

CITY OF SOMERVILLE, MASSACHUSETTS  
MAYOR KATJANA BALLANTYNE  
DEPARTMENT of INFRASTRUCTURE & ASSET MANAGEMENT  
ENGINEERING DIVISION



RICHARD E. RAICHE, PE, PMP, MCPPO  
DIRECTOR OF INFRASTRUCTURE & ASSET MANAGEMENT

BRIAN C. POSTLEWAITE, PE  
DIRECTOR OF ENGINEERING

**SEWALL COURT PARTIAL DISCONTINUANCE**

Date: 3 September 2025  
To: Somerville City Council  
From: Brian C. Postlewaite  
CC: Neha Singh, Catherine Lester Selchert, Rachel Nadkarni

---

The owner of 299 Broadway, Mark Development, has petitioned the City to discontinue a portion of the Sewall Court private way, which is surrounded and owned by 299 Broadway. The discontinuance is required for the market and affordable residential development at this site to proceed into construction. City staff have reviewed the requested discontinuance. For the following reasons staff approves and recommends the discontinuance of this portion of the Sewall Court private way:

1. Only the end portion of the private way, a length of approximately 45', will be discontinued. This portion is located entirely within the 299 Broadway property and most recently used as part of the parking area; it does not currently function as a private way.
2. The remaining portion of the private way, a length of approximately 85', that intersects with Sewall Street will remain a private way and function to provide access to the adjacent properties.
3. The City holds a utility easement over Sewall Court. The City does not have any utilities located in the portion requested for discontinuance. The City also recommends the termination of this portion of the easement (under separate cover to City Council).
4. Fire Chief Breen reviewed the petition and has concluded that the discontinuance "will not result in a negative impact to public safety" (correspondence attached).

If you have any questions, I will make myself available.

*Attachments:*

- *Petition to Discontinue Sewall Court*
- *Discontinuance of Sewall Court*
- *Deed of 299 Broadway*
- *Municipal Ordinance Street List*
- *Map and Photograph*
- *Discontinuance Plan*
- *Fire Chief Approval*



[MD Letterhead]

August \_\_, 2025

**By Email**

Brian Postlewaite  
Director of Engineering  
City of Somerville  
1 Franey Road  
Somerville, MA 02145

Re: Petition for (i) Discontinuance of a Portion of the Private Way Known as Sewall Court and (ii) Discontinuance and Termination of City Utility Easement Rights in a Portion of the Private Way Known as Sewall Court

Dear Director Postlewaite:

299 Broadway Property Owner LLC (the “Owner”) is the owner of land known as 299 Broadway and 15 Temple Street (the “Property”) more particularly shown as Lot 1 and Lot 2 on the enclosed subdivision plan recorded with the Middlesex South Registry of Deeds (the “Registry”) as Plan 363 of 2025 (the “Subdivision Plan”). For the Owner’s title to the Property, see the enclosed Quitclaim Deed recorded with the Registry in Book 82094, Page 63.

**Petition for Discontinuance of a Portion of Sewall Court**

Sewall Court is listed in the enclosed Municipal Ordinance Appendix C as a private way in the City of Somerville. We note that Appendix C correctly lists the width of Sewall Court as 25-feet wide, but incorrectly lists the length of Sewall Court as 190 feet long. The existing Sewall Court is currently 134 feet long and has been that length since at least 1927<sup>1</sup>. Enclosed are a map image of Sewall Court and several photos of Sewall Court.

As shown on the Subdivision Plan, a portion of Sewall Court is located within the Property. This portion of Sewall Court that is located within the Property contains 1,101 square feet and is more particularly shown on the enclosed plan entitled “Street Discontinuance Plan of Land, Mark Development, LLC, Sewall Court Private – 25’ Wide Right of Way, City of Somerville, Middlesex County, Commonwealth of Massachusetts” dated June 16, 2025, prepared by Control Point Associates, Inc. (the “Discontinuance Plan”).

The Owner is hereby petitioning the City of Somerville to discontinue this portion of Sewall Court shown on the Discontinuance Plan (the “Discontinued Portion of Sewall Court”). A metes and bounds description of the proposed Discontinued Portion of Sewall Court is attached at Exhibit A. If the Discontinued Portion of Sewall Court is approved, the remaining portion of Sewall Court will be 25 feet wide and approximately 85 feet long and the

---

<sup>1</sup> See Land Court Plan No. 11193B approved by the Land Court on March 16, 1927.

Director Postlewaite  
Page 2

Discontinued Portion of Sewall Court will be merged into Lot 2 on the Subdivision Plan. A proposed Order of Discontinuance for the Discontinued Portion of Sewall Court is enclosed.

Based on title searches performed by Owner's title insurance company, no other parties other than Owner have any rights in the proposed Discontinued Portion of Sewall Court. Further, Owner is the only abutter to the Discontinued Portion of Sewall Court.

Petition for Discontinuance of City Utility Rights in a Portion of Sewall Court

The City of Somerville holds certain easement rights within the entirety of Sewall Court pursuant to a Taking by the City for drains, sewers and water pipes in Sewall Court dated February 27, 1941 and recorded with the Registry in Book 6473, Page 161 and filed with the Middlesex South Registry District of the Land Court as Document No. 170505 (the "Taking"). Copies of the two Taking documents are enclosed.

The Owner hereby petitions the City for a termination of the City's easement rights under the Taking in the Discontinued Portion of Sewall Court. A proposed Partial Termination and Abandonment of Easement is enclosed. In support of this request, the Owner notes that any utility lines within the Discontinued Portion of Sewall Court only serve the Property and do not serve any other properties not owned by Owner, the Owner will be removing any utilities within the Discontinued Portion of Sewall Court in connection with the Owner's redevelopment of the Property into a mixed-use affordable housing development approved by the Somerville Zoning Board of Appeals, and any new utilities serving the proposed development will be installed elsewhere on the Property.

Please contact Scott Lombardi at (978) 273-7090 should you have any questions regarding this request or should you need any additional information.

