

Harbor View Neighborhood Association

Meeting Agenda

Date: September 14th, 2020

Location: Salesian Boys & Girls Club

6:00pm - Meeting Begins:

- **HVNA Suffolk Downs Development Poll (please see PDF for breakdown)**
 - **Question 1: Do you support the current Suffolk Downs Development project?**
 - **Results**
 - **52% - Yes**
 - **31% - No**
 - **17% - Not Sure**
 - **Question 2: If made to choose between the two options for the Suffolk Downs Development, which do you prefer?**
 - **Results**
 - **79% - Option 1: 20% Affordable Housing**
 - **21% - Option 2: 50 % Affordable Housing**
- **Announcements**
 - **Announcement #1:** Not sure what the plan is on the October meeting site due to it getting colder and darker out. We will continue to do virtual
 - **Announcement #2:** Food for Thought is open with reduced schedule
 - They are looking for a liquor license and they are asking for HVNA to weigh in on it
 - They are approved for a beer and wine license
 - Let the Board know your feelings
 - **Announcement #3:** 85-87 Horace Street will most likely be presented at next meeting and there is an Abutters meeting on Thursday this week
 - **Announcement #4:** 175 Wordsworth Street – Abutters meeting as well this Thursday
 - **Announcement #5:** 647-649 Bennington Street – They are looking to do some changes and it will be probably coming forward in the next month
 - **Announcement #6:** This Saturday at Constitution Beach at the Bath House – HVNA is partnering with Harbor Keepers for a beach cleanup. **Meet at 9am** at the Bath House and they will provide everything. Just please wear your masks.
- **Boston Transportation Department – Mobility Hub**
 - Matt Warfield presenting – planner from Boston Transportation D
 - They are doing a grant funded East Boston plan to test out a GoHub

- Colocating transportation options around anchor places
- They use bus stops, train stations, bike stations, etc.. as hubs
- Provide a space where you want to be waiting for the next leg of the trip and also improve public space
- Further East these go into Day Square/Central Square/Eagle Hill/Maverick Square etc.... but they were looking at Orient Heights and the Beach
 - They are looking to expand out to other parts of East Boston
 - They are adding smart benches (charge your phone etc....), car share, bike share
 - Also, may put in electric vehicle charging stations
 - This is a pilot program and they will be looking for feedback
- **7-11 Curtis Street (Eastern Flooring)**
 - **Attorney: Jeff Drago**
 - **Owner/Developer: Seth Williams/Jim Grossman/Jeremy**
 - **Architect: Jonathan Garland**
 - **Proposal:** 2nd Presentation – To demolish the existing structure and erect two buildings, one on Curtis Street with 21 Units and a second one on Saratoga Street with 8 Units.
 - It's 4 separate parcels of land currently zoned as commercial use.
 - Developers want to create a mix of condo/rental mix
 - One building with be 21 units with 18 parking spots
 - One building with 8 units (Saratoga Street)
 - This will go through article 80 process with the BPDA
 - They heard feedback and they had a more contemporary design originally.
 - They have now adjusted it to more traditional to fit in with neighborhood
 - Project has gone down from 5 stories to 4 stories
 - The parking has been sunk underground
 - Added bike rides/street trees/widened sidewalks/improved infrastructure
 - **Breakdown:** 7 studios, 3 1 bedroom's units, 15 2-bedroom units, 4 3 bedrooms units (some family units are important to community)
 - **Site Plan**
 - Building A is 21 unit building on Chaucer Street/Curtis Street
 - Lobby accessible from Curtis street with a shared backyard
 - Traditional looking bowfront to match traditional architecture
 - Moved away from boxy brick building and have now incorporated bay windows/using fiber cement/clapboard siding/shed dormers/continuity with windows/pick up site lines of adjacent buildings.
 - Kept a durable brick base
 - **RESIDENT QUESTION/CONCERN SECTION**
 - **Resident:** You have stackers for the parking? What is your experience with them?
 - **Attorney:** Many new projects have them such as the Eddy in East Boston. They are efficient and we are currently doing 3 projects with them. They

are very reliable and they use City Life. As the residents use them, it's all automated and you don't need your neighbors to move their car

- **Resident: What are the heights of the two buildings?**
 - **Attorney:** Both 4 stories – 44 feet in height for both
 - What is allowed is 35 feet so need a variance
 - **Resident:** There is no other 4 story buildings around here. Why won't you leave it at 3 stories like most the buildings around it. Resident is concerned about the height
 - **Attorney:** We are modeling after some newer projects that are approved at 4 stories
 - The 4th stories is pulled back/recessed so the massing would not would be as high
 - **Resident:** Project is still too big/high and we can still say no to these projects. I would rather see this lobbied as a commercial space to help the community. Would like to see a grocery store. The neighborhood is not keeping up with development and it would be great to see something there that is a benefit to the community
 - **Attorney:** Right now, it's commercial but it's a flooring company. If someone else bought it could become more industrial
 - **Resident:** I only see 18 parking spaces, so where are the other 11 families are going to park?
 - **Attorney:** The BPDA recommends 0.5 ratio which is lower than what we are proposing since it's so close to the T station
 - More people moving to these developments don't have cars
 - **Resident:** Why are you only giving them 3.5 feet and also the rear yard as well?
 - **Attorney:** We created a green corridor in the back
 - Most houses can't conform to current building codes as of right. To build something to code requirement doesn't mean your getting a better project.
 - **Resident:** Give credit for giving a new design but I still think it's too much units for amount of land. I hope you considering reducing and there are parking issues. When BPDA is involved, there is hopefully some green elements involved. I would love to see solar panels (it's a very bright site). Anything we can do to have a green commitment for the project
 - **Attorney:** As part of article 80 requirement, they will be meeting the LEED requirements for a certifiable building
 - **Resident:** Far too large and there are a lot of developments near there. Appreciate you changed it from a brick box, but it's still too big of a box
- **95-97 Addison Street**
- **1st Presentation**
 - **Attorney: Mike Ross** (on livestream)
 - **Owner/Developer: Nick Earls and Eric DiNicola**
 - **Architect: Mark Sangiolo** (on livestream)
 - **Proposal:** To demolish existing home and build 10 Condo Units with 12 parking spaces. Addison Street is not zoned for residential units.
 - It's in McClellan highway EDA zone
 - Originally had a meeting with abutters with 12 unit and 12 parking which needed an FAR ratio variance
 - Only a couple people showed up
 - **Today we are here with 10 units with 12 parking spaces**

