

## **Harbor View Neighborhood Association**

### **Meeting Agenda**

**Date:** January 6<sup>th</sup>, 2020

**Location:** Brooke Charter School

### **6:30 - Meeting Begins:**

- **Station 7 Report**
  - o 2 homicides in 2019 (up from 1 in 2018)
  - o Every other statistical category was down except for commercial burglaries but BPD made significant arrest with a man from Everett who was responsible for half
  - o Finish the year at -12% for Part 1 crimes
  - o Robberies were down, residential property burglary was down
- **Announcements**
  - o **Holiday Party Review**
    - It was a great time and we wanted to thank maduro, Edwards, Century 21, Sammy Carlos and several others for contributing
  - o **Food for Thought**
    - Moving along the City process
    - Occupancy piece is in place but waiting on beer and wine license
    - Once city gives them green light in January or February, they will open with Bring Your own Bottle while waiting on city to respond back on Beer and Wine
  - o **McLean Park**
    - No major update on Mclean park and they are still working with commission of parks and recreation
    - Still working out details with sub-committee
- **By-Laws Change VOTE**
  - **Two changes include:**
    - Should we establish a minimum voting age (right now there is no minimum)? If you vote in favor, you can choose 18 or 15 years old.
      - o **Vote: 34 voted Yes and 1 voted No**
        - **Passes**
        - **30 voted for 18 years and 4 voted for 15 years old**
          - **18 Years old passed as new voting age**
      - Add a section pertaining to the timing of our vote – will not vote on a project unless the abutter's meeting has occurred
        - o **Vote: 30 in favor and 7 opposed**
          - **PASSES**

- **116-120 Moore Street**

- On behalf of Debbie White presenting is lawyer Richard Lynds
- Since past meeting we have modified the project substantially
- Current proposal would demolish Multifamily dwelling and abandon the approve 4 unit dwelling that was proposed earlier
- Combine lot and erect single 14 unit building with parking for 15 vehicles on 9800 square foot lot
- Project would be intended for home ownership
- With reduction to 14 units – no longer subject to article 80 (small project review (units 15+))
- Remains subject to inclusionary development policy for a total of 2 IDP units
- 6 foot setback from other property line
  - Setback has been improved since last iteration as well at about 25 feet (originally proposed by around 10 feet)
- Private roof decks for 3 units on top floor with hatch access which will be centered in middle of roof
- Trying to be more traditional in our re-design and break it up a little bit with a masonry base
  - Setbacks as well
  - 2 different colors of clapboard
- Currently at 45-foot height
- Unit breakdown
  - 8 2 bedrooms
  - 6 3 bedrooms
- **Zoning Relief Needed:**
  - **Use – Multifamily needed**
  - **Rear Yard – 25 feet vs 30 feet required**
  - **Floor Area Ratio – 1.83 vs. 0.8 required**
  - **Height – 4 story/45' vs. 2.5 story 35' required**
  - **Parking – 15 spaces vs. 20 spaces required**
- Zoning Board planned in winter 2020
- Permit issuance in summer 2020 if ZBA approves
- **RESIDENT QUESTION/CONCERN SECTION**
  - **Resident:**
    - Resident had agreed with abandoned proposal
    - Will current residents still live there?
      - Lawyer says is an option but they can't live there during construction
      - Current owner says she needs to move because house is falling around her
      - Current owner doesn't know if they will move back because they aren't sure how they will feel once construction is done. The family will all go together.
  - **Resident:**

- If it does proceed ahead – is it possible to do towards end of summer?
    - Lawyer is not sure and there is a lot of time that it will take with city. Most likely there may be demolition during summer but commencement of construction would be at the earliest at end of summer
- **Resident:**
  - Is this still an article 80?
    - Shadow studies won't be required, and it is no longer article 80
  - Do you have a developer lined up for project?
    - Not at this time
- **Resident:**
  - How do you plan on making those 2 units affordable?
    - Lawyer: Back in 2005 Boston that adds more than 10 units of housing then a certain percent must be affordable
      - There are income requirements
      - It will be a lottery once you qualify as an affordable house purchaser
      - One of the 3 bds and 2 bds will probably be designated as affordable
      - Any resale is managed by city of Boston
- **Resident:**
  - Has there been an abutters meeting? Do you have support?
    - They just had several abutters and there were not many concerns
    - Majority were in support and there were 8-10 people present

