

## Harbor View Neighborhood Association

### Meeting Agenda

Date: November 4<sup>th</sup>, 2019

Location: Brooke Charter School

### 6:30 - Meeting Begins:

- **Station 7 Update Sgt. Martin and Officer Dan Simons**
  - o Body cameras have been added to officers
  - o 487 motor vehicle stops or code 19's
  - o 382 police reports
  - o October 22<sup>nd</sup> – young man on Horace and Moore broke into motor vehicles and was arrested (from Chelsea) – he is juvenile and has been sent to Chelsea program to rehab
  - o Halloween was very busy but no major reported serious incidents
  - o A lot of loud music complaints going to 311, **please send them to 911 for them address it**
- **Abutters Meetings**
  - o Abutters meeting had for Food for Thought recently – went very well and people in neighborhood welcomed the idea overall
    - This will be voted on tonight
- **McLean Park Petition**
  - o CPA cannot fund us on their own due to project size
  - o It is on capital budget for city eventually
  - o We put together a petition/letter for everyone to sign off (will have one in Spanish as well)
  - o Will keep us posted on updates
- **Holiday Party**
  - o **Holiday part on 12/12 at East Boston Yacht Club from 6-9pm**
- **Food for Thought at Sammy Carlo's Vote**
  - o Deli will operate as normal up until 3pm and then Food for Thought will come in with food and beer/wine
  - o Only thing they are adding is new bar top, and maybe portable cooler/refrigerator
  - o Fusion type of restaurant with a lot of local ingredients
  - o Whole menu under \$20 with some Italian/Spanish flavors to reflect neighborhood
  - o Hours will be 5pm -11pm (beer/wine license till midnight)- last seating at 10:30pm
  - o **VOTE:**
    - **44 in favor and 5 opposed - Passes**
- **By-Laws Amendments Vote**

- **Postponed due to ballot issue**
- **Halloween Contest**
  - Top 3 winners
    - 198 Byron
    - 85 Wordsworth Street
    - 85 Moore Street
  - Runner up – 93 Moore street, 60 Horace Street, 20 Wordsworth street, and 176 Coleridge street
- **437 Frankfort Street 3<sup>rd</sup> Presentation & Vote**
  - Attorney Richard L. to represent Ricky B.
  - Ricky the developer has several projects that have been recently completed or under construction in East Boston
  - Original proposal was 9 unit multifamily
    - Lowered to 6 units with 6 parking spaces
    - Property is in CE Zoning district
    - 4 2 bedrooms and 2 1 bedrooms (reduced from 14 bedrooms to 10)
    - Intended as home ownership (condos)
    - Setting building back 3 feet on left and right side (no required setback in CE Zoning District) but they are respecting the side yard
    - Each unit will have a parking spot
    - 2 units on each level
    - They did a little bit more of a traditional design
    - For size comparison, at corner of Swift/Frankfort there is a very tall triple decker that will be a little shorter than proposed development
  - **Zoning**
    - **Need variance**
      - **Floor Area Ration (2.6 ft vs. 1.0 feet allowed)**
      - **Height (42.9 ft vs. 35 ft)**
      - **Parking (6 spaces vs. 7 spaces req)**
    - No variance needed:
      - Min lot size
      - Min lot width
      - Front yard
      - Side yard
      - Rear yard
      - Open space
  - **Timeline**
    - Filed permit with ZBA on May 2019
    - HVNA initial meeting august 5 and abutters on August 6
    - Zoning board fall/winter 2019 proposed
    - Permit issuance winter 2019 proposed
  - **Questions/Concern/Comments:**
    - **Resident:** Huge issue with parking (abutter speaking) and they believe that these tenants will have more than one car
      - She already has an issue with parking and is against the proposal
      - Response from lawyer – he said this abutter was in support of the project and also allegedly offered property for sale
      - Response from Family – they were interested in selling the house because of too much development