- Looks like 2 triple decker's and people will drive down the middle for parking
 - Made more sense to put residential housing there
 - They are far below the height variance (32 ft) – Code allows for 45 feet height
 - 2 units on first floor and rest of space will be for covered parking, 4 units on second story, and 4 units on third story
 - 1 of the units is affordable
 - We believe that having this affordable unit will be a community benefit
 - They are happy to work on material, colors, landscape etc.... We are very easy to work with
 - They are not trying to make it too modern and tried to break it out to fit into the neighborhood
- **RESIDENT QUESTION/CONCERN SECTION**
 - **Resident:** Will they be condos?
 - **Developer:** Yes, they will be condos (home ownership)
 - **Resident:** (Abutter) It's almost all single-family homes on Addison and they are set way far back. This is not in conformity with the rest of the homes. I don't support this and it's way too big and doesn't fit in with neighborhood
 - **Resident:** Who currently resides in home?
 - **Developer:** It's a couple – John and Darlene Fitzgerald. They have built a friendship with them and they are interested in selling their home. No one is being displaced
 - **Resident:** (Addison St Resident) You cannot go 45 feet on that street. Any one- or two-family houses Mayor Walsh said he would like to see them stay that way. No one on Addison wants them to go too high. 10 Units is way too many. And you can't build residential at 45 feet zoning wise.
 - **Developer:** They definitely understand there is too much development, but it is their job and they are trying to do the best with respectable development. Swing by their (213 East Eagle Street) Eagle Hill development which fits in well with neighborhood.
 - They will follow up with the zoning attorney on the height issue
 - **Resident:** Is parking underneath or in back?
 - **Developer:** It's both underneath and in the back – it's partially covered by the building
 - **Resident:** There seems to be a rear parking area with 4 spots. There won't be a yard though, right? I hope you consider having a yard since backyards are great amenities.
 - **Developer:** They meet the rear setback zoning and there will be a yard in the back.
- **2 Swift Terrace/150 Swift Street**
 - **1st Presentation**
 - **Attorney: N/A**
 - **Owner: Joseph Steffano Jr.**
 - **Architect: N/A**

- **Proposal:** Legalize storage shed, (rear yard set back) and change zoning to commercial for truck parking.
 - Some Background/History: I moved there in 1990 and in 2011 I began to try and purchase the property next to me abutting the graveyard. Took 4 years to get the land surveyed, getting deed, the roads etc. as well as confirm commercial storage/shed and commercial parking.
 - I didn't get the permits signed after 4 years and now need to start over again
 - **Zoning summary (What variances are needed?)**
 - The existing shed is too close to tracks
 - Allow commercial use so he can park his trucks off the street
 - No issues with abutters
- **RESIDENT QUESTION/CONCERN SECTION**
 - **Resident:** Is the parcel separately assessed?
 - **Owner:** It is a separate parcel and has its own tax bill. But building department sees it as one parcel. This would be cleared up but doesn't need variance for this
 - **Resident:** (Melanie) Neighbor of project supports this
 - **Owner:** Thank you
 - **Resident:** How big is the storage?
 - **Owner:** 2500 square feet is the storage shed
 - **Resident:** How many spaces?
 - **Owner:** It's not a garage, but storage. For the parking/spacing for vehicles there is about 3000-4000 square feet
 - **Resident:** Lot separation. Would the house there be demolished? If building department considers them 1 parcel, is it going to result in the 2 parcels being combined to be available to park trucks?
 - **Owner:** There are two parcels, the immediate neighbor would be myself and the graveyard. The rear side is the train tracks. I need to be able to keep my trucks there and I've been there for almost 30 years.
 - The front tires could be on one property and not the other. He doesn't need a variance to separate. The concern would be the way parking is would it be on 2 Swift? And yes it would be on 2 Swift.
 - **Resident:** All your looking for is basic contractor trucks, not 18 wheelers? I don't see a problem with this
 - **Owner:** Yes, correct contractor trucks
 - **Resident:** How come the two different street numbers and names? Is it outside enhancement corridor?
 - **Owner:** I didn't pick the name and the assessing name choose it. The building department doesn't recognize anything with a 0 so they changed it to 150 Swift.
 - He is asking for that variance so that he can park the trucks there but not sure if it's in enhancement corridor zone.

- **Other Announcements:**

- Next Meeting **October 5th, 2020.**
- No update on McClean Park

- Officer Dan is back and Sgt Sintola is still out with COVID
 - We are not sure when they will be back in the meeting
 - Hopefully we can get someone from Station 7 soon