4, § 143. This email is a public record.*



**image005.jpg**  
5128K

Hi Kevin,

Thank you for the clarification.

I want to be clear that I am not asking City staff to compel private property owners to relinquish property rights, nor am I requesting staff to adjudicate private parking disputes.

My inquiry was limited to understanding whether the City has an established civic or legislative process for reviewing situations where a private way functions as a de facto public street a

If it is the City's position that:

- staff will not engage in any policy discussion regarding private ways unless abutters initiate it, and
- there is no administrative or legislative pathway for residents or tenants to raise such concerns absent abutter consent,

then I would appreciate confirmation of that position so I may pursue the appropriate next steps outside of staff channels.

Separately, I acknowledge your note regarding contacting the Police should any resident feel unsafe. However, the underlying concern here is not limited to isolated incidents; it is the broader

At this point, I will plan to raise this matter through elected officials to better understand the City's policy framework for private ways that materially affect neighborhood access and livability.

Thank you for confirming the appropriate avenue for further discussion. I'll reach out to the City Council to see how to go from here.

Anjana

On Wed, Jan 28, 2026 at 1:10 PM Kevin Roche

Anjana,

The City is not going to engage with petitioning private property owners to relinquish their private property rights to Wellington Ave unless the private property owners themselves ch

Your tenants should call the Police if they are made to feel threatened or unsafe.

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you for your response. I understand the City's current position regarding enforcement authority on private ways. That much is clear.

That said, I am not seeking to relitigate the same question, nor am I prepared to accept that the City has no role where a private way is being used in a manner that materially impacts

The private portion of Wellington Ave functions in practice as a residential street, yet its “private way” designation is being used by certain abutters to assert unilateral control over pa

Given this, I am requesting guidance on the following:

**1. Petition Process**

Does the City of Somerville have a formal or informal process by which abutters and affected residents may petition for the acceptance of a private way as a public way?

**2. Threshold of Support**

If so, what level of support is required (e.g., majority of abutters, unanimous consent, signatures from residents along the way)?

**3. Evaluation Criteria**

What criteria does the City consider in determining whether a private way may be accepted as public (e.g., long-standing public use, safety concerns, access needs, equity consi

**4. Responsible Departments**

Which departments or boards would review such a request (Engineering, Traffic & Parking, DPW, City Council, etc.)?

**5. Precedent**

Has the City accepted private ways as public streets in the past, particularly where parking conflicts or public use concerns were present?

To be clear, this request is not contingent on the City conducting further deed research. Rather, it reflects a broader concern that the current status quo allows a small number of reside but I want to ensure these neighbors dont continue to terrorize my tenants as well as the others on Wellington ave.

I am seeking clarity on the appropriate civic and legal pathway to address this issue constructively. Thank you for your help in this matter.

I appreciate your guidance on how to proceed.

Thank you!

Anjana

On Wed, Jan 28, 2026 at 11:51 AM Kevin Roche <

Anjana,

The onus is not on the City to conduct any further research into this issue. The situation you describe as “A private way intended primarily for access and passage, where parking rig permission from abutters.

Thanks,

Kevin Roche, PE (MA)  
Deputy Director of Engineering Services  
City of Somerville  
Department of Infrastructure and Asset Management  
1 Franey Road  
Somerville, MA 02144  
[REDACTED]

**From:** Anjana [REDACTED]  
[REDACTED]  
**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Kevin,

Thank you for the detailed response and the effort taken to ensure it is simple to understand with all these new words and complicated laws around who can park where and who can. I understand that the City's view is that, regardless of whether fee ownership of the private way extends to the centerline, **non-abutters do not have the right to park on a private**. However, I would like to clarify a few points, as they are important for accurate classification and future reference:

1. You note that, in situations similar to White Street Place, **additional plans and reference documents from the establishment of the private way** demonstrate shared abutter

Could you please identify the specific recorded plan(s), book/page, or reference document(s) on which the City is relying for Wellington Ave?

