

Harbor View Neighborhood Association

Meeting Agenda

Date: December 2nd, 2019

Location: Brooke Charter School

6:30 - Meeting Begins:

- Announcements

- Mary Ellen Welch Greenway
 - Massport has gotten on board with Mary Ellen Welch naming of Greenway and the whole path will be named in honor of her from the Caboose to Constitution Beach
- January HVNA meeting will have Adrian Maduro to present on his annual update
 - Working on getting Lydia and Joe to join as well
- 116-120 Moore Street
 - Project not on agenda tonight and pushed to January per lawyer – proposal for 19-unit building
- **Propose to change Bylaws tonight will be postponed to January due to low attendance**
 - Something as important as changing bylaws, we want a larger group
 - Two changes include:
 - Should we establish a minimum voting age (right now there is now minimum) If you vote in favor, you can choose 18 or 15 years old
 - Orient Heights has 18 minimum age and Jeffries Point has no minimum age
 - Add a section pertaining to the timing of our vote – will not vote on a project unless the abutter's meeting has occurred

- Holiday Party

- **Holiday part on 12/12 at East Boston Yacht Club from 6-9pm**
 - If anyone wants to help with decorations, let Skip know

- 7 Wordsworth Street

- **1st presentation by Attorney Jeff Drago for Slava Menn on this project**
- There was an abutter's meeting last week at Salesian School
 - 7 abutters showed up
 - 5 were in support per Lawyer
- Seeking to raze existing structure and erect a 9 unit resident structure with 8 parking spots
- 5.1k lot size
- Corner Lot

- **Zoning**
 - **Need relief (7 Variances)**
 - Use: 2 family currently zoned vs 9 units proposed
 - Maximum Lot Frontage
 - Height: 35ft limit vs 43ft proposed
 - Minimum front yard
 - Minimum side yard: 7ft minimum vs 5ft proposed
 - Minimum rear yard: 35ft minimum vs. 10ft proposed
 - Parking: 1.75 required per unit but proposing only 8 spaces
- Layout
 - 1 unit will be handicap accessible on 1st floor
 - 2nd floor has 3 units, all 2 bedrooms with balconies – 1k sq feet
 - 3rd floor is all 2br with balconies 1k sq feet
 - 4th floor will be 2 units, 3 bedrooms with balconies, roof decks exclusive to PH units
- Slava (Developer) presents on his experiencing doing developments in East Boston since 2009 including 2 projects he has brought before our group in the past
- **Questions/Concern/Comments:**
 - **Resident: (Abutter)**
 - Anything is better than it is now
 - Right now the building is a disaster and whatever he proposes will help her property
 - **Resident: (Abutter)**
 - No issue with the project and he is aware of the past project at Woodsworth, so he is fine with it
 - **Resident:** What is the elevation on first floor?
 - 3 feet above ground level and total height is 43 feet
 - Look at the grades with the parking garage
 - **Resident: (Abutter)**
 - Amount of parking spaces is an issue
 - There is not an abundance of parking
 - Response is this is the maximum we can fit
 - Also there is an issue with drainage
 - Abutters backyard always floods and worries that since this development is further downhill it will have similar issues
 - Developer says things will get better since he drainage will get better with dry wells
 - **Resident:** Board Member
 - Concerns is with this large project will alter than plane of the neighborhood
 - When everything is aligned then you have a nice green space that goes through out the whole block. But since this goes back too far it will block the greenspace flow
 - Developer: tried to make the most they could out of the social area with trees and social area –
 - Do you want us to talk to architect to see if we can have more green space?
 - They will look at it but it could alter the parking

- **Resident:** Condos or rentals?
 - Condos
- **Resident:** How many abutters who showed up were against?
 - 1 wasn't in support
- **Resident:** Did you knock and do correct outreach with leaflets
 - Yes
- **Resident:** Garage and the visibility when the garage people are turning out concerns
 - Blind turns when coming around the corner
- **Resident:** Is garage where driveway is now?
 - It's pretty close
 - **Abutter** had no issue with that driveway before
- **Resident:** It looks attractive, but concerned that developers are building to the edges of all the properties and it can be outsized and doesn't fit in neighborhood
 - Why does it need to be 4 stories? Why not take one off so that they meet height and parking requirements
 - This is almost 10 feet taller than building next to it
- **Resident:** ADA accessible required?
 - Usually 6 units or more its required
- **Resident:** Does building have sprinkler?
 - Yes it does (Developer)
- **Resident:** Does it have garbage area?
 - They are going to talk to architect to address in order to make designated trash area
- **Resident: Concerned with size of development, amount of darkness that these buildings are creating**
 - We are still building 4 story buildings, but we only have 2 fire ladders in East Boston
 - We need help from Massport and other parts of the city
 - Are we going to get another ladder truck?
 - Are we going to have a police officer on site when they open that street?
 - They will since they are required
 - Won't make anyone's life better since their property taxes go up even if the value of their home goes up
- **Resident: On Adison Street we have executive suites being built on our block and had permit issues**
 - Call 311 if they aren't pulling permits correctly