Very truly yours,

Robert Korff

cc: Ben Demers  
Greg Contente  
LeAnn Curtin

## **EXHIBIT A**

### **Metes and Bounds Description of Discontinued Portion of Sewall Court**

The Discontinued Portion of Sewall Court is shown on a plan entitled "Street Discontinuance Plan of Land, Mark Development, LLC, Sewall Court Private – 25' Wide Right of Way, City of Somerville, Middlesex County, Commonwealth of Massachusetts" dated June 16, 2025, prepared by Control Point Associates, Inc., such Discontinued Portion of Sewall Court being more particularly described as follows:

BEGINNING AT CORNER IN COMMON WITH PROPOSED LOT 5 (N/F 299 BROADWAY PROPERTY OWNER LLC) AND SEWALL COURT (PRIVATE – 25' WIDE R.O.W.) ON THE SOUTHERLY LINE OF SEWALL STREET (PUBLIC – 40' WIDE R.O.W.) THENCE RUNNING ALONG THE DIVISION LINE OF SAID SEWALL COURT AND SAID PROPOSED LOT 5 SOUTH 44 DEGREES – 53 MINUTES – 16 SECONDS WEST, A DISTANCE OF 85.21 FEET TO THE POINT AND PLACE OF BEGINNING THENCE;

1. SOUTH 44 DEGREES – 53 MINUTES – 16 SECONDS WEST, A DISTANCE OF 49.12 FEET TO AN INTERIOR POINT OF PROPOSED LOT 2 (N/F 299 BROADWAY PROPERTY OWNER LLC), THENCE RUNNING THROUGH THE INTERIOR OF SAID PROPOSED LOT 2 THE FOLLOWING FOUR (4) COURSES;
2. SOUTH 45 DEGREES – 06 MINUTES – 44 SECONDS EAST, A DISTANCE OF 12.50 FEET, THENCE;
3. NORTH 44 DEGREES – 53 MINUTES – 16 SECONDS EAST, A DISTANCE OF 10.14 FEET, THENCE;
4. SOUTH 45 DEGREES – 06 MINUTES – 44 SECONDS EAST, A DISTANCE OF 12.50 FEET, THENCE;
5. NORTH 44 DEGREES – 53 MINUTES – 16 SECONDS EAST, A DISTANCE OF 38.98 FEET TO A CORNER IN COMMON WITH SAID SEWALL COURT AND MAP 70, LOT 7 (N/F SEWALL COURT CONDOMINIUM), THENCE;
6. NORTH 45 DEGREES – 06 MINUTES – 44 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,101 SQUARE FEET± OR 0.025 ACRES±



CITY OF SOMERVILLE

CITY COUNCIL

ORDER OF DISCONTINUANCE AND ABANDONMENT AS A PRIVATE WAY  
OF A PORTION OF SEWALL COURT

WHEREAS, the City of Somerville (the “City”) as determined that a certain portion of the private way known as Sewall Court containing approximately 1,101 square feet and described on a plan entitled “Street Discontinuance Plan of Land, Mark Development, LLC, Sewall Court Private – 25’ Wide Right of Way, City of Somerville, Middlesex County, Commonwealth of Massachusetts” dated June 16, 2025, prepared by Control Point Associates, Inc. (the “Discontinued Portion of Sewall Court”) is no longer of any use to the City as a private way;

WHEREAS, the City Council has determined that the public necessity and convenience no longer require that the Discontinued Portion of Sewall Court be laid out as a private way in the City;

WHEREAS, the City would like to discontinue the Discontinued Portion of Sewall Court under G.L. c. 82, §21 and Title 3, Section 17 of the City Charter; and

WHEREAS, Title 3, Section 17 of the City Charter authorizes the City Council to discontinue ways and streets;

NOW THEREFORE, it is ordered in accordance with G.L. c. 82, §21 and Title 3, Section 17 of the City Charter that the Discontinued Portion of Sewall Court is hereby discontinued and abandoned by the City as a private way.

The Discontinued Portion of the Private Way is more particularly described as follows:

The Discontinued Portion of Sewall Court is shown on a plan entitled “Street Discontinuance Plan of Land, Mark Development, LLC, Sewall Court Private – 25’ Wide Right of Way, City of Somerville, Middlesex County, Commonwealth of Massachusetts” dated June 16, 2025, prepared by Control Point Associates, Inc. and recorded herewith, such Discontinued Portion of Sewall Court being more particularly described as follows:

BEGINNING AT CORNER IN COMMON WITH PROPOSED LOT 5 (N/F 299 BROADWAY PROPERTY OWNER LLC) AND SEWALL COURT (PRIVATE – 25’ WIDE R.O.W) ON THE SOUTHERLY LINE OF SEWALL STREET (PUBLIC – 40’ WIDE R.O.W.) THENCE RUNNING ALONG THE DIVISION LINE OF SAID SEWALL COURT AND SAID PROPOSED LOT 5 SOUTH 44 DEGREES – 53 MINUTES – 16 SECONDS WEST, A DISTANCE OF 85.21 FEET TO THE POINT AND PLACE OF BEGINNING THENCE;

1. SOUTH 44 DEGREES – 53 MINUTES – 16 SECONDS WEST, A DISTANCE OF 49.12 FEET TO AN INTERIOR POINT OF PROPOSED LOT 2 (N/F 299 BROADWAY PROPERTY OWNER LLC), THENCE RUNNING THROUGH THE INTERIOR OF SAID PROPOSED LOT 2 THE FOLLOWING FOUR (4) COURSES;
2. SOUTH 45 DEGREES – 06 MINUTES – 44 SECONDS EAST, A DISTANCE OF 12.50 FEET, THENCE;
3. NORTH 44 DEGREES – 53 MINUTES – 16 SECONDS EAST, A DISTANCE OF 10.14 FEET, THENCE;
4. SOUTH 45 DEGREES – 06 MINUTES – 44 SECONDS EAST, A DISTANCE OF 12.50 FEET, THENCE;
5. NORTH 44 DEGREES – 53 MINUTES – 16 SECONDS EAST, A DISTANCE OF 38.98 FEET TO A CORNER IN COMMON WITH SAID SEWALL COURT AND MAP 70, LOT 7 (N/F SEWALL COURT CONDOMINIUM), THENCE;
6. NORTH 45 DEGREES – 06 MINUTES – 44 SECONDS WEST, A DISTANCE OF 25.00 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 1,101 SQUARE FEET± OR 0.025 ACRES±

BOTH WAYS



2023 01945745

Bk: 1607 Pg: 147 Cert#: 283063

Doc: DEED 10/13/2023 11:56 AM



2023 00116157

Bk: 82094 Pg: 63 Doc: DEED

Page: 1 of 10 10/13/2023 12:29 PM

**QUITCLAIM DEED**

We, James A. Cohen, Juin A. Cohen and Robert L. Allen, Jr., Trustees of Comar Real Estate Trust, u/d/t dated December 31, 1956, filed with the Middlesex South Registry District of the Land Court as Document No. 314408, with a mailing address of 89 Winchester Street, Brookline, Massachusetts (the "Grantor"),

for Consideration paid and in full consideration of Twenty-Two Million Dollars (\$22,000,000.00),

Grants to 299 Broadway Property Owner LLC, a Massachusetts Limited Liability Company with an address of 275 Grove Street, Suite 2-150, Newton, Massachusetts 02466 (the "Grantee"),

With Quitclaim Covenants

Together with all buildings and improvements thereon, the following parcels of land situated in the City of Somerville, County of Middlesex, Commonwealth of Massachusetts

SEE EXHIBIT "A"  
ATTACHED HERETO

Meaning and intending to convey, the same property conveyed to Grantor by Deed dated October 13, 1967 and recorded in the Middlesex South Registry of Deeds at Book 11411, Page 227 and filed with the Middlesex South Registry District of the Land Court as Document No. 449019, Certificate of Title No. 125234, and Deed dated July 29, 2019 recorded with the Middlesex South Registry of Deeds at Book 73069, Page 78 and Deed dated February 16, 1977 recorded in Book 13172, Page 346 and filed as Document No. 554635, see Certificate of Title No. 277065.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/13/2023 11:56 AM  
Ctrl# 381548 18481 Doc# 01945745  
Fee: \$100,320.00 Cons: \$22,000,000.00

277065 125234

Property Address: 299 Broadway and 15 Temple Street, Somerville, MA

WITNESS my hand and seal this 19 day of September, 2023.

