

## Harbor View Neighborhood Association

### Meeting Agenda

**Date:** December 7<sup>th</sup>, 2020

**Location:** Salesian Boys & Girls Club

### **6:00pm - Meeting Begins:**

- **Station 7 Updates:**
- **Greenway Extension:**
  - o **Presenter:** Commissioner Shea
  - o Vision for the Greenway: Winthrop and East Boston will be connected by a safe, pleasant, convenient, and low-stress corridor for active transportation and recreation
  - o 5 core goals: Safety, connectivity, character, comfort, and convenience

## HIGHEST SCORING ROUTE



- o
- **Piers Park – 3<sup>rd</sup> Phase:**
  - o **Presenter:** Nick & Amy (Trustees)
  - o The trustees do manage over 50 community gardens across Boston (2 in East Boston) and they take care of several beaches
  - o Boston Waterfront Initiative – the trustees wanted to create green/open space around our harbor. We also want to create a destination people want to go to, supports community need/access, bring value to Boston’s climate resiliency goals, and is financially feasible.
  - o The Piers Park complex met all these criteria and they wanted to focus on it (Massport owns the property).

- Pier Park III is a great opportunity to do something unique and dramatic with the pier. This used to be a busy industrial area
- The site currently is in bad shape and the pilings/piers are breaking away.
- Another high priority is to restore native ecologies and habitat for wildlife
- They also want to have an active waterfront and accessible. They also want to have a lot of conversation of what people want to see/activities they want from the diverse community we have.
- They plan on hosting a couple of meetings starting January to kick off the project. More meetings will be coming for the next year and hopefully by Summer they could do some creative in person meetings

- **647-649 Bennington Street:**

- **3<sup>rd</sup> Presentation**
- **Attorney:** Marc LaCasse
- **Owner:** Barry Caine
- **VOTING Results:**
  - **Support: 3 votes**
  - **Oppose: 22 votes**
  - **RESULT: Does Not Pass**
- **Proposal:** To convert a three family to a two family and subdivide the driveway to construct a new 2 family on the lot.
- The zoning subdistrict is 3F/2000
- No major changes to the existing building except some interior work
- For the new structure, they have reduced the project from 4 stories (3 units) to 3 stories (2 units). They will still have 2 parking spaces with tandem but shouldn't be too much of issue since only 2 units
- They have also added a roofdeck on the rear portion of the new structure for some outdoor space
- There is some outdoor space on the lower level as well for some greenspace
- The new building is in alignment with the entire block



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- **RESIDENT QUESTION/CONCERN SECTION**
- **Resident:** (Abutter) I am continually opposed to this project. The developers are not making our lives any better for the neighborhood. You are putting both the buildings in violations of the lot sq footage rules. It is not very big of you to cut it from a 3 family to a 2 family. I am not opposed to development, but if we cut the space down from 2k square footage then the density will be too much for us. They also will park on the street on Bennington and when it snows, they will park on the already crowded side streets. Our life will not be better by this and you are bordering in us with more. We are in a time when we want to decrease density since we are living with the virus. I would be even opposed to single wide trailer in there since it is in violation of the 2k square feet.
- **Resident:** I agree 100% with Tom Tassinari (previous resident commentator)
- **Resident:** Are they adding 2 units and taking away all the existing parking? Will it be 2 parking for 4 units?
  - **Attorney:** There will be no parking for existing building. There are just 2 parking spaces for the new structure

**- 175 Wordsworth Street:**

- **1<sup>st</sup> Presentation**
- **Attorney:** Derrick Small
- **Owner/Developer:** Robles Brothers LLC
- **Proposal:** Rehab existing 3 units and extend living space into the basement and rebuild rear porches.
- Main thing they are proposing is to extend living space into basement in exiting 3 family building
- They are in 2F/4000 zoning district
- The proposed basement plan will have 1 bedroom/family room and will be connected to the unit of first floor (unit will have total of 1900 square feet and 3 bedrooms/3 baths).
- Second floor will have 2 beds/2 baths and third floor will be 1 bed/1 bath
- There was an abutter meeting earlier in the year (don't have exact date).
- **Zoning Overview:**
  - Extension non-conforming use violation – This is a pre-existing non-conforming use
  - East Boston ipod and needs a review by BPDA

- Front Yard Set Back violation (9 feet vs. 10 feet)
  - Rear Yard setback violation
- The building is fully sprinkled
- **RESIDENT QUESTION/CONCERN SECTION:**
  - **Resident:** Are these rentals or home ownership?
    - **Attorney:** These are condos home ownership
  - **Resident:** Congratulations on 3-bedroom unit and someone care about bringing a family into neighborhood. Is there a plan to develop land behind property? My only other problem is that you are saying it is a proposal, but the work is already done. Thank you for bringing it to us and it looks good, but this is something that is already done and you asking us for the OK. Concerned with coming to us after work is done and the family is from Lynn. How is this making our life better?
    - **Attorney:** No plan to develop the land.
  - **Resident:** (Abutter) There we 4 people at the abutter meeting for the project and had an opportunity to meet the owner. They were able to ask him specific question regarding project without having the necessary permits to move forward. The owner of building did not realize he needed all the permits for the work he was doing. Neighborhood is grateful you did not rip down the building and you are going to keep it as the 3 level. The owner also said he was planning to move into the first-floor apartment and then sell the other 2 condos. I think the biggest concern was that he should know that you need permits to do work since he is the trades. The work he has done has been commendable, but the issue is that the neighborhood is contacting the city to see if he has the necessary permits
    - **Attorney:** I think the owner was unaware of the full process of the permitting in Boston. A lot of the work he was doing to rehab the building was done, but when he was re-doing the basement he got flagged. I apologize for it.
  - **Resident:** The project is at a stand still since they have to go through community process and come January there will most likely be a vote. This is still in our hands. Part of our strength is we all the neighborhood and we keep tabs on things.
  - **Resident:** How did you get a building permit?
    - **Attorney:** They applied at ISD

