

Harbor View Neighborhood Association

Meeting Agenda

Date: July 6th, 2020

Location: Salesian Boys & Girls Club

6:30pm - Meeting Begins:

- **Announcements**

- **Announcement #1:** No Station 7 Report this evening – both officers got COVID19 and are still recovering
- **Announcement #2:** HVNA hosted a food drive in May at Grace Church
- **Announcement #3:** First Priority will have shred day on Swift Street on 7/18

- **Nominations for Board Positions**

- Nominations will occur in July / Elections in August / New Board in September.
 - Board members serve for a two-year term
- Nominations
 - Skip Marcella
 - Joe S.
 - Chris Assante
 - Brianna Roche
 - Barbara Poupolo
 - Maria DelMuto
 - Melanie Laputka
 - Phil B. nominated

- **7-11 Curtis Street (currently Eastern Flooring)**

- **FIRST PRESENTATION: Law firm Drago & Toscano to present the proposal to demolish the existing structure and erect two buildings, one on the corner of Curtis/Chaucer Streets with 21 units and the second on Saratoga Street with 8 units. BPDA Small Project Review**
- 4 lots of land that is industrial/commercial now but want to go residential
- Couple of the developers have East Boston ties and live here as well
- Architect did not make the meeting this evening
- They will have multiple meetings with the community since this is such a large project
 - Developers stated they are here to get feedback and it will go through BPDA review as well with a community/design process
- Over 12k square foot lot along Curtis, Chaucer, and Saratoga Street
- Proposal is 21 units (more classic design) and 8 units on Saratoga side (more modern)

- 2 4 story buildings with over 34k sq ft
- Will have underground parking on Chaucer street side with 18 parking spots and bike room
- Unit Layout
 - 7 studio units
 - 3 1 bedroom units
 - 15 2 bedrooms units
 - 4 3 bedroom family units
- **Mix of rental and condo**
 - **Rental for big building and condos for Saratoga street**
- Developers liked the brick look and brings back the history of East Boston
- **RESIDENT QUESTION/CONCERN SECTION**
 - **Resident:** How is parking going to be allotted out?
 - It will be assigned a spot – will not be rentals
 - **Resident:** Very concerned about parking and losing over 20 parking spaces
 - Lawyer says BPDA is mandating less parking to make it more transit friendly
 - **Resident:** Wood Island is already very crowded, and we will have to ride to Wonderland to get a seat on train if we keep building like this. So many people don't even park in their driveways and they just park on the street
 - Its commercially zoned, and if someone else buys it could be retail or truck drop off
 - **Resident:** I like the idea of brick but too many units
 - **Resident:** It's too big, it doesn't fit in, brings massive brick monolith into a neighborhood of clapboard. I see no real design besides offset bricks
 - Lawyer playing off of building across the street
 - **Resident:** Abutter – would like to have to access to their back yards. Can you help us give us access to back yard to relieve parking problems on Saratoga. A lot of people would make their yards gravel. Also architecture – there are no balconies
 - They will take a look at parking and also there will be roof deck and Juliet balconies
 - **Resident:** Too many units and thinks brick building looks like a prison. Need some breakup
 - This is our first meeting and we love the feedback
 - **Resident:** Is it enough minimum requirement of affordable units and is the AMI reflective of Eastie. Believes the 70% AMI affordability is still too high
 - The city gives us a guideline and we will build to that. We are going a little bit above what city requires of us. Affordability units ill be mixed into the building.
 - **Resident:** If it's rentals there will definitely be more cars with more bedrooms.
 - We will look at it
 - **Resident:** Are you aware there is construction right now for 1 Curtis Street. Also there will be another presentation to put units on Saratoga. And not your putting all these units on my street as well. When will construction begin. Abutter doesn't want 4 different construction sites withing a square block of him. How far is Saratoga building going to be from my building which is next to it?
 - Once approved they will come back with construction plans and start dates
 - Around 10 feet from the building

- **Resident:** Would you consider selling your condos with no parking stickers
 - Yes they are fine with that
- **655 Saratoga Street**
 - **2ND PRESENTATION: Eric Zachrison, architect for Khanh Duong. . Maintain Corner Store and erect 4- 2 bed and 2 bath units on level two and three above the garages on Curtis Street. The garages will be renovated to accommodate 5 motor vehicles. (20min)**
 - Abutters meeting on 2/6 and first HVNA meeting on 3/2 and then COVID delays
 - Current State
 - 25 foot wide by 100 foot lot on Curtis and Saratoga street – mostly on Curtis street and a 6 car garage and convenience store
 - After abutters/HVNA meeting, the concerns were addressed with updated presentation. We wanted to address all of them
 - Ground floor plan – largely unchanged – there will still be a convenience store and there will be no change
 - The 6 garage spaces we will re-arranged so that there will be one curb cut (10 feet) and end the whole curb cut which will free up some space on street
 - Initially 4 2 bedrooms units (why is it always 2 bed units in Eastie) on 2nd floor – the front unit will be 3 bedrooms now w/ master suite and smaller 2 bedrooms
 - There was concerns (516 Bennington) that this building would tower over them and so they pulled the building back 15 feet so it should be less oppressive
 - 2 private roof decks for top units accessed with a hatch (no head house)
 - Met with structural engineer and they believe this building can be supported to be built above it. It's ongoing process and they will work on it
 - Convenience store in support and they believe these residents will make it much safer environment and will be better lit.
 - Ongoing conversations with direct abutters
 - Original design not received well and looked too technical and different than what's on Saratoga
 - They have come with 3 design options that address some of those concerns. They want feedback and go forward with one of these
 - Option B and C will have bay window to break it up a bit and it fits in much more with neighborhood
 - Too many variances requested was some feedback
 - They got hit with a lot of variances cause City doesn't have a great record of the history of buildings
 - Some of the things we put in place were to make it look better and more conforming, but they got variances for that
 - **RESIDENT QUESTION/CONCERN SECTION**
 - **Resident:** Eric has done a good job of addressing many concerns with abutters and meeting
 - **Resident:** Final Roof plan – does not show bay window on corner?
 - You are correct, error on drawing
 - **Resident:** Any chance of sound proofing b/w 2 buildings?

- Absolutely, double stud scenario with about 10-12 inches thick and acoustic insulation
- **Resident:** Will next door neighbor on Saratoga have access to their building?
 - They have 2-bathroom windows on that side and agreed to figure out how to close them
- **Resident:** Appreciate the re-design – Like option C but Bay looks very large
- **Resident:** Any safety issues with overhangs like icicles in winter etc.?
 - We will look into it and we will try and mitigate it
- **Resident:** Where will trash go?