If the City has not reviewed or confirmed the contents of that plan, please let me know whether the City's position here is based on analogy rather than a documented

2. With respect to shared private ways where abutters hold **non-exclusive access and use rights**, I would appreciate clarification on whether the City distinguishes between:

A private way with **exclusive abutter control** over parking/storage, versus

A private way intended primarily for **access and passage**, where parking rights are not expressly allocated.

3. My earlier point regarding deed language was not intended to assert an affirmative right for non-abutters to park, but rather to clarify whether the recorded deeds establish e Given that, I am simply trying to understand whether the City's conclusion for Wellington Ave rests on:

- A review of specific recorded instruments applicable to that street, or
- A general policy applied to private ways where such instruments are unavailable or silent.

Clarifying this distinction would be very helpful, particularly for accurately characterizing the nature of the private way in communications with Parking or Police, and for avoiding re Thank you again for your time and clarification. Appreciate your patience as I learn how the city works and the various different departments in conjunction, its fascinating and so da

Thank you!

Anjana

On Tue, Jan 27, 2026 at 2:52 PM Kevin [REDACTED]

Anjana,

Whether only the owners of 15 Wellington Ave, or any Wellington Ave abutter on the private section of said street, own exclusive rights to the portion of the private way out to t uses) to the centerline of the private way, based on specific recorded deeds or plans when they are available. It is a general administrative presumption because that is the most needed to overturn Engineering's and Parking's position on this matter.

We cannot blanketly accept this assertion from only your deed research: *"Based on this language, Wellington Ave appears to function as a boundary, rather than land owned in f* of White Street Place as a private way clearly lay out that each abutter does in fact have private access/use rights out to the center line. It is likely that the referenced plan from

This situation is effectively no different than parking in the nearby Dunkin Donuts parking lot overnight and being towed as a result. Somerville residents and non-residents alike

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

(617) 625-6600 x5417

**From:** Anjana [REDACTED]

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi Kevin,

Thank you again for your earlier explanation regarding Wellington Avenue and the City's general approach to private ways. I reviewed all the websites that you shared.

I have since reviewed the recorded deeds for multiple abutting properties on the private way portion of Wellington Ave, including **15 Wellington Ave** and **19 Wellington Ave**, and I

In both cases, the property descriptions treat **Wellington Ave as a boundary (sideline)** and do not include any express conveyance of land within the private way or to its centerline.

- **15 Wellington Ave:** the description runs “*to said Wellington Ave*” and then “*Northwesterly by said Wellington Ave*,” with no reference to the centerline or inclusion of land
- **19 Wellington Ave:** the description similarly states “*Northeasterly by Wellington Ave*,” again without centerline language or any conveyance into the way.
- By the way, this is the case for all the houses on the 'private' side of Wellington ave, I took a brief look at the houses in question from my previous email, and none of them

I am attaching screenshots of the relevant deed excerpts for reference.

Based on this language, Wellington Ave appears to function as a **boundary**, rather than land owned in fee by the abutting lots. While I understand the City may apply a general pre-

Could you please clarify:

1. Whether the City's position that abutting owners own to the centerline of the private way is based on specific recorded deeds or plans applicable to Wellington Ave, as opposed to the centerline of the private way.
2. If such a recorded instrument exists, could you please identify it (deed, plan, or other recorded document).
3. If no such instrument exists, whether the City distinguishes between rights of passage / maintenance obligations and fee ownership when characterizing private ways for purposes of enforcement.

I appreciate your assistance and clarification, as I want to ensure I am relying on the recorded land records rather than assumptions that may not apply to this specific location.

Thank you for your time.

A certain parcel of land with the buildings thereon situated in Somerville, being shown as Lot #11 on a plan of land surveyed for John Stackpole, made by Charles D. Elliot, dated November 13, 1886, recorded with the Middlesex South Registry of Deeds, Plan Book 51, Plan 30, and bounded and described as follows:

NORTHEASTERLY by Wellington Avenue, thirty-six (36) feet;  
SOUTHEASTERLY by the lot #12 on said plan, one hundred twelve and 90/100 (112.90) feet;  
SOUTHWESTERLY by land now or late of Inwood, thirty-six and 3/10 (36.3) feet; and  
NORTHWESTERLY by lot #10 on said plan, one hundred seventeen and 48/100 (117.48) feet.

