

## Harbor View Neighborhood Association

### Meeting Agenda

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

**Location:** Salesian Boys & Girls Club

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

#### **- Station 7 Updates:**

- East Boston was getting hit with a lot of car break ins during the COVID pandemic
  - Some vehicles were locked and unlocked (overall huge increase in vehicle break ins)
  - BPD was able to arrest several people with these break ins
- Domestic violence did go up unfortunately and people can still call 911 and report these crimes
- In last month we had 1,600 911 calls for service and 350 were priority 1 calls.
  - Overall increase in people calling in reports
  - BPD station is back open again for reports in person

#### **- Senior Center Construction Update - Age Strong Commission:**

- **Presenter:** Commissioner Shea
- They are now entering the construction phase of the Senior Center and it's on track. Hoping to have it complete by October 2021.
- Construction crew has asked for the use of 3 parking spots on Barnes Ave.
- Our goal was to bring in as much light as possible and make the space as flexible as possible for activities
- An elevator has been added for safety
- **Rendering:**



West Elevation



East Elevation

- There will also be a beautiful back space with a terrace and many plantings
- **Feedback:** Overall sentiment at the meeting was very positive for the project and happy to have this for our seniors

#### **- 85-87 Horace Street:**

- **2<sup>nd</sup> Presentation**
- **Attorney:** Jeff Drago
- **Owner:** Adam & Deana Fetherson
- **VOTING Results:**

- **Support: 34 votes**
- **Oppose: 14 votes**
- **RESULT: Passes**

- **Proposal:** (2nd Presentation) Attorney Jeff Drago for owners Adam & Deana Fetherson. Proposal to subdivide the existing parcel, (87 Horace), into two lots. The first, (87 Horace) will contain 3,817 SF and the second (85 Horace) will contain 2,433 SF. Proposal to erect a single-family house with multiple variances required for both parcels. (15min).
- **Zoning Summary:**

2F-2000 Subdistrict	Allowed/Required	Proposed
<b>Use</b>	2F	3F (PRE)
<b>Minimum lot area per dwelling unit</b>	2,000	3,817 SF
<b>Additional lot area per dwelling unit</b>	N/A	N/A
<b>Minimum lot width</b>	25'	38.17'
<b>Minimum lot frontage</b>	25'	38.17'
<b>Maximum floor area ratio</b>	.8	1.44
<b>Maximum building height</b>	2 1/2 stories/35'	3 1/2 Stories / 36'10" (PRE – No Change)
<b>Minimum open space</b>	350 SF per DU	794 SF
<b>Minimum front yard</b>	5'	7'4" (PRE – No Change)
<b>Minimum side yard</b>	2.5'	1'10" (L) (PRE – No Change)/ 7'6" (R)
<b>Minimum rear yard</b>	30'	35.9' (PRE – No Change)
<b>Parking</b>		0 Spaces Provided

- **Layout:**
  - Ground floor will have 1 car garage, patio, storage, mechanicals
  - 2<sup>nd</sup> floor will be kitchen, dining, rear deck, ½ bath
  - 3<sup>rd</sup> floor would be 3 bed/2 bath



- **RESIDENT QUESTION/CONCERN SECTION**
  - **Resident:** Is this home sale or rental?
    - **Attorney:** Owner/occupied project and not for sale. They are established residents of neighborhood and will accommodate their growing family.
  - **Resident:** Is there space for greenspace on street front?