**COMAR REAL ESTATE TRUST**

Juin A. Cohen  
Juin A. Cohen, Trustee

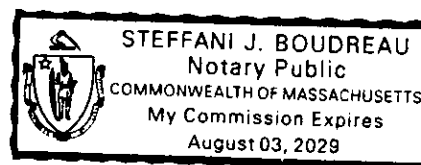
**COMMONWEALTH OF MASSACHUSETTS**

Norfolk County

On this 18 day of September, 2023, before me the undersigned notary public, personally appeared Juin A. Cohen, Trustee of aforesaid proved to me through satisfactory evidence of identification which were driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.

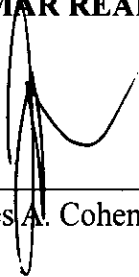
Notary Public: [Signature]

My Commission Expires:



WITNESS my hand and seal this 18 day of September, 2023.

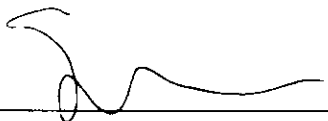
**COMAR REAL ESTATE TRUST**

  
\_\_\_\_\_  
James A. Cohen, Trustee

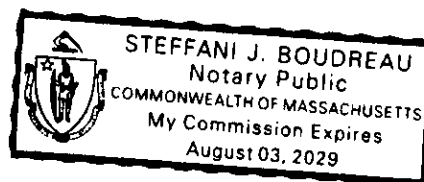
**COMMONWEALTH OF MASSACHUSETTS**

Norfolk County

On this 18<sup>th</sup> day of September, 2023, before me the undersigned notary public, personally appeared James A. Cohen, Trustee of aforesaid proved to me through satisfactory evidence of identification which were driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.

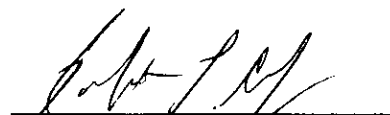
  
\_\_\_\_\_  
Notary Public:

My Commission Expires:



WITNESS my hand and seal this 18<sup>th</sup> day of September, 2023.

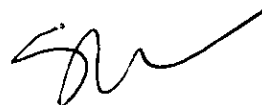
**COMAR REAL ESTATE TRUST**

  
Robert L. Allen, Jr., Trustee

**COMMONWEALTH OF MASSACHUSETTS**

Norfolk County

On this 18<sup>th</sup> day of September, 2023, before me the undersigned notary public, personally appeared Robert L. Allen, Jr., Trustee of aforesaid proved to me through satisfactory evidence of identification which were MA Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and as his free act and deed.

  
\_\_\_\_\_  
Notary Public:  
My Commission Expires:

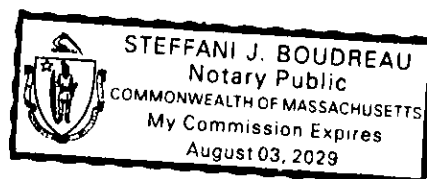


EXHIBIT A  
LEGAL DESCRIPTION

299 Broadway and 15 Temple Street, Somerville, Massachusetts

The land with buildings and improvements now or hereafter located thereon, bounded and described as follows:

First Parcel

That certain parcel of land with the buildings thereon situate in Somerville in the County of Middlesex, and said Commonwealth, bounded and described as follows:

Southwesterly by Broadway, one hundred forty and 58/100 feet;  
Northwesterly by lot 5 as shown on plan hereinafter mentioned, fifty and 17/100 feet;  
Southwesterly by said lot 5, nine feet;  
Northwesterly by said lot 5, eleven and 89/100 feet;  
Northeasterly by said lot 5, two and 02/100 feet;  
Northwesterly by said lot 5, fifteen and 11/100 feet;  
Northeasterly by said lot 5 by three lines measuring together one hundred fifty-eight and 89/100 feet; and  
Southeasterly by land now or formerly of Aaron M. Sherey, seventy-three and 85/100 feet

Said parcel is shown as lot 6 on Land Court Subdivision Plan 11193C filed with Certificate of Title no. 58412 issued by the South Registry District of Middlesex County in Registration Book 390, Page 513

Also another certain parcel of land with the buildings thereon, situate in said Somerville, bounded and described as follows:

Southwesterly by Broadway, one and 27/100 feet;  
Southwesterly by the Northeasterly line of Broadway, one hundred and 25/100 feet;  
Northwesterly by land now or formerly of Julius A. Durell, ninety-eight and 19/100 feet;  
Northeasterly by lot 5 as shown on said plan hereinafter mentioned, three and 01/100 feet;  
Southeasterly by said lot 5, seven and 03/100 feet;  
Northeasterly by said lot 5, forty-two and 92/100 feet;  
Southeasterly by said lot 5, twenty-one and 82/100 feet;  
Northeasterly by said lot 5, twenty-one and 18/100 feet;  
Southeasterly by said lot 5, six and 47/100 feet;  
Northeasterly by said lot 5, twelve and 24/100 feet;  
Northwesterly by said lot 5, twelve and 35/100 feet;  
Northeasterly nineteen and 99/100 feet;  
Southeasterly by said lot 5, sixteen and 83/100 feet;  
Northeasterly by said lot 5, seventeen one-hundredths (0.17) of a foot; and  
Southeasterly by said lot 5, forty-nine and 51/100 feet.

Said parcel is shown as lot 7 on Land Court Subdivision Plan 11193C filed with Certificate of Title no. 58412 issued by the South Registry District of Middlesex County in Registration Book 390, Page 513

Second Parcel

A certain parcel of land with the buildings thereon situate in Somerville in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southwesterly by Broadway, 99.64 feet;  
Northwesterly by land now or formerly of Charles A. Donovan et al, 65.53 feet;  
Northeasterly by lot B1 as shown on plan hereinafter mentioned, 85.42 feet;

Northwesterly by said lot B1, 23.21 feet;  
Northeasterly, by said lot B1 shown as a Way on said plan, 10 feet; and  
Southeasterly by land now or formerly of Annie L. Jones, 86 feet.