## QUITCLAIM DEED

We, Michael A. Contardo, being married, of Medford, Massachusetts and Carmen Aniello, being married, of Stoneham, Massachusetts, for consideration paid, and in full consideration of One Million One Hundred Twenty Two Thousand Five Hundred and no/100 (\$1,122,500.00) Dollars

Grant to 17 Wellington Realty, LLC, Individually, now of 17 Wellington Avenue, Somerville, Middlesex County, Massachusetts with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being now numbered 17 Wellington Avenue and being shown as Lot 10 on a plan entitled "Plan of Lots in Somerville Surveyed for John Stackpole", dated November 13, 1886, by Charles D. Elliot, Engineer and Surveyor, recorded with Middlesex South District Deeds, Plan Book 51, Plan 30, being bounded and described as follows:

NORTHEASTERLY by said Wellington Avenue, thirty-six (36) feet;  
 NORTHWESTERLY by Lot 9 on said plan, one hundred twenty-two and 6/100 (122.06) feet;  
 SOUTHWESTERLY by land now or formerly of Inwood, thirty-six and 30/100 (36.30) feet;  
 SOUTHEASTERLY by Lot 11 on said plan, one hundred seventeen and 48/100 (117.48) feet.

Containing 4312 square feet of land.

The above described premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

Address of Locus: 17 Wellington Avenue, Somerville, Massachusetts

On Mon, Jan 26, 2026 at 4:22 PM Kevin Roche <[REDACTED]>

Anjana,

Wellington Ave is a public way between Walnut Street and Montgomery Ave. Wellington Ave becomes a private way between Montgomery Ave and the easterly end of the str

Our Assessing Maps and GIS are not designed to show property lines when they extend into the street on private ways. Property owners on private ways in Massachusetts typ

I will defer to the Parking Department, but I assume that 6 Wellington Ave would be eligible for a street parking permit as it is on a public way. Conversely, 6 Wellington is likely

Thanks,

Kevin Roche, PE (MA)

Deputy Director of Engineering Services

City of Somerville

Department of Infrastructure and Asset Management

1 Franey Road

Somerville, MA 02144

**From:** Anjana Sukumar [REDACTED]

**Subject:** Fwd: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Engineering and Assessing team at Somerville city,

I have a question regarding a few homes in Somerville, more specifically on the street Wellington ave, that I would like some questions about their House, and the parcel that t

This is specifically for 16, 22, 24, 15, 17, 19, 21 & 15/19/21 Wellington ave. These residents are quite confident that they own the spots in front of their homes, and often use

I went on both the ArcGis website for the State and the city, and both the lots end in front of the street, none of them include the streets. See below the 2 links that was shared

I own the house on 6 wellington ave and these residents make it difficult to find parking on our street. Often having off street parking of 2 spots + using space savers such as Buc

The side of the house that is 5/6/8 wellington ave says its public but the other side with the numbers that I mentioned say it is a private way. Can you check in your maps and c  
Even the parking enforcer one morning refused to ticket or cite any home that had the space saver in front of their home.

I have got various tickets over the months (total of \$150) but I see that these residents continue to act with impunity, and quite rude tbh. One of them even scratched my tesla

Thanks for your help in clearing this out. Take care

Anjana

Owner of 6 wellington ave Somerville

----- Forwarded message -----  
From: Anjana Sukum [REDACTED]  
[REDACTED]  
[REDACTED]

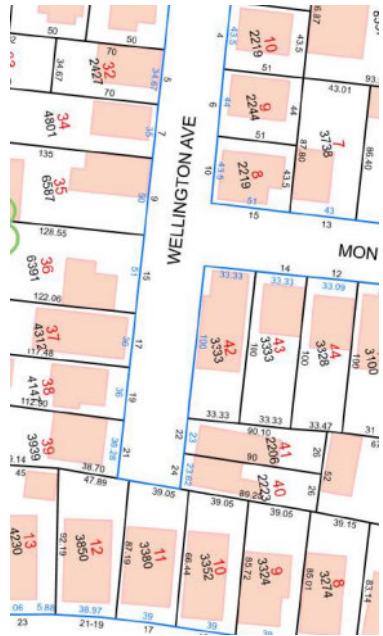
Hi Suzanne,

I took a look at the parcels and none of the houses on wellington ave seems to have the areas in front of them as part of their official parcels - you can take a look at these web

I checked both Somerville and Massachusetts ArcGis maps just to be certain.