- **Attorney:** There is a back at rear of structure but needs to talk to architect about also some front green space
- **Resident:** Is there a front view of property after the building is constructed?
  - **Attorney:** Only has elevation views
- **Resident:** My family has 2 properties on Homer, directly behind the 2 parcels, separated by a retaining wall and topped by a fence. The applicant is seeking very minimal variances. Unlike most new developments we see, they do not seek to exploit the parcel of land by building a multi-family unit on parcel zoned for only 2 units. I support this project.
- **Resident:** Is there a comparison of existing house/lot?
  - **Attorney:** Do not have a rendering currently and only have elevations. They will make sure to include going forward.
- **Resident:** What are the intentions of 3 family on lot?
  - **Attorney:** Will remain family owned property.
- **Resident:** Concerned about cars and sufficient parking. Horace street is super congested. How can we address this challenge?
  - **Attorney:** Since this is a single family, there is proposed parking of 1 car which will take it off the street
- **Resident:** Can you clarify family owned?
  - **Attorney:** Property is currently owned by the family members and Mr. and Mrs. Featherson will move into the new building next door

- **95-97 Horace Street:**

- **3<sup>rd</sup> Presentation**
- **Attorney:** Richard Lynds
- **Owner/Developer:** Joseph Trichilo
- **VOTING Results:**
  - **Support: 28 votes**
  - **Oppose: 20 votes**
  - **RESULT: Passes**
- **Proposal:** (3rd Presentation) Attorney Richard Lynds for developer Joseph Trichilo. Subdivide the existing 5,000 SF parcel. New lot will contain 2,112 SF. Proposal to build a 3 Unit Condo with 4 parking spaces. All Units to have 2 beds and 2 baths. (15min)
- Attorney has gone back and revised the project a bit and they hope the neighborhood will be happy to hear
- Subdivision has already occurred and has been permitted by city of Boston with an existing 2 family dwelling and a new parcel for new structure
- New proposal is now 2 units instead of 4 units and 2 parking
- Intended for home ownership
- Zoning district is 2f 2000



- Both will be bilevel family units
  - Main level will enter from grade
  - Private roof deck by hatch for unit 2 exclusively
  - Roof deck has been moved deck to back of building



- **Zoning Overview:**

ANTICIPATED ZONING RELIEF - 2F-2000				
	Proposed	Allowed	Relief	Difference
Use	Two Unit	Two Unit	None	
Min Lot Size	2,112 Sf	2,000 S.F.	None	+112 S.F.
Min Lot Width/	25 Feet	25 Feet	None	
Front Yard	Modal	Modal	None	
Side Yard	3 Feet	2.5 Feet	None	
Rear Yard	18 Feet*	30 Feet	Variance	-12 Feet
Floor Area Ratio	1.69	0.8	Variance	0.89
Height	33.5'	35'	None	-1.5'
Stories	3	2.5	Variance	0.5
Open Space	N.A.	N.A.	None	
Parking	2 Spaces	2 Spaces	None	

- measured to parking area - 38\* to furthest line

- **RESIDENT QUESTION/CONCERN SECTION:**

- **Resident:** How tall are 2 buildings on either side?
  - **Attorney:** Do not have exact, about 34 feet for both buildings. It will be aligned to those 2 buildings in height
- **Resident:** Would like to commend you to the concerns of the abutters and I think you hit the points that needed to be addressed. Thank you
  - **Attorney:** Thank you
- **Resident:** Why do you have a flat roof between 2 peaked roofs?
  - **Attorney:** That is the design we are going with and other buildings on this street have flat roofs
- **Resident:** What does direct abutter in red house think?
  - **Attorney:** They asked for it to be a 2 family and the developer went back and they worked out the request
    - Other concern was depth of building and they pulled it back not to block their window
    - They also had concern of buffering and we eliminated a parking space to accommodate
- **Resident:** What is size of curb cut and how much parking will be eliminated?
  - **Attorney:** standard 12-foot curb cut and will eliminate 1 to 1.5 spaces
- **Resident:** This is a big improvement over their past proposal, and it looks great. Would be willing to get the telephone pole fixed on the corner there?
  - **Attorney:** Sure, they will
- **Resident:** Any opportunity for green space in the front where the pavers are?