Said parcel is shown as Lot A1 on said plan. (Plan 9976 B)

Also another certain parcel of land with the buildings thereon situate in said Somerville, bounded and described as follows:

Southeasterly by Grant Street, 18.58 feet;  
Southwesterly by land now or formerly of Annie L. Jones, 59.17 feet;  
Southwesterly again 10 feet;  
Southeasterly 23.21 feet; and  
Southwesterly 85.42 feet, all by Lot A1 shown on said plan hereinafter mentioned,  
Northwesterly by land now or formerly of Charles A. Donovan et al, 102.79 feet;  
Northeasterly by land now or formerly of William F. Noble, 74.67 feet;  
Southeasterly by lands now or formerly of Emma E. Richardson and of Emogene F. Wharff et al, 53.24 feet; and  
Northeasterly by said Wharff et al land, 86.15 feet.

Said parcel is shown as Lot B1 on said plan. (Plan 9976 B)

All of the boundaries are determined by the Court to be located as shown on a subdivision plan Plan No. 9976B as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 143, Page 85 with Certificate 21262.

#### Third Parcel

The following two (2) parcels of land with the buildings thereon, being the premises formerly known as the Capitol Theatre premises and formerly known and numbered 301A-303 Broadway, 16 Sewall Street and 8 Sewall Court, Somerville, Middlesex County, and said Commonwealth, bounded and described as follows:

Parcel 1: A certain parcel of registered land in said Somerville shown Lot 10 on Land Court Subdivision Plan 11193D filed with Certificate of Title No. 149137 issued by the South Registry District of Middlesex County in Registration Book 875, Page 187.

[ Said Lot 10 is conveyed with the benefit of agreements and easements set forth in Document No. 114137 and Document No. 162188 ]

Parcel 2: A parcel of unregistered land situated in said Somerville, bounded and described as follows:

Northwesterly by Sewall Court, thirty-nine (39) feet;  
Northeasterly by lots 180 and 179 shown on said plan dated February 18, 1888 by George A. Kimball, C.E. recorded with Middlesex South District Deeds, Plan Book 54 as Plan 39, ninety-two and 37/100 (92.37) feet;  
Northwesterly by said lot 179, eighty-five (85) feet;  
Northeasterly by Sewall Street, forty-five (45) feet;  
Southeasterly by lot 177 as shown on said plan, eighty (80) feet;  
Northeasterly by land now or formerly of Smith and land now or formerly of E.L. Kelley, Trustee, as shown on a plan dated January 18, 1918 by Charles J. Elliot, Engineer and Surveyor, recorded with said Deeds, Plan Book 264, Plan 50, ninety (90) feet;  
Southeasterly by land now or formerly of Binnic, et al and of Richardson as shown on said last mentioned plan, thirty-one and 78/100 (31.78) feet; and  
Southwesterly by land now or formerly of Ryder and of Massachusetts Operating Company, Inc. by four (4) bounds measuring ninety and 28/100 (90.28) feet, forty-five and 15/100

REC  
LD



#### Fourth Parcel

The land in Somerville, Middlesex County, said Commonwealth together with the buildings, if any, thereon, bounded and described as follows:

Southwesterly by Broadway, forty-three (43) feet;  
Northwesterly by the Northwesterly portion of lot #32 on a "Plan of ton Hills Farm" drawn by Alexander Wardsworth, May 18, 1942 recorded with Middlesex South District Deeds (in Cambridge, Massachusetts), Plan Book 1B, Plan 48, ninety-four (94) feet;  
Northeasterly by lot #31 on said plan, fifty-two (52) feet;  
Southeasterly by lot #33 on said plan, ninety-eight (98) feet.

Said parcel also shown as Lot 12 on a plan entitled "Plan of Land in Somerville, Massachusetts" by Schofield Bros., Inc., dated September 25, 1975 and being recorded with the Middlesex South District Registry of Deeds, as Plan 622 of 1976 in Book 12995, Page 653

#### Fifth Parcel

The land in Somerville, together with the buildings, if any, thereon, situated on the Eastern side of Temple Street, more particularly bounded and described as follows:

Commencing at the Westerly corner on Temple Street, and running Southeasterly by land formerly one Chick, eighty-five and 20/100 (85.20) feet; thence turning at a right angle and running Northeasterly forty-six and 50/100 (46.50) feet; thence turning at a right angle and running Northwesterly in part on land now or formerly of Charlotte M. Glines, and in part on a passageway four (4) feet wide, eighty-six (86) feet to Temple Street; thence turning at a right angle and running Southwesterly along the line of said Temple Street, forty-four and 8/100 (44.08) feet to the point of beginning.

#### Sixth Parcel:

That certain parcel of land situated on Sewall Street, in the City of Somerville, Middlesex County, Massachusetts, being shown as Lot 1 on a plan entitled "Plan of Land in Somerville, Mass. dated September 25, 1975", by Schofield Bros., Inc., recorded with Middlesex South Registry of deeds as Plan No. 622 of 1976 in Book 12995, Page 653, said premises being more particularly bounded and described according to said plan, as follows:

Easterly: by Sewall Street, as shown on said plan, 91.62 feet;  
Southerly: by Sewall Court, as shown on said plan, 85.26 feet;  
Westerly: by Lot 3, as shown on said plan, 88.88 feet;  
Northwesterly: by Lot 4, as shown on said plan, 9.28 feet; and  
Northerly: by land now or formerly of Joseph E. Jr. and Josephine Ferrante, as shown on said plan 76.29 feet.

#### Seventh Parcel:

That certain parcel of land situated in Somerville, Middlesex County, Massachusetts shown as Lot 4 on plan hereinafter mentioned, bounded and described as follows:

Northwesterly by the Southeasterly line of Temple Street, on hundred nine and 01/100 (109.01) feet;  
Northeasterly by land now or formerly of Mount Auburn Realty Co., Inc., land now or formerly of Daniel O'Neil, and land now or formerly of Joseph E. Jr., and Josephine Ferrante, one hundred forty-nine and 88/100 (149.88) feet;

Southeasterly by land now or formerly of Comar Real Estate Trust, Lots 1 and Lots 3 as shown on plan hereinafter mentioned, seventy and 82/100 (70.82) feet;  
Southwesterly by land now or formerly of said Comar Real Estate Trust, Lot 9 as shown on said plan, seventy and 12/100 (70.12) feet;  
Southeasterly by land now or formerly of said Comar Real Estate Trust, Lot 9 as shown on said plan, forty-six and 33/100 (46.33) feet;  
Southwesterly by land now or formerly of said Comar Real Estate Trust and being Lot 2 shown on a plan hereinafter mentioned, eighty and 28/100 (80.28) feet.