City of Somerville -

<https://somervillema-live.s3.us-east-1.amazonaws.com/s3fs-public/storage/assessing/parcel-tax-map-078.pdf>



Massachusetts Map -

<https://massgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=47689963e7bb4007961676ad9fc56ae9>

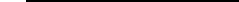


Can you please check and let me know if I am reading the maps properly? As per these maps, they dont own the lots in front of their homes, and the street seems to be open to

We moved out of this home but my tenant is finding it hard to find parking on the street of wellington ave, and these neighbors dont always use the spot in front of their home,

Thanks for your help in figuring out this situation.

Anjana

On Thu, Jan 15, 2026 at 9:57 AM Suzanne Rinfré  wrote:

Good morning,

Land parcels are not in our wheelhouse here at the Parking Department. I have attached some material pertaining to private ways. You may want to check with the County Surveyor's office.

Thank you,

Suzanne Rinfret

**From:** Anjana Sukumar <

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne

Happy Thursday and good morning

Wanted to follow up on the below email chain.

Can you help me figure out my neighbors land parcels. I want to see where their 'land' ends and where the public space starts.

My tenant still finds it hard to find parking on the street and I need to understand why they are gate keeping the land in front of their home. If the parcels include the spots then the

Looking forward to hearing from you

Thank you

Anjana

On Sat, Jan 10, 2026 at 5:44 PM Anjana Sukumar

Hi Suzanne

While I see that your intent is to help me, neither you nor my 'neighbors' have stepped in to help.

Can you please direct me to the concerned department that can show me that individual plots for each of my neighbors at Wellington ave?

I really do want to see how they 'own' that land and 'claim' it like it's their own. Maybe the parcel department or the land department at somerville zoning? I'm not sure but sure

I am out \$150 and you guys at the city are not making my life easy. Either you help me with some visitor permits in lieu of these fines (which I shouldn't have paid in the first place)

At the very least will it be possible for you to take the executive call to waive the fees of the permit if I applied for parking permits at these homes? I don't even want the expens

54 Myrtle st unit 3 is where our home was and got flooded - you have issued a permit here and this got lost in the entire process of moving out (got taken by the insurance adjuster).  
73 Rush st is where we are living now for the next 4-6 months while our home gets fixed and we don't have a permit for this place.

6 Wellington is our home which is rented out to our tenants (we were living here while waiting for the rush st lease to start), our tenant will apply for this as the resident of this home.

Will you be able to waive these fees (I only want the 2 day permits for each of these units) as a gesture of good will?

I am ready to offer you proof of my situation, the fire incident report and the lease and other documents as proof that we come in good faith.

Thank you.

On Thu, Jan 8, 2026 at 2:09 PM Suzanne Rinfret <[REDACTED]> wrote:

Good afternoon, Anjana,

We are unable to assist with matters involving your neighbors. You have already been informed of the rules governing private ways, and we recommend that you continue to do so. Regarding guest permits: guest permits may only be purchased for the residence in which you reside. Permits are issued to the resident of the address, not the property owner. Please note that there is a maximum of two (2) guest permits per unit. Guest permits may be purchased online, in person at our office, or by mail. The application is attached. Guest permits may only be used by non-residents and must be parked within one block of the address to which the permits are assigned.

Best regards,  
Suzanne Rinfret

**From:** Anjana Sukumar <[REDACTED]>

**Subject:** Re: Request for written clarification – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Suzanne, Jackie

Thanks for the follow up,

The neighbors didn't have to be so rude with their notes, and I am not pursuing action on the scratch that they made on my car with their heavy metal parking signs.

