

## **Harbor View Neighborhood Association**

### **Meeting Agenda**

**Date:** March 2<sup>nd</sup>, 2020

**Location:** Brooke Charter School

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

- **Station 7 Report**
  - o Crime has been low per officer
  - o No house breaks or robberies in past few weeks
  - o In early February in Jeffries point a number of vehicles and house break ins occurred (many times walking in unlocked doors)
    - Please lock your doors per officer
  - o 4 or fatal overdoses in the past few weeks in East Boston (one was in our neighborhood):
    - Please reach out to BPD if you know someone struggling with substance abuse
    - Meet every Wednesday (The Hub) where there are substance abuse coaches and can help
    - Can help connect to detox help as well
  - o Sporting Events
    - Learn to skate for kids and also teaching them some hockey coming soon
    - Flag Football coming soon
  - o Hands Free Law went into effect this week
  - o **Resident Concerns**
    - Concerns on stop sign at Byron Street & Coleridge Street
    - Concerns on no detail officers for construction site
      - It is voluntary on the BPD basis so sometimes we may not be able to cover them all
- **Announcements**
  - o **Nominations in May – Elections in June**
    - If new officers, they would begin in September
    - If interested, put your name in May
  - o **7<sup>TH</sup> Annual Campfire Festival at Constitution Beach**
    - March 7<sup>th</sup> from 6-8pm
      - Marshmallows
      - Skating
      - Education on wildlife
      - Presentations
  - o **Annual Corn Beef and Cabbage Dinner at Grace Church**
    - Saratoga and Byron
    - March 14<sup>th</sup> at 5pm – tickets are \$12
    - Reservations are suggested – please let Skip know
  - o **Tomorrow is Election Day**

- **Lydia Edwards Office**
  - Community informational session on Suffolk downs development
    - March 10<sup>th</sup> from 6-8pm at East Boston High School
- **East Boston Blood Drive**
  - St Lazarus Church
  - March 5<sup>th</sup>
- **Food for Thought**
  - Update on new restaurant at Sammy Carlo's location – 'Food for Thought'
    - Opening Friday
    - Introducing Joe who will be one of the new managers who is local to neighborhood
    - Everything on menu will be made from scratch
    - Entire menu under \$17
    - Brunch menu under \$15
    - Will be BYOB for now – one bottle of wine per person or a six pack of beer per person
      - They did get approved for liquor license but there is a cap right now on liquor licenses - Once some open up they will receive
    - Times:
      - Sunday brunch 9am -2pm and at 2:30pm there will be dinner starting
      - Dinner every night except Monday – 5pm – 11pm
    - Handed out \$10 gift cards to everyone at meeting tonight
    - Will work on parking situation and will approach School across the street on leasing spaces
    - First 60 days Jay will be there everyday and then will be splitting his time between restaurant here and Maine
    - 5 year lease with a 3 year option
    - Licensed for 40 seats and right now they have 34 seats – they will have a small waiting area inside and 2 small tables outside for people to wait
    - No reservations – first come first serve since it's a small space
    - Will do pop ups at Church's that service the homeless – if they have canned food the chefs will come in and make something great
    - Dumpster removal in morning – there will be 3 dumps a week instead of the 1 now
      - Resident requests it after 6am
    - Stevie has no intention leaving the neighborhood and closing Sammy Carlo's – no changing to catering etc....