Said Lot 4 contains an area of 13,291 square feet more or less as shown on a plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975 by Schofield Bros., Inc., recorded with Middlesex South Registry of Deeds as Plan No. 622 of 1975 in Book 12995, Page 653.

Eighth Parcel:

That certain parcel of land situated in Somerville, Middlesex County, Massachusetts shown as Lot 2 on plan hereinafter mentioned, bounded and described as follows

Northwesterly by the southeasterly line of Temple Street, forty and 40/100 feet;  
Northeasterly by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on plan hereinafter mentioned, and land now or formerly Comar Real Estate Trust, Lot 9 as shown on said plan, eighty-six and 28/100 (86.28) feet;  
Southeasterly by land now or formerly of said Comar Real Estate Trust, Lot 9 and Lot 8 as shown on said plan, forty-five and 19/100 (45.19) feet;  
Southwesterly by land now or formerly of said Comar Real Estate Trust, Lot 12 as shown on said plan, and land now or formerly of S.J. Realty Corp., eighty-five and 55/100 (85.55) feet.

Said Lot 2 contains an area of 3,743 square feet, more or less, as shown on a plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975, by Schofield Bros. Inc., recorded with said Deeds as Plan No. 622 of 1976, in Book 12995, Page 653.

Ninth Parcel:

That certain parcel of land situated in Somerville, Middlesex County, Massachusetts shown as Lot 3 on plan hereinafter mentioned, bounded and described as follows

Northwesterly by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 on plan hereinafter mentioned, sixty-one and 54/100 (61.54) feet;  
Northeasterly by land now or formerly of said Star Properties of Cambridge, Inc., Lot 1 as shown on said plan, eighty-eight and 88/100 (88.88) feet;  
Southeasterly by Sewali Court, a private way, forty-nine and 14/100 (49.14) feet;  
Southwesterly by land now or formerly of Comar Real Estate Trust, Lot 9 as shown on said plan, seventy-three and 68 (73.68) feet.

Said Lot 3 contains 4,434 square feet, more or less, as shown on a plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975, by Schofield Bros. Inc., recorded with said Deeds as Plan No. 622 of 1976 in Book 12995, Page 653.

Tenth Parcel:

That certain parcel of land situated in Somerville, Middlesex County, Massachusetts shown as Lot 8 on plan hereinafter mentioned, bounded and described as follows:

Easterly by land now or formerly of Comar Real Estate Trust, Lot 9 as shown on plan hereinafter mentioned, eighteen and 22/100 (18.22) feet;

(45.15) feet, eighteen and 11/100 (18.11) feet, and seventy-four and 33/100 (74.33) feet, more or less.

The premises are shown as Lot 178, 181 and parts of Lots 176 and 177 on plan dated February 18, 1888 by George A. Kimball, C.E. recorded with Middlesex South District Deeds, Plan Book 54 as Plan 39. Said parcel also shown as Lot 5 on a plan entitled "Plan of Land in Somerville, Massachusetts" By Schofield Bros., Inc., dated September 25, 1975 and being recorded with the Middlesex South District Registry of Deeds, as Plan 622 of 1976 in Book 12995, Page 653.

Together with rights of way in common with others over said Sewall Court and in a passageway twelve (12) feet wide leading from premises to said Sewall Street as shown on said second mentioned plan, on plan recorded in Plan Book 54, Plan 39 and set forth in deed recorded in Book 11159, Page 72.

Southwesterly by land now or formerly of said Comar Real Estate Trust, Lot 12 as shown on said plan, eighteen and 16/100 (18.60) feet;

Northwesterly by land now or formerly of said Comar Real Estate Trust, Lot 2 as shown on said plan, five and 44/100 (5.44) feet.

Said Lot 8 contains an area of 49 square feet, more or less, as shown on plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975, by Schofield Bros. Inc., recorded with said Deeds as Plan No. 622 of 1976 and as shown as Lot 8 on a subdivision plan, as approved by the Land Court, filed in the Land Registry Office, a copy of which is filed in the Registry District of Middlesex County (as Plan 11193-C) in Registration Book 390, Page 513 with Certificate 58412.

Eleventh Parcel:

That certain parcel of land situated in Somerville, Middlesex County, Massachusetts shown as Lot 9 on plan hereinafter mentioned, bounded and described as follows:

Northwesterly by land now or formerly of Comar Real Estate Trust, Lot 2 as shown on plan hereinafter mentioned, thirty-nine and 75/100 (39.75) feet;

Southwesterly by land now or formerly of Comar Real Estate Trust, Lot 2 as shown on said plan, six (6) feet;

Northwesterly by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on said plan, forty-six and 33/100 (46.33) feet;

Northeasterly by land now or formerly of Star Properties of Cambridge, Inc., Lot 4 as shown on said plan, land now or formerly of Comar Real Estate Trust, Lot 3 as shown on said plan, and by Sewall Court, a private way, one hundred fifty-six and 30/100 (156.30) feet.

Northwesterly by said Sewall Court, a private way, ten and 14/100 (10.14) feet;

Northeasterly by said Sewall Court, a private way, twelve and 50/100 (12.50) feet;

Southeasterly by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, sixty-seven and 23/100 (67.23) feet;

Southwesterly by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, one hundred (100) feet;

Southeasterly by land now or formerly of said Comar Real Estate Trust, Lot 10 as shown on said plan, twenty and 18/100 (20.18) feet;

Southwesterly by land now or formerly of said Comar Real Estate Trust, Lot 12, Lot 10 and Lot 8 as shown on said plan, forty-four and 80/100 (44.80) feet.

Said Lot 9 contains an area of 10,891 square feet, more or less, as shown on plan entitled "Plan of Land in Somerville, Mass." dated September 25, 1975, by Schofield Bros. Inc., recorded with said Deeds as Plan No. 622 of 1976 in Book 12995, Page 653 and is shown Lot 9 on plan filed with said Engineers Office of the Land Court as Plan No. 11193-D filed with Certificate of Title No. 149137 in Book 875, Page 187.

