

Harbor View Neighborhood Association

Meeting Agenda

Date: January 4th, 2021

Location: Salesian Boys & Girls Club

6:00pm - Meeting Begins:

- **Station 7 Updates:**

- **Presenter:** Officer Dan Simmons
- First homicide of the year for East Boston was in Maverick Square on Christmas Eve
 - They were able to apprehend the suspect very quickly
- Car break-ins have been an issue all year and we had 100% increase in break-ins this year
 - Over this weekend we did have some break-ins in Bayswater/St. Andrews Street
 - Best way to avoid is lock your valuables in your home and make sure to lock your vehicle
- Hoping in 2021 to bring some of these numbers down and as City as a whole we were down in Part 1 crimes but in East Boston we were up 100%
- Catalytic Converter being stolen by Toyota Priuses and we have at least one here in East Boston

- **80-84 Moore Street:**

- **1st Presentation**
- **Attorney:** Richard Lynds
- **Owner/Developer:** Trichilo Development
- **Proposal:** Demolish the existing two-family home and erect a 4 story, 9 Unit housing complex with parking.
 - New Lot to contain 5,000 square feet (combine with 2500 square foot vacant lot)
 - 9 Parking Spaces
 - Units to include 8 two-bedroom 2 bath and 1 one bedroom one bath ADA unit
 - Intended for Home Ownership
 - One unit to be designated affordable under City of Boston Inclusionary Development Policy
- Both lots are 2F/2000 zoned
- The 9 parking spaces will be on ground level
- There will be a 5 foot setback on both sides with neighbors
- This will be a 4 level building with the 4th floor being slightly setback. There will be no roof decks above 4th level.
- **Preliminary Workup:**



○

○ **Zoning Summary (Relief Needed)**

- **Use** – 9 units proposed vs. 4 units allowed
- **Floor Area Ratio** – 1.74 proposed vs. 0.8 allowed
- **Maximum Height** – 4 Story/41.8 feet proposed vs. 2.5 story/35 feet allowed
- **Parking** – 9 spaces proposed vs. 12 spaces required

○ **RESIDENT QUESTION/CONCERN SECTION:**

- **Resident:** The law on variances is clear and should only be granted for hardships on reasonable uses of the property. Do you have anything to say about that? Maybe we should adopt a similar standard as the ZBA as it pertains to hardships. If there are substantial hardships, please tell us.
 - **Attorney:** The question of substantial hardships is for the Board of Appeal and it does not have to be made to the community group.
- **Resident:** There are solar panels on neighbor’s house, right? I would like to know the direction of the sun.
 - **Attorney:** The developer is in with direct contact with abutter to address the solar panel issue
- **Resident:** (Direct Abutter) This is a good starting point, but it is way too big. How deep is the hole going to be to fit 9 cars in there? This architecture is like an alien that is going to land in neighborhood. I would also like to see special rendering next to my house next door. I cannot have people also blocking my solar panels and I am being sincere with discussing with developer. The present view of the development is not happy to both my wife and I. Project can’t happen like this and it makes us very upset
 - **Attorney:** They can provide the rendering on how it will look next to your house. We also want to hear the feedback and make the project work for the neighborhood. Under zoning code the building can go up to 35 feet. As far as solar issue, you would need a solar easement which I don’t believe exists in this case.
- **Resident:** (Abutter) 4 stories is so high and tall for this close-knit neighborhood. It will tower over anything and is there something more reasonable that can be built under 4 stories. I am for two 2 families in those lots. Can I get some info on the transformer and if it’s necessary for this project?
 - **Attorney:** We look at all option for re-development of a site. Parking is always a significant concern especially in this neighborhood. Ground level parking is a necessity

for whatever goes here. The new 2F built at 37 Horace are just over 35 feet to roof and about an extra 8 feet with headhouse. The triple decker's near Sammy Carlo's are about 37 feet. The next rendering will show it in context with the neighborhood. Proposing 9 units means that we may need more power services

