

ARLINGTON POLICE DEPARTMENT

CHIEF OF POLICE
Frederick Ryan



Town of Arlington
MASSACHUSETTS 02474

POLICE HEADQUARTERS
112 Mystic Street
Telephone 781-316-3900
Facsimile 781-316-3919

MEMORANDUM

TO: Marie Krepelka
Board Administrator

FROM: Officer Corey P. Rateau
Traffic and Parking Unit

DATE: November 4, 2015

RE: Request: One Space, On Street Overnight Parking @ 41 Palmer Street

At your request, the Traffic and Parking Unit looked into the petition submitted by Scott McKenzie to be granted a 2nd on-street parking permit for 41 Palmer Street. After reviewing the petition and looking into past history, we feel that this request should be denied.

I performed an in-depth investigation into the conditions at 41-43 Palmer Street after reviewing public documents and noticing that the current owner/co-resident, Laura Quinn, purchased the property just a few weeks after the previous owner, Don Hughes, inferred to this Officer during a telephone conversation that he was a new owner and needed parking where there was none available for his unit. This investigation revealed that in March of 2013, Ms. Quinn closed and purchased the property from Creative Property Solutions, which is company that specializes in purchasing and refurbishing properties. The owner of this company is Don Hughes. The company purchased 41-43 Palmer Street in May of 2012. In December of 2012, one month prior to petitioning the Board for an on-street space at 41 Palmer, Mr. Hughes filed paperwork to divide the properties into two condominiums with the rights to the driveway going to the upstairs occupants at 43 Palmer (who then purchased the property 5 days afterwards). It is the belief of this Officer that Mr. Hughes never truly resided at the premises and merely sought the space to make the property more marketable since it is past practice of this Board to automatically grant any previously approved permits directly to subsequent property owners.

"Proactive and Proud"

ARLINGTON POLICE DEPARTMENT

There has been a longstanding prohibition on overnight parking in the town and Ms. Quinn knowingly purchased a condo in a location with no provisions for parking rights. Waivers are usually only granted under certain conditions or exigent circumstances and the property at 41 Palmer has already been the beneficiary of one such waiver. Adding more cars to a residence has never been a condition to grant additional waivers in the past and we believe that it would set a bad precedent to begin doing so.

We recommend that Mr. McKenzie check to see if any local businesses have off-street parking for rent or purchase a permit for one of the town's municipal lots.

Cc: Frederick Ryan
Police Chief

Capt. Julie Flaherty
Support Services Commander

Deputy Chief John Kelly
Arlington Fire Operations

Adam Chapdelaine
Town Manager

Scott McKenzie
41 Palmer St.
Arlington, MA 02474
610-247-1126
scottmck4@gmail.com

RECEIVED
SELECTMEN'S OFFICE
NOV 2 3:05 PM '15

November 2, 2015

Town of Arlington
Office of the Board of Selectmen
Arlington, Massachusetts 02476-4908

To Whom It May Concern:

Please accept this request for an On Street Overnight Parking permit. I reside at 41 Palmer St., a condominium occupying the first floor of a two-unit building located at 41-43 Palmer St.

There is no opportunity to create additional parking on the property. The conditions that necessitate on-street parking remain unchanged from a similar request on record with the Board of Selectmen, dated January 10, 2013. To wit:

- 1) Although there is a driveway on the property, it is deeded to and in use by the owner of the second-floor condominium in this same building, addressed as 43 Palmer St. This driveway, located to the right of the building, measures 20' by 8'8". It cannot be extended further onto the property due to a bump-out in the building structure, and cannot be widened as it abuts the building on its left, and the neighboring property line on its right.
- 2) There is insufficient space in front of the building as it sits 13 feet from the street, with only four feet between the sidewalk and the front of the building.
- 3) There is insufficient space on the left of the building, which is set back seven feet from the neighboring property line.

Currently, an On Street Overnight Parking Permit has been issued to and is in use by Laura Quinn, who is the owner and co-resident of 41 Palmer St. This request is for an additional permit. To alleviate any potential concerns arising from the request for a second permit at this address, there is sufficient space on the street in front of the building to park both of our vehicles without obstructing either neighboring driveway.

Please refer to the attached photographs that illustrate these details.

For the reasons described herein, I am requesting an On Street Overnight Parking permit to allow my vehicle to be parked on Palmer Street in front of the 41-43 Palmer St. building.

Thank you for your consideration of this request.

Sincerely,



Scott McKenzie



OFFICE OF THE BOARD OF SELECTMEN

KEVIN F. GREELEY, CHAIR
DIANE M. MAHON, VICE CHAIR
DANIEL J. DUNN
STEVEN M. BYRNE
JOSEPH A. CURRO, JR.



730 MASSACHUSETTS AVENUE
TELEPHONE
781-316-3020
781-316-3029 FAX

TOWN OF ARLINGTON
MASSACHUSETTS 02476-4908

November 10, 2015

Scott McKenzie
41 Palmer Street
Arlington, MA 02474

Dear Mr. McKenzie:

The Board of Selectmen will be discussing your request for on street overnight parking at their meeting on Monday, November 23rd in the Selectmen's Chambers, Town Hall, 2nd Floor. The meeting begins at 7:15 p.m. You or your representative is invited to be in attendance at this meeting.

Kindly call the office of the Board of Selectmen to confirm the date and time with either Mary Ann or Fran.

Thank you.

Very truly yours,
BOARD OF SELECTMEN

A handwritten signature in cursive script that reads "Marie A. Krepelka".

Marie A. Krepelka
Board Administrator

MAK:fr