I think it's wrong that they get to own the land in front of their houses just like that. Does that mean each of them have a deed to that land? If I walked up to them and asked

They are not being neighborly and helping out when I'm in a fix. I have had to park 2 streets over and make several trips to my car to unload stuff (I used to live at Myrtle st and

Is it possible to check the parcels out or should I go speak to them?

I paid considerable amount towards the city because I am going through a very difficult situation but I'm amenable to situations - would you be able to issue 3 visitor permits

1 is a 2 day permit for 6 Wellington ave (which I own) and

1 for a 2 day permit for [73 Rush st unit 1 somerville Ma](#) and

1 for a 2 day permit to 54 Myrtle st unit 3. (These 3 would have cost me \$30 x 3 is 90 which is still less than the \$150 that I paid you from my household)

Without going into details, it's an extremely difficult situation, and my bipolar basically has flared which means basic tasks like figuring out parking situations, and taking care

I was living in Wellington ave for the past month with the shittiest neighbors and I really want to be a pain in their rear end at this time but I also want to move on.

I wanted to save money by staying in a tenants room when he was traveling, and we were between 3 homes over the holidays. They are being unreasonable and they won

I can take this forward with them directly and you can help me with the 3 visitor permits. Let me know what you prefer.

I don't think this is an unreasonable request. And I think the neighbors were being rude and extremely difficult, not acting neighborly. I tried multiple times to let them know a

Let me know what you prefer to proceed.

You can mail the permits to [6 Wellington ave Somerville MA](#)

I want to thank you for taking the time to respond to me and for giving me the information. I feel it is very important for neighbors to help each other. In my east somerville ne

On Mon, Jan 5, 2026 at 1:21 PM Suzanne Rinfré 

Good afternoon Anjana,

I'm sorry to hear about the fire, and I understand that parking can be challenging in Somerville, as it is the most densely populated city in the Northeast.

As Jacqueline mentioned, parking on private ways is limited to the addresses located on that specific section of the roadway. I looked up the two license plates you provi

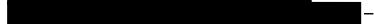
Your resident parking permit allows you to park on any *public* way in Somerville. However, all other parking regulations—such as street cleaning schedules and meter req

I've attached the street listing that indicates Wellington Avenue is classified as a private way.

Please feel free to contact me if you need any additional clarification.

Best regards,  
Suzanne Rinfré  
Director of Parking

**From:** Anjana 

 – parking enforcement and spot reservation

This email is from an external source. Use caution responding to it, opening attachments or clicking links.

Hi Jackie,

I appreciate you getitng back to me with this information and being patient with me while I understand this situation.

My concern is regarding recent parking enforcement issues on Wellington Ave, including three parking tickets totaling \$150 (Cars against 1EV835F and 1EV372), which

I am the homeowner at 6 Wellington Ave. Due to water damage at my residence, my family and I were temporarily displaced and are now in the process of moving ba

Parking availability on the public portion of Wellington Ave and surrounding public side streets has been extremely limited. At the same time, the adjacent portion of

I made every effort to comply with parking regulations in good faith and did not intentionally violate any rules. The unusual public/private split on the same street, c

Additionally, I am requesting clarification and documentation regarding the private way designation on Wellington Ave. Specifically, I would appreciate guidance on w

- *Official maps showing the limits of the public versus private portions of Wellington Ave*
- *Records of street acceptance, non-acceptance, or discontinuance*
- *Documentation confirming ownership of the private way by abutting property owners and curb ownership to the midpoint of the street*

This information would help me better understand the legal basis for the parking restrictions and ensure compliance going forward, especially while we continue mov

I am happy to provide documentation related to the fire damage, proof of residency, or any additional information needed. I would also appreciate guidance on whet

We will be moving out to a temporary home in a few weeks, but we are finding it hard to understand our neighbors and their need to grab the land in front of their hc

Thank you for your time, consideration, and assistance. I appreciate any help you can provide in resolving this matter fairly and transparently.