VERSION: JUL 25, 2023 (CURRENT)

CODE OF ORDINANCES CITY OF SOMERVILLE, MASSACHUSETTS

PART I - CHARTER AND RELATED LEGISLATION

PART II - CODE OF ORDINANCES

PART III - ADMINISTRATIVE ORDERS modified

STATUTORY REFERENCE TABLE modified

APPENDIX A - CITY OFFICIALS

APPENDIX B - RULES OF THE CITY COUNCIL modified

APPENDIX C - CITY STREETS modified

ARTICLE 1. - LOCATION, LENGTH AND WIDTH OF PUBLIC AND PRIVATE STREETS

ARTICLE 2. - CURRENT AND FORMER NAMES OF STREETS

ARTICLE 3. - NAMES OF SQUARES

APPENDIX D - BOARD OF HEALTH REGULATIONS

APPENDIX E - TRAFFIC COMMISSION REGULATIONS

Sartwell Ave.	Cedar St.	Cherry St.	Public	35	427	
Sawyer Ave.	Packard Ave.	Curtis St.	Private	40	690	
School St.	Somerville Ave.	Highland Ave.	Public	40	1,869	
School St.	Highland Ave.	Broadway	Public	50	2,454	
Sellon Pl.	Marshall St.	Northwesterly	Private	12	120	
Seven Pines Ave.	Cameron Ave.	Cambridge line	Public	40	92	
Sewall Ct.	Sewall St.	Southwesterly	Private	25	190	
Sewall St.	Grant St.	Temple St.	Public	40	615	
Sherman Ct.	Sargent Ave.	Marshall St.	Private	10	250	
Shore Dr.	Mystic Ave.	Fellsway	Public	50	2,081	
Silvey Pl.	Craigie St.	Lowell St.	Private	23 to 25	264	
Simpson Ave.	Broadway	Holland St.	Public	40	1,018	
Skehan St.	Dane St.	Hanson St.	Public	30	306	
Skehan St.	Hanson St.	Durham St.	Private	30	405	
Skilton Ave.	Pearl St.	Pearl St.	Private	40	540	
Smith Ave.	Beacon St.	Line St.	Public	23	213	





Safe House Church

Housing Authority

Temple St

Sewall St

Sewall St

Sewall Ct

Grant St

Broadway

City Nails

Fernanda's Beauty Salon

Winter Hill  
Brewing Company

CHA Broadway  
Care Center

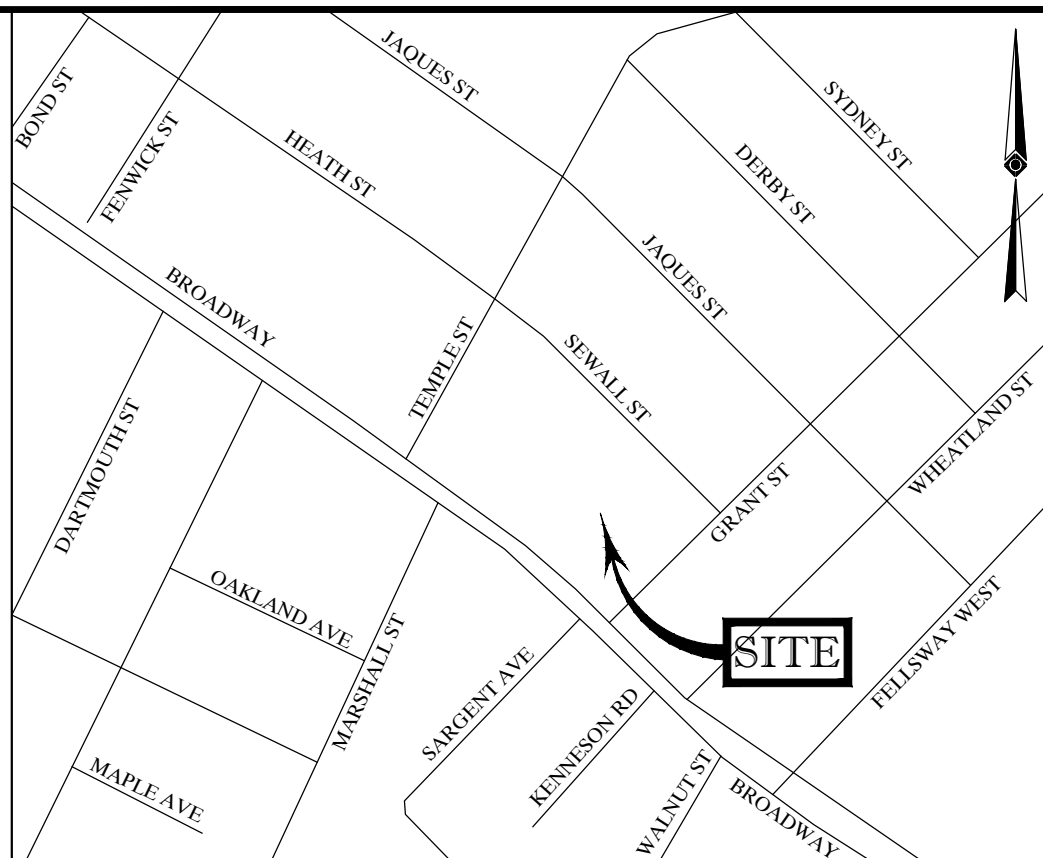
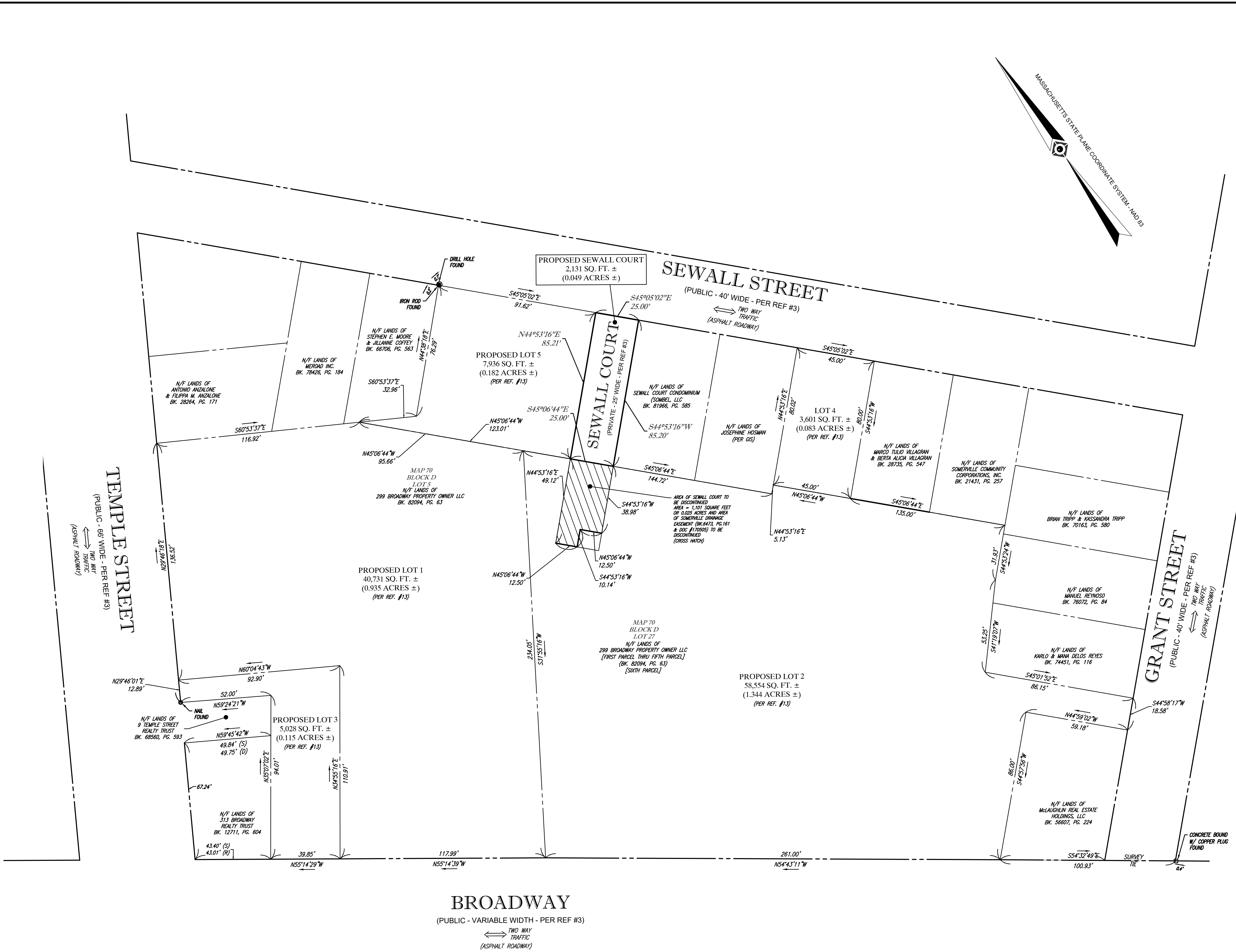
Painting