- 655 Saratoga Street



- **Plan is to maintain Corner Store but erect 4- 2 bed and 2 bath units on level two and three above the garages on Curtis Street. Corner of Saratoga and Curtis Street**
- **Eric Zachrison (architect) from Context presenting for Khanh Duong**
- Current building fills out most of the lot
  - Currently has a convenience store and 5 garage spaces
  - It's a 2F 2000 zone
  - Proposing existing retail stay the same way
- The garages along Curtis will be configured to have one garage door and curb cut would be reduced (adding a couple more spots on on block )
- Layout
  - 2 units on second floor about 1k square feet each (2 beds/2 baths)
  - 2 units on third flood with same footprint mostly as second floor
  - On top floor will be 2 roof decks with no headhouses
  - Just a little bit taller than building next to it
- **Zoning Relief Needed:**
  - **Max Far – 0.8 vs. 2.9**
  - **Max Building height – 2.5 at 35' vs. 3 stories**
  - **Front setback – 5' vs. unchanged**
  - **Side setback – 5' vs. unchanged**
  - **Rear setback – 30; vs, unchanged**
  - **Use – 2 family vs, multi family**
  - **Parking requirement - 1.5/unit vs. 5 spaces**
- **Potential Timeline**
  - Abutters meeting on 2/6/20 was held
    - Primary concerns coordination with 653 Saratoga residents, additional views of building in context, not increasing the retail, not part of larger project development
  - FRIST Presentation at HVNA Meeting on 3/2
  - HVNA Review after
  - ZBA (No date assigned)
  - Building permit application after
  - Construction (10-12) months
- **Abutters Meeting Feedback**
  - Lina – abutters meeting had concerns about retail but not much on development – they didn't have major concerns
- **RESIDENT QUESTION/CONCERN SECTION**
  - **Resident:** How high over the house on Bennington Street?
    - Proposing 34 feet
    - Full story above house to side of it
    - The resident at house behind it was at abutters meeting
  - **Resident: Are garages being used right now?**
    - They are being rented and will no longer be able to use the 5 spaces
  - **Resident:** Where are developers?
    - None – it's a family that is in attendance and it's their only project

- **Resident:** Another resident concerns with how high the building is
  - She did mention that at abutters meeting they did pass out material and she was able to take home
  - One suggestion – there should be some type of step back on the height
  - She does appreciate the sincerity of the family making the proposal
  - How are people going to maintain the integrity of their homes with all their construction?
    - Architect – the building will be wood frame and they are meeting with direct abutter on Saratoga at 3 story building
- **Resident:** Building next door on Saratoga street – are there two windows? – abutter concerned about 2-bathroom windows
  - Architect says they will work with abutter on ventilation
    - Intention is try and preserve existing building – won't sit on top – they will build supports
- **Resident:** Design doesn't seem to fit in East Boston. Belongs in Seaport more than here. Says building looks awful. Nothing is building within variances
- **Resident:** Are there elevations on Saratoga Street?
  - Architect has them and will supply the resident/other members with it (won't show up well on large screen)
- **Resident:** Taking Brady Bunch house and dropping it on Saratoga street. Can you put something that belongs there or landed there?
  - Architect open to suggestions and ideas
- **Resident:** What was total square footage of lot? 10 variances is way too much to ask for
  - 2500 sq ft lot
  - Every project there will be the need for variances
- **Resident:** Problem is when there are double digit variances, not just 3 or 4. It also sets a precedent for other developers
- **Resident:** Most of East Boston is elderly around there and cannot fight all of these things – East Boston is being ruined – It's also way too high
  - Resident response: Knows how a big project can decrease the quality of life especially in rear portion – maybe do 1 unit instead of 2 up top. Something to be said about preserving light etc..
- **Resident:** Do the people who own also live in it
  - No, they live in Malden
- **Resident:** Are they going to be rentals or condos
  - Plan is to be condos
- **Resident:** Appreciates the modern design
- **Resident:** People who live in triple decker next door. Did you speak to owner or residents?
  - Anthony owns the building and his family lives there as well
- **Resident:** Some issues with the colors being used and it's just a bit too modern. Likes moderns and the shape of it, but just needs to tone down finishes
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- **Resident:** Is there an attorney for this project?
  - None yet
- **Resident:** How many garages
  - 5 currently
- **Resident:** 2 bedrooms units are not conducive to families – can we make one a 3 bedroom and the other a 1 bedroom?

- They could consider that
- **Resident:** Measure the impact of the overall project – not just all the variances
- **Resident:** think about size and scale of project – a lot of projects going on right on that street around it – potentially filling in all the grassy space around – start thinking about reducing size of back – also doesn't like design and doesn't fit in neighborhood. Likes the style of the normal 1/2/3 families in East Boston
- **597 Saratoga Street**
  - The owners did not show up
- **New business**
  - John Kennedy (resident)
    - 53 Horace Street (brick house)
    - Brought stack of papers of complaints against property, vehicles, and himself through 311
    - Please come talk to me if there is an issue directly to me
    - Xmas tree was complained on and it was taken off straight
    - Motorcycle parked on sidewalk
    - Written up for trash in yard
  - Residents – Richie Lynds was going to defer a vote – March 24<sup>th</sup> its going in for a vote (437 Frankfort Street) – 11:30 AM
    - No changes currently in proposal – if the proposal stays the same than we can keep all the letters against letters
    - It's better to send emails of protest against projects (Lina)
- April 6<sup>th</sup> next meeting