Thank you

Anjana

On Mon, Jan 5, 2026 at 10:55 AM Jacqueline Stagnani <[REDACTED]>

Hi Anjana,

On a private way, property owners do own up to the midpoint on the street, meaning they own the curb space in front of their home. They are allowed

If there are no open parking spaces on the public section of Wellington Ave (from Walnut St to Montgomery Ave) you will have to park on another pu

Thank you,  
Jackie

**From:** Anjana Sukumar [REDACTED]

[REDACTED] – parking enforcement and spot reservation

**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi Jackie,

I was parked on the private way side.

The lady put this aggressive note and she put the heavy parking sign right up against my door, leading to a scratch on my Tesla.

Every single person on that private way has something in front of them, and I am finding it so hard to find parking anywhere on the public side of Wellington ave.

They practically act like they own the land in front of their house, is this normal ? Can someone buy that spot for themselves ?

To be accurate I was parked in front of 21 Wellington ave. And that morning I saw that entire street use cones/ buckets/parking signs with impunity

Due to this situation with the parking, I've actually gotten 150\$ worth of tickets because I actually live in Myrtle st and own 6 Wellington ave, I've had to move here for t

I even asked a parking officer, he refused to cite them stating it was a private way, but he was happy to give me a ticket.

This is very difficult, pls give me a suggestion. The neighbors are being rude and each time I put a note saying this is not allowed, they remove the note and put their co

Should I go talk to them and ask if they own the spot in front of the house, if this is the case then I have to walk several streets out unfortunately to get a spot. Except t

They keep the buckets on the side, and I think even if they were to be cited once , they'll just continue doing it. I already submitted 2 311 requests with no results. Is it p

My house will be reconstruction for next 3-4 mos , so I'm finding it hard to deal with these people on Wellington ave private way.

Please help, I can't pay anymore parking tickets! 😞 😞

Thanks  
Anjana

On Mon, Jan 5, 2026 at 10:30 AM Jacqueline [REDACTED] wrote:

Hi Anjana,

Thank you for reaching out. What address were you parked at when you received this note? Wellington Ave from Montgomery Ave to the dead en

Wellington Ave from Walnut St to Montgomery Ave is a public way, meaning the City regulates that parking and anyone with a valid parking permit

Thank you,  
Jackie

**Jackie Stagnari (she/her)**

Project Manager, Parking Department

City of Somerville

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** Anjana Sukumar [REDACTED]

[REDACTED] – parking enforcement and spot reservation

**This email is from an external source. Use caution responding to it, opening attachments or clicking links.**

Hi

I need clarity as u got this message today and their sign was right in front of my card and scratched my car