FOR REGISTRY USE

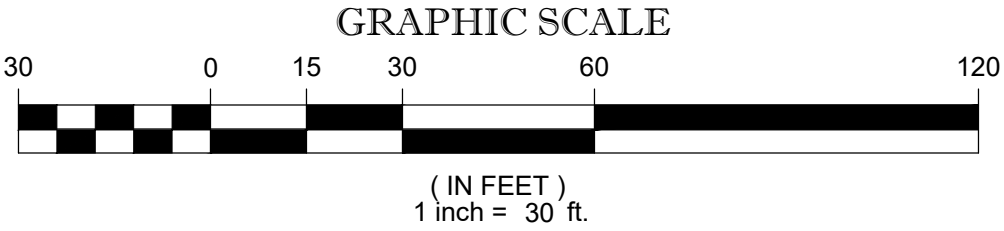


- NOTES:
- PROPERTY KNOWN AS SEWALL COURT, AS SHOWN ON THE CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS GIS MAP.
  - THE PURPOSE OF THIS PLAN IS TO SHOW THE DISCONTINUANCE OF A PORTION OF SEWALL COURT (PRIVATE - 25' WIDE) RIGHT OF WAY AND THE DISCONTINUANCE OF THE APPROXIMATE LOCATION OF THE THE CITY OF SOMERVILLE DRAINAGE EASEMENT AS DESCRIBED IN DEED BOOK 6473, PAGE 161.
  - BOTH DISCONTINUED AREAS WILL BE CONSOLIDATED INTO PROPOSED LOT 2 AS SHOWN HEREON.
  - SEWALL COURT EXISTING AREA = 3,332 SQUARE FEET OR 0.074 ACRES.  
SEWALL COURT DISCONTINUED AREA = 1,101 SQUARE FEET OR 0.025 ACRES (CROSS HATCH).  
SEWALL COURT PROPOSED AREA = 2,131 SQUARE FEET OR 0.049 ACRES.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON .
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X-UNSHADED" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF #2.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.

- REFERENCES:
- THE TAX ASSESSOR'S MAP OF CITY OF SOMERVILLE, MIDDLESEX COUNTY, MAP 70.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 439 OF 656," MAP NUMBER 2501700439E, EFFECTIVE DATE, JUNE 4, 2010.
  - MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS.", PREPARED BY: SCHOFIELD BROTHERS, INC., DATED: SEPTEMBER 25, 1975, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 622 OF 1976.
  - MAP ENTITLED "SUBDIVISION OF LOTS 1, 2, 3 & 4 SHOWN ON PLAN 111938 FILED WITH CERT. OF TITLE NO. 24301 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE", PREPARED BY: WILLIAM S. CROCKER, CIVIL ENGINEER, DATED: APRIL 8, 1946, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 111938.
  - MAP ENTITLED "SUBDIVISION OF LAND SHOWN ON PLANS 4706A & 11193A FILED WITH CERT. OF TITLE NOS. 4905 & 23119 SO. REGISTRY DISTRICT OF MIDDLESEX CO. LAND IN SOMERVILLE", PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193A.
  - MAP ENTITLED "PLAN OF LAND IN SOMERVILLE", PREPARED BY: ALFRED MILLHOUSE, C.E., DATED: NOVEMBER 1925, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 11193A.
  - MAP ENTITLED "PLAN OF BUILDING LOTS IN SOMERVILLE, MASS. OWNED BY RUFUS B. STICKNEY", PREPARED BY: GEO A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 16, 1888, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 54, PLAN 39.
  - MAP ENTITLED "BUILDING LOTS IN SOMERVILLE, MASS. FORMERLY OWNED BY RUFUS B. STICKNEY", PREPARED BY: GEO A. KIMBALL, CIVIL ENGINEER, DATED: FEBRUARY 28, 1888, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AT THE END OF PLAN BOOK 1900 AS PLAN 32 OF 1889.
  - MAP ENTITLED "SUBDIVISION OF LOTS A & B SHOWN ON PLAN FILED WITH CERT. OF TITLE 17138 SOUTH REGISTRY DISTRICT OF MIDDLESEX COUNTY LAND IN SOMERVILLE", PREPARED BY: CHAS. J. ELLIOT, ENGINEER & SURVEYOR, DATED: FEBRUARY 3, 1926, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS LAND COURT AS PLAN 9976B.
  - MAP OF LAND IN SOMERVILLE ENTITLED "PLAN OF TON HILLS FRAM", PREPARED BY: ALEXANDER WARDSWORTH, DATED: MAY 18, 1942, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1-B, PLAN 48.
  - MAP ENTITLED "PLAN OF LAND IN SOMERVILLE, MASS", PREPARED BY: FRED W. GOULD, SURVEYOR, DATED: JULY 22, 1957, AND RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 1087 OF 1967.
  - MAP ENTITLED "ALTAINSPS LAND TITLE SURVEY, MARK DEVELOPMENT, LLC, 299 BROADWAY & 15 TEMPLE STREET, LOTS 27, BLOCK D, MAP 70 & LOT 5, BLOCK D, MAP 70, CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED FEBRUARY 29, 2024, LAST REVISED MARCH 5, 2024.
  - MAP ENTITLED "SUBDIVISION PLAN OF LAND, MARK DEVELOPMENT, LLC, 299 BROADWAY & 15 TEMPLE STREET, LOT 27, BLOCK D, MAP 70 & LOT 5, BLOCK D, MAP 70, CITY OF SOMERVILLE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS", PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED MARCH 7, 2025, LAST REVISED APRIL 23, 2025, RECORDED WITH THE MIDDLESEX REGISTRY OF DEEDS AS PLAN 363 OF 2025.