- Response from lawyer – they asked to make a bunch of changes and they may many of those changes, but they couldn't agree on a price for the house that her family owns
    - Response from family – 6 units is still ridiculous and max everything on the street is 3 families. And people are parking there for T. She's asks everyone not to support the project
  - **Resident:**
    - How many units could you squeeze in? Could you fit 4 instead of 6 units
      - Lawyer says they are sticking with 6
  - **Resident:** 447 Frankfort abutter:
    - Opposed to height variance since she thinks it's still too high and she has addressed this at both abutters meeting, but it's only moved a foot
    - She thought we would hear about a different number of units and the flyers they received didn't say it was a vote
    - Lawyer – they brought it down to 6 units and they pulled it back a bit at top of building – they thought the change was enough
    - Resident did say they are unhappy still with the building and they want less units
  - **Resident:** Abutter resident
    - Wrote and signed letter to Lydia Edwards on project
    - It will change their neighborhood since it's so small and a dead-end street
    - Feel of it different than rest of Eastie
    - Concerned about height variance and number of units (10 bedrooms means maybe 10 more cars)
    - Traffic concern and kids being able to play in street
    - Amount of noise and trash bins
    - Think the project is way too big for neighborhood and will impact quality of life
      - Lawyer – they are following as much of code as possible in Corridor enhancement zone and the only things they could do is build as of right if it was possible
  - **Resident:** If building is still too high and parking issue – just do less units then
  - **Resident:** Abutter resident appreciate the effort they did but is disappointed with them not coming down really on height
    - Parking is an issue and people are lazy – Swift Terrace used to be a haven for parking but now it's filled up
    - Thinks parking is the biggest issue for all relief variance requests
  - **Resident:** Argument is really against the zoning laws and we need Zoning Code reform
    - Lawyer doesn't know what's the biggest issue – is it parking, is it height, is it amount of units
  - **Resident:** Abutter – where is the dumpster going to be
    - No parking allowed of construction vehicles on street
    - There will be minor inconvenience per lawyer
  - **Vote:**
    - 16 favor – 37 opposed – Did not pass
- **Air Inc – Chris Marchi**
- Logan Airport development – biggest threat to East Boston

- Airport growth is topic
  - Historic era of airport expansion
  - He is with Airport Inc Relief incorporated founded originally by Mary Ellen Welch
  - Sound proofing and mitigating the noise
  - Last 10 years has grown in passenger volume by 70%
    - 70% more cars going to airport in 2009
  - We hit 38.5 million passengers when they said we would only get 3 million more by 2019 in 2009 (we had 28m back then)
  - JetBlue and delta bring 5 million passengers more by 2021
  - Traffic is going to be slammed in the 4 years
  - In 2017 ESPR we finally have the change to comment
    - Let's be real and talk about traffic, noise, and pollution worse
    - We are not trying to shut down airport – we want recognition of the issues
  - They are putting air filters in local school that can lower asthma chances by 82% (Air Inc) They are also piloting in people's homes
  - They are sending out a link to support the project and it will auto sign a letter (they have support from Maduro, Boncore) – Facebook is best way to reach
  - Massport stopped giving money to Air Inc 10-15 years ago
- **181 Coleridge Street**
- New Proposal - Ryan Acone, Rock Development.
  - 9 Units and 22 parking spaces (30min)
  - Last time they proposed to city they required 7 variances
    - Floor area
    - Front setback
    - Sid setback
    - Rear setback
    - Building height
    - Lot usage
    - Parking requirement
  - They heard all these issues from parking, to design, to eliminate community space, etc.
  - Its on a 19k SF lot
  - New proposal is 9 units on 19k square feet with 22 parking spots (2 parking per unit plus 4 additional parking)
  - Larger units now intended for families and many of these have 2 cars (additional spots for guests' visitors)
  - Community space has been eliminated but they have to keep the harbor walk (it can be posted for hours such as dawn dusk hours)
  - Abutters have asked for something with charge stations and they are open to that
  - First floor unit is at grade
  - Second floor has 4 units
  - Third floor has 4 units
  - Roof will have mechanical and units will have deeded space on roof