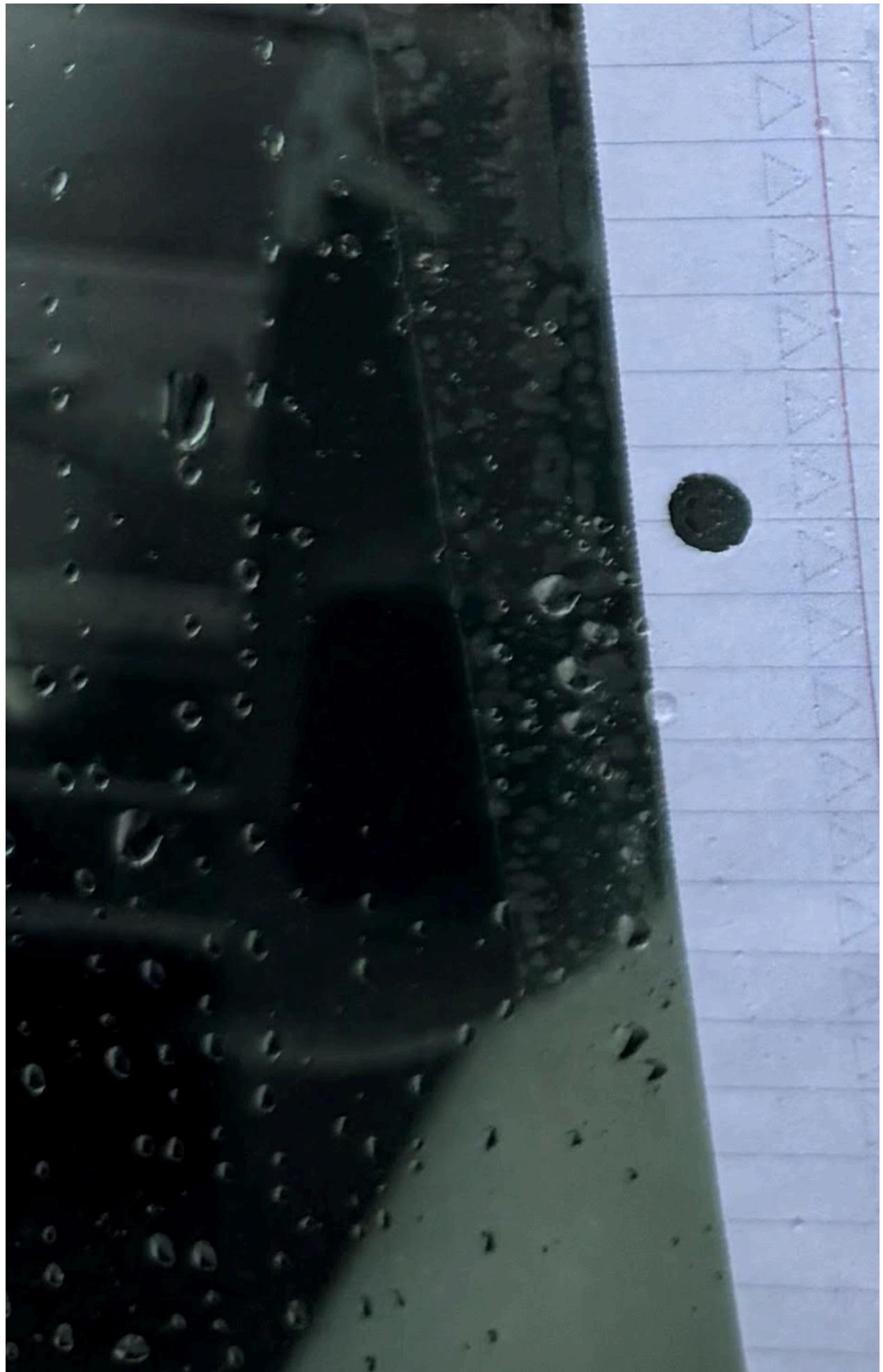
Can you please give me clarity? I don't wan to fight with my neighbors if there is some rule that says they own their spot ? I'd love to learn more as I live on Wellington

Pls advise as it's becoming harder to find a spot on this street and just yesterday I found some 3 heavy parking signs , 1 cone and 2 buckets filled with water/trash to

If this is okay for Wellington ave I want to start doing the same for my place at 6 Wellington ave. Kindly advise soon, thank you.









On Sun, Jan 4, 2026 at 12:20 AM Anjana Sukumar <[REDACTED]> wrote:

Hi

I am a homeowner on Wellington ave, on the permit-only side of the roadway. Parking availability on our side is extremely limited.

On the opposite side of the "Private Way / Parking for Residents Only" sign, residents routinely block public on-street parking using buckets, cones, and homer

I have been told verbally by a parking officer that these actions would not be cited, but I need formal clarification in writing.

Please confirm the following:

1. Is the roadway on the opposite side of the sign publicly owned or privately owned?  
If private, please identify the controlling entity (HOA, trust, or private owner).
2. Are individual residents legally permitted to reserve or block on-street parking spaces using buckets, cones, or signage?
3. If this practice is not permitted, which department is responsible for enforcement?
4. If enforcement is not the city's responsibility, please confirm whether residents may legally self-enforce parking restrictions.

I am requesting this clarification so I can understand my rights and obligations as a resident and avoid ongoing conflict.

Thank you for your assistance.

Anjana

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*Please be advised that the Massachusetts Attorney General has determined that email is a public record unless the content of the email falls within one of the stated exemptions*