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

- LEGEND
- MONUMENT FOUND



THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS. NO NEW RIGHT OF WAY LINES ARE BEING CREATED AND THOSE SHOWN ARE EXISTING AND ARE NOT BEING CHANGED OR ALTERED.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLACK INK SEAL.

GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

06-16-2025  
DATE

FIELD DATE	N/A	STREET DISCONTINUANCE PLAN OF LAND			
FIELD BOOK NO.	N/A	MARK DEVELOPMENT, LLC			
FIELD BOOK PG.	N/A	SEWALL COURT			
FIELD CREW	N/A	PRIVATE - 25' WIDE RIGHT OF WAY			
DRAWN:	G.R.D.	CITY OF SOMERVILLE, MIDDLESEX COUNTY			
REVIEWED:	G.L.H.	COMMONWEALTH OF MASSACHUSETTS			
APPROVED:	G.L.H.	DATE	SCALE	FILE NO.	DWG. NO.
		06-16-2025	1" = 30'	03-210201-00	1 OF 1



## Brian Postlewaite

---

**From:** Charles Breen  
**Sent:** Thursday, August 21, 2025 8:30 PM  
**To:** Brian Postlewaite  
**Cc:** Catherine Lester Salchert; Benjamin Demers  
**Subject:** Re: Discontinuance of portion of Sewall Ct at 299 Broadway

Dear Director Postlewaite,

It is my opinion that the discontinuance of the dead end portion of Sewell Court, as shown on the attached map, will not result in a negative impact to public safety.

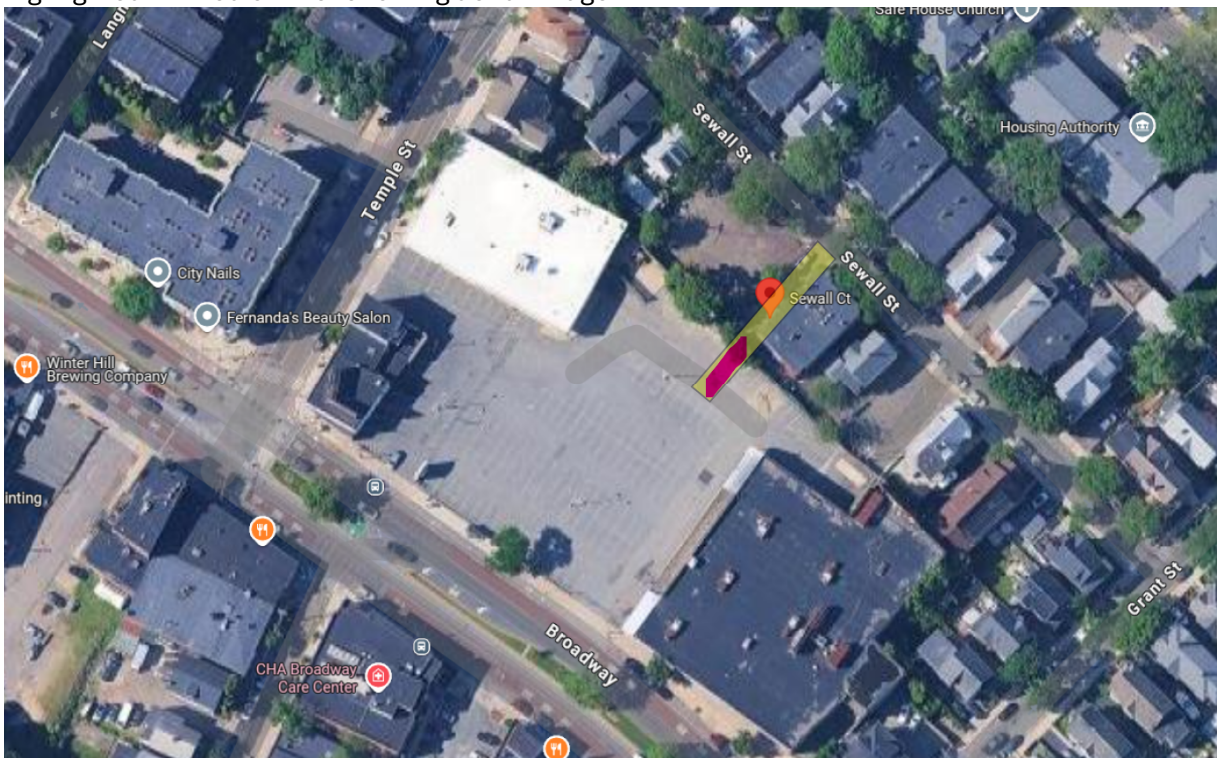
Get [Outlook for iOS](#)

---

**From:** Brian Postlewaite <bpostlewaite@somervillema.gov>  
**Sent:** Thursday, August 21, 2025 6:44 PM  
**To:** Charles Breen <cbreen@somervillema.gov>  
**Cc:** Catherine Lester Salchert <csalchert@somervillema.gov>; Benjamin Demers <bdemers@somervillema.gov>  
**Subject:** Discontinuance of portion of Sewall Ct at 299 Broadway

Hello Chief Breen,

The developer of 299 Broadway, Mark Development, has requested the City approve the discontinuance of the portion of Sewall Court that is located entirely within the 299 Broadway property. The hatched area on the attached plan is the portion of Sewall Ct that would be discontinued upon the City's approval. I have also highlighted it in red on the following aerial image:



This portion of Sewall Ct is a part of the existing parking lot area and is not currently accessible from the remainder of Sewall Ct that is accessible from Sewall St.

Would you confirm whether the discontinuance of this dead-end portion of Sewall Ct would impact public safety and/or emergency response?

Sewall Ct does not include a regulated Fire Lane, so there is no Traffic Commission approval.

Thanks,

Brian C. Postlewaite, PE  
Director of Engineering  
City of Somerville  
1 Franey Road  
Somerville, MA 02145  
m: 781-645-8512

### **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.*