- **Resident:** What is the most you can build as right? I am concerned about the sunlight for Scott's house. I did not see any 3 bedrooms unit which is not family friendly. How much is too much and too much density with COVID? And my taxes are going up a lot because of all the development around us and raising the value of our houses. I would also like to learn more about the power transformers.
 - **Attorney:** We can build 2 two families. We will have shadow study for next meeting. 2 families can be family friendly.
- **Resident:** (Abutter) It is way too big, the intersection is always busy, we don't need all those people. A 2 family should replace a 2 family.
- **Resident:** (Abutter) Some days the weather is bad and windy, and with construction it could blow bad air particles around. Do you air particle tests in place? Will this blow on vegetable garden?
 - **Attorney:** Not yet, we are in early phases but would I required by ISD.
- **Resident:** The 35 foot is for 2.5 family, but can you go with flat roof to that height. To the architect, the houses around the proposed development are all almost single families?
 - **Attorney:** Yes, you can with flat roof go 35 feet. The front would look like 3 decked and back would look like 2 stories. We are also taking into account other styles of buildings in the neighborhood, not just the ones that surround it.
- **Resident:** More than 4 units is considered commercial. Before 2020 this neighborhood was comfortable and residential, and now it's becoming more commercial and crowded. What do you think parking spaces assigned to number of bedrooms?
 - **Attorney:** The zoning code is typically 1 or 1.5 per unit. There is no real science behind it. People who need 3 cars most likely won't buy a unit with only 1 parking, although there are some people who are not as sensitive to it.
- **Resident:** I don't see why we are going for some many variances here and it doesn't fit in the neighborhood.
- **Resident:** Are the parking spaces coming with the units or do you have to buy them separately?
 - **Attorney:** They will be assigned to each unit. Unit owners could decide to rent out their space.
- **Resident:** Between all the construction on Horace Street, this is 22 units in 2 years. There is not enough parking in the neighborhood to support it. My husband has to come home and park near the field when getting home. It doesn't fit in the neighborhood and you're forcing the old timers out of the neighborhood

- **175 Wordsworth Street:**

- **2nd Presentation**
- **Attorney:** Derric Small
- **Owner:** Robles Brother LLC
- **VOTING Results:**
 - **Support: 4**
 - **Oppose: 12**
 - **RESULT: Does Not Pass**
- **Proposal:** Rehab existing 3 Unit dwelling, extend living space into the basement and rebuild the porches.
- Unit 1 will have 3 bedrooms and 2 baths, Unit 2 will have 2 bedrooms and 2 baths and Unit 3 will have 1 bedroom and 1 bath
 - The basement will have an additional bedroom and living room

- We do have a zoning violation for front yard setback, extension of non-confirming use, rear yard setback
 - This is an existing 3F already in a 2F zone but they are triggering it due to extension of living space into basement
- The builder will be moving into the unit that will be extending to the basement with his family
- **RESIDENT QUESTION/CONCERN SECTION**
- **Resident:** Are all of the variances pre-existing?
 - **Attorney:** Yes, they are
- **Resident:** (Abutter) It has always been a family house (3 family) with various members living on several floors. There has always been 3 units there and set up for it. Now extending the living space into the basement which was historically a seller is what we are talking about, but it was maintained as a 3 family. These are condos, right?
 - **Attorney:** Yes, home ownership.
- **Resident:** The basement apartment, does it have a shower? Kitchen?
 - **Attorney:** No shower/kitchen but has a small bathroom
- **Resident:** (Abutter) The basement windows use to be small hopper windows but now they are large egress windows with steps. There also was a delivery of appliances including washer and dryers and it seemed it would be a 4 unit building.
 - **Attorney:** Only 3 units
- **Resident:** Is this building sprinkled? What is the percentage of basement above ground?
 - **Attorney:** Yes, fully sprinkled. None of basement is above ground.
- **Resident:** Is there another rendering?
 - **Attorney:** No there is not, just actual floorplans and picture of building since nothing is changing on outside.

- **Other Announcements:**

- Next Meeting will be on February 1st, 2021
- Please check out our HVNA website at harborvieweastboston.com