## - 7-11 Curtis Street/Saratoga Street (Eastern Flooring)

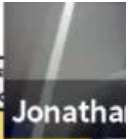
- **3<sup>RD</sup> Presentation**
- **Attorney:** Jeff Drago
- **Owner:** Seth Williams and Jim Grossman
- **VOTING Results:**
  - **Support: 9 votes**
  - **Oppose: 23 votes**
  - **RESULT: Does Not Pass**
- **Proposal:** To demolish the existing building and erect two buildings: one on Curtis Street with 21 Units and a second one on Saratoga Street with 8 Units.
- They took a lot of feedback from the community meetings and BPDA meeting
- This is the Eastern Flooring parcel as well as Saratoga parcel. They will combine the 4 parcels and it will be in excess of 12k sq ft lot
- They reduced the building size from 5 stories to 4 stories and parking has been put underground. They also added greenspace and added green scaping along the frontages.
- Reduced square footage by 1400 square feet



- Completely changed from the contemporary look to traditional look on Saratoga street. They also added street trees and bike racks.
- 6 studios, 8 1 bedrooms, 11 2 bedrooms, 4 3 bedrooms
- **Zoning Summary:**

PRELIMINARY ZONING SUMMARY

Dimensional Criteria	Two Family Residential Subdistrict (2F-4000)	Proposed Project	Zoning Requirements
Use	Multifamily	Forbidden	Yes
Minimum Lot Area	4,000 SF	12,365 SF	No
Add'l Lot Area for Each Add'l Unit	N/A	8,365 SF	No
Minimum Lot Width	40 Feet	50 Feet	No
Minimum Lot Frontage	40 Feet	Saratoga: 50' / Curtis: 118' / Chaucer 54'	No
Floor Area Ratio (Maximum)	0.8	2.68 +/-	Yes
Minimum Front Yard	15 Feet	0'	No (Modal Alignment)
Minimum Side Yard	7 Feet	Varies: 3' Saratoga Bldg/ 4'-5" Curtis St. Bldg	Yes
Minimum Rear Yard	40 Feet	Varies: 31'-11" Saratoga Bldg/ 20'-4" Curtis Bldg	Yes
Maximum Building Height	2 1/2 Stories / 35 Feet	4 Stories / 44.00'	Yes
Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	None	2,460 SF Total	No
Rear Yard Maximum Occupancy by Accessory Buildings (%)	25%	N/A	No



- Rendering:





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- **RESIDENT QUESTION/CONCERN SECTION**

- **Resident:** I have been a neighborhood of neighborhood for over 40 years. This could be a great opportunity for the neighborhood. Look forward to the new building and new activity in the area.
- **Resident:** (Lawyer representing a direct abutter to project) – Ask to oppose to project due to issues of drainage issues, loss of view/sun, and parking. This project has 29 units coming in with about 48 total bedrooms with 48 total new cars coming in (with 18 parking spaces that are tandem). It's a lot easier to park on street then go park inside. Sometimes it can take an hour to find parking. His client is very concerned about these issues as well as his long-term tenants that have been a part of the community for a long time. There must be a better way to handle this.
  - **Attorney:** We have been in conversation with this direct abutter and they have even talk about potentially selling the property. They are still having conversations and would like to continue those. They want to figure out how they can work together for the betterment of the community and we will reach out again after this meeting.
  - **Attorney:** Also, with drainage they will be need put a whole water/sewer proposal together which will need to be approved by ISD/Boston Water and Sewer. It is also a stacker system for parking, not tandem. They are near the T and a lot of people who rent in the building will use it. There will be incentives to try and have people not to have cars (may give T pass credit).
  - Part of building will be rental, and some will be condo. They will never rent out parking but will only go to the residents
- **Resident:** How many units? How much parking? What is stacker system?
  - **Attorney:** 29 Units with 16 parking spaces which will be housed in Curtis/Chaucer building. The stacker system is movable and goes up and down (automated system). Parking will most likely be just for the units in the larger building and will be managed privately.
- **Resident:** Ridership is down on the T with COVID and people will want cars. They should provide parking for each of the units. You are cramming too many units in 1/8 mile stretch of Saratoga. I am urging everyone to vote No since no one knows better than the people living next to a proposed development.

I live here and I see there is no parking here already. I would like to see Harbor View take a different approach and they should serve the rank and file members of the community.

- **Resident:** I own the red single family on Chaucer next to building, I have structural concerns for my house. How will this be addressed?
  - **Attorney:** They gave a greater side setback for that home and they will have a construction management plan that will work with neighborhood with anything digging down, parking, and construction vehicles. They will have soil samples and they will ensure if they dig next to his building, they will ensure everything is supported. They can monitor to make sure there is no movement in his building or cracks in foundation
- **Resident:** The change that they did make with going down is stories was good and I think it is reasonable they have the parking stack system. I think the association should approve with all the effort they put in and it is reasonable what they want
  - **Attorney:**
- **Resident:**
  - **Attorney:**
- **Resident:**
  - **Attorney:**

- **Other Announcements:**

- Next Meeting will be on January 4<sup>th</sup>, 2020
- Please check out our HVNA website at [harborvieweastboston.com](http://harborvieweastboston.com)