### **7 Wordsworth Street**

- 2<sup>nd</sup> presentation by Attorney Jeff Drago for Slava Menn on this project
- Seeking to raze existing structure and erect a 9-unit residential structure with 8 parking spots
- Strong support from neighbors per lawyer
- Feedback we received last meeting
  - 9 units too many
  - 8 parking spots not enough
  - Not enough rear yard space
  - 4 story too high
- **Updated since last meeting**
  - 8 units now with 8 parking spots (reduced by 1)
    - Parking ratio is now 1:1
  - 3 stories instead of 4 stories
  - 15 feet of rear yard
  - Front yard setback increased from 0 to 3-5 ft allowing for increased visibility around the corner
  - Height has been reduced to 35 feet and height violation eliminated
  - Floor to area ratio has been reduced from 2.31 to 1.52
  - Open space increased to 2,240 square feet
  - 50 feet of yard space now and they will build a nice courtyard
  - Will build a dedicated trash area
  - Also, will include bike parking

- Redesigned outside to keep it more level with immediate neighbors
- **Zoning relief needed:**
  - Use 2F vs 8F
  - Maximum floor area ration
  - Height 2.5/35 vs 3/35
  - Minimum front yard – 10 vs 3-5
  - Minimum side yard – 7 vs. 5/5
  - Minimum rear yard – 35 vs 15
  - **Parking: 1.75 needed vs 8spaces**
- Proposed first floor will have 8 parking SPACES AND Unit 1 (620 sq ft) 1bd handicap accessible
- 2<sup>nd</sup> floor- 750-850 sq feet with 2br
- 3<sup>rd</sup> floor- 1130 sq foot, 935 sq foot, 1180 sq feet. There is one 3 bd unit
- 3 roof decks exclusive to Unit 6/7/8 and accessible vs roof hatch
- Roof ridge at 33 feet but the decks add an extra couple feet
  - Little shorter than 3 family next to it at ridge line
- These are condos, not apartments
- **RESIDENT QUESTION/CONCERN SECTION**
  - **Resident:** (Abutter)
    - Very happy to see that developer changed thing for the abutters (direct abutter right behind project)
    - **House there now in terrible shape**
  - **Resident:** (Abutter)
    - Doesn't support it and its still too big and not enough parking
  - **Resident:** (Abutter from previous Developer Project)
    - Resident vouching for Slava since they did work right next to her and they were great developers and respectful crew
  - **Resident:** (Abutter)
    - He was never approached about project and was never asked to give support
      - Developer responded - tried to knock on door twice and no one was home
      - Abutter does not approve of it. Parking is a major issue and it's way too big. He would appreciate a no vote and there is too much going on right now in that area for construction
      - Not enough public services such as ladder trucks in Eastie
      - He doesn't want another 'Southie'
  - **Resident:**
    - Removing 4<sup>th</sup> floor is a significant change to the building
    - He likes the elevation
    - Anytime you don't need surface parking it is a plus
  - **Resident:** (Abutter)
    - Are any of the spots compact?
      - 2 spots
  - **Resident:**
    - What are your proposed demographics to move in?
      - New young professionals to area
  - **Resident:**
    -
- **VOTE: 23 IN FAVOR AND 16 OPPOSED**
  - **PASSES**

- **Presentation – Adrian Madaro**

- 3 main items working on
  - **Fields issues such as affordable housing, street light out etc.**
  - **Legislations and pass laws**
    - Transportation
      - Vice chair of transportation now
      - Now we are most congested city and we took that over from LA
      - We get a better seat at the table in East Boston now
      - Quality of life has been significantly affected by transportation
      - He is from Eagle Hill and still lives there
      - We are nexus of all north shore commuters
        - They don't have viable options besides driving
      - Explosion of Uber and Lyfts
        - 12 to 15 mil trips to Logan last year
        - 5 million of them were dead heads trips
      - We need more money to be invested into public transit system
      - We need a ferry
      - Extend blue line to Lynn
      - Extend commuter rail to wonderland
      - Permanent late-night service to the T
    - We passed student Opportunity Act recently
      - This type of bill doesn't come around often
      - Adds \$1.5 billion to our education system each year
      - Mostly goes towards low income students, ESL, special ed, and fully fund charter school reimbursement line item
    - Environmental justice community
      - All heating oil stored here, all jet fuel stored here, largest airport in new England
      - There are not teeth currently to environmental justice community
      - Filed a bill that would codify EJC
  - **State Budget**
    - Our job is to figure out the gaps in our district and figure out where that gets allocated
    - Piers Park sailing center and great program for sailing and will fund
    - East Boston Greenway – vision is not to stop at beach – vision is to connect with neighbors in Winthrop and Revere. Started the ball rolling with \$100k to do the planning in FY21 for the greenway extension
    - 45k for crossroads family shelter
    - East Boston social centers and they provide subsidized day care in our community
    - Youth Connect (EB boys and girls club) – youth social worker who deals with these youths who may be at risk or in trouble (additional funds now)
    - Museum of Science – they wanted to pilot a stem program (math, science etc.) and they were locating for a community to do a pilot program to address gaps with women and people of color getting into those fields
    - East Boston neighborhood health center – gave them \$250k to address infrastructure needs

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