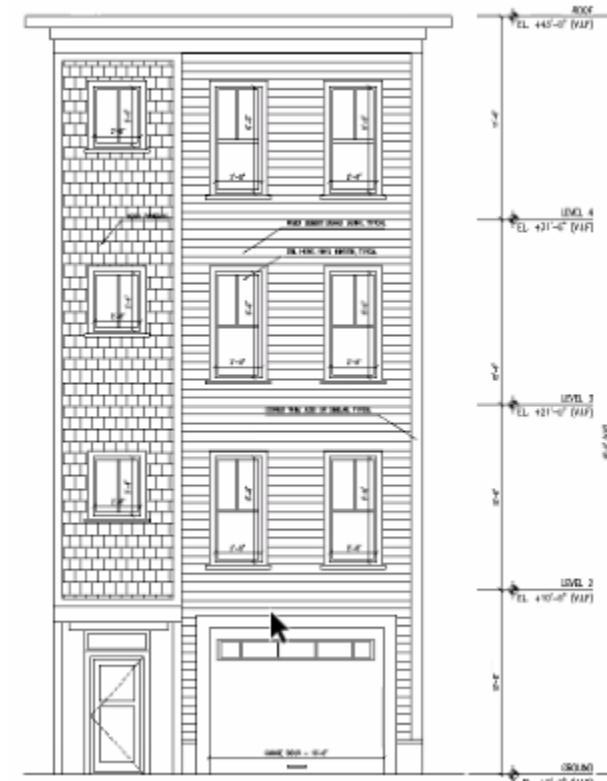
- **Attorney:** we do have some options – we can add some in the front of the building and we can incorporate those. We will review those in the BPDA process. Most likely BPDA will ask for it.
- **Resident:** Why didn't you keep the 4 spots?
  - **Attorney:** Originally it was 6 spots, and this is our 4th presentation on this. There was a desire to see more green space and improve the buffering, so we wanted to accommodate those as well as the abutter on the right. We may be able to extend the green area a bit more
  - There are 4 parking spots in the proposal for both buildings
- **Resident:** Is there a view of the length of the proposal compared to neighboring houses?
  - **Attorney:** we are proposing to be in line with the exiting 2 family dwelling with the potential to be a little bit bigger.
- **Resident:** Will 6-foot wall be taken down and rebuilt as a 6-foot divider?
  - **Attorney:** If wall is good shape, they will not take it down. If they propose a fence it cannot be higher than 6 feet, so it will not be any higher.
- **Resident:** Will the new building be built on the street or will there be a setback?
  - **Developer:** They will be setback except for a bump out design feature which
- **Resident:**
  - **Developer:**
- **Resident:**
  - **Developer:**

- **647-649 Bennington Street**

- **2<sup>nd</sup> Presentation**
- **Attorney:** Marc LaCasse
- **Owner:** Barry Caine
- **Architect:** N/A
- **Proposal:** (2nd Presentation) Attorney Marc LaCasse for owner Barry Caine. Proposal to convert a three family to a two family and subdivide the driveway to construct a new three family on the subdivided lot. (15min).
- **Existing structure is zoned is as a 3 family at 647 Bennington street**
  - Proposal is change occupancy to 2 family
  - The vacant parcel will take on address of 649 Bennington Street
  - Subdivision has been approved by the land court
  - The existing structure will become 2 family and existing basement space and 1<sup>st</sup> floor will be a duplex unit. 2<sup>nd</sup> and 3<sup>rd</sup> floor will be a duplex unit as well. There will also be a roof deck in the rear of building
  - Vacant parcel will be new 4 story building
    - Ground floor will be parking
    - 2<sup>nd</sup> floor will 1300 sq ft unit
    - Top 2 floors are split between duplex style units
  - There will be 4 parking space but will be tandem



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- There will be a patio in the back of 647 Bennington
- The abutter meeting did not yield a lot of comments about project, but they do have some letters of support of abutters/immediate neighborhoods.



- **RESIDENT QUESTION/CONCERN SECTION**

- **Resident:** Are homeowners living in either structure?
  - **Attorney:** they will be marketed for sale as condominiums
- **Resident:** Do you have proposed view from the front?
  - **Attorney:** Attorney does not but only elevation picture
- **Resident:** We need to have a rendering of the street view of the building?

- **Resident:** How much square footage is needed to build