- They are under the height variance
- Roof decks are set 36 feet from building and you won't see them from street
- **Zoning**
  - **3 variances required**
    - **Floor area ratio (0.8 vs. 1.04)**
    - **Building height – we are under height footage but need variance for 2.5 stories vs. 3**
    - **Lot usage – 2 family vs 9 units**
- **Questions/Concern/Comments:**
  - **Resident:** Abutter says Ryan was very rude and he wouldn't go under 15 units. What changed your mind?
    - From a financial point – we are mitigating our loss and we are not making money. This proposal is about what you want
    - They are financially committed to this property
  - **Resident:** Architecture team
    - We are now using a new architecture team and we are no longer using underground parking etc.
  - **Resident:** Last meeting the architect was saying that they needed to build this berm to help in case of flood
    - This is simply a zoning proposal now, not doing all the engineering now since we reduced the size of the project
  - **Resident:** Where is parking?
    - It's going to be at grade – it's an open-air garage
  - **Resident:** What are unit size
    - Square footage starts at 1800 sq feet
  - **Resident:** Can you only build on half property
    - No, you can build in several areas and size under chapter 91
  - **Resident:** Are these Luxury Condos?
    - They will be built with great materials and integrity
    - They can't project forecasted sales
  - **Resident:** What is projected depth?
    - 40 foot set back but total depth
    - 145 foot building
  - **Resident:** Where is building? Will it block view?
    - They can't move it anymore since under chapter 91 they will need to make public community space
  - **Resident:** What will be fencing?
    - They will work with direct abutter on what they prefer to see
    - Abutter says let's talk
  - **Resident:** Article 80? This presentation feels unusual since it feels like this is what we are getting and have to live with it
    - They still have to review with BDPA per residents
  - **Resident:** Does it have to be a box? Can it be townhouses?
    - They tried to add bay windows
    - They know design won't be unanimous
    - They will comply with any BPD requirements/ recommendations
  - **Resident:** Will there be an abutters meeting?
    - Probably won't have one per developer
  - **Resident:** Resident said you've gone beyond what they asked for
  - **Resident:** How can they vote without an abutter's meetings
  - **Resident:** Resident suggest they have abutters meeting?
    - Developer made these changes to reflect what community wants

- They will be coming back for a vote
- **125 Addison Street**
  - Attorney Richard L. representing Rick B.
  - 5000 square foot lot in McClellan Highway Economic Development area
  - Existing single family
  - Submitted a permit application as of right structure containing 9 executive suite units (permitted under article 53)
  - Intended to comply with dimension and parking requirement applicability
  - Across from Planet Fitness
  - Special zoning area and very flexible – only one not allowed is residential use under zoning code (can do commercial)
  - Access for driveway
  - 9 parking space and one is for handicap accessible
  - Layout
    - One executive suite at lower level
    - 3 units on level 2
    - And 2 units on level 3
    - And 2 units on level 4
  - 45 feet tall which meets requirements
  - Setting property back 3 feet from property lines
  - **No zoning relief required for entire project**
  - 6 spaces required but providing 9
  - Rear yard at 20 feet
  - East Boston UPOD Applicability – zoning code refusal
  - Process
    - Filed permit in July 2019
    - Abutters meeting in fall of 2019
    - Zoning board in fall/winter 2019
    - BPDA Design review post ZBA review
    - ZBA – winter
  - **Questions/Concern/Comments:**
    - **Resident:** what is an executive suite?
      - Not a permanent resident – could be short term rental, someone traveling
      - Cannot be sold as condos and must be managed by one entity
      - Treated more as commercial property
      - At 119 Addison street there is already a project under way for 9 executive suites
    - **Resident:** Why is residential not allowed?

- It requires variance for residential use
- **Resident:** Abutter doesn't want residents or condos
- **Resident:** Corporate such as JetBlue could rent all the units
  - Someone could be there 24/7
  - Just more transient
- **Resident:** What are executive suites like?
  - Some doctors etc. don't want to stay in hotel, and wants to stay in a more of a home they look for executive rentals
- **Resident:** Is it similar to Airbnb
  - Yes, is can be, but this is considered commercial use
- **Resident:** who managed it? Do you build it and sell it management company?
  - Not sure if Volnay will manage it or if they will sell it?
  - Likely to be held by Volnay
- **Resident:** Could it be an injection site?
  - Lawyer doesn't think so
- **Resident:** Could they rent it out individually if Volnay managed it?
  - Living quarters that are not permanent residence
  - Looking for the airport traffic and catering to travelers

- Next meeting is December 2<sup>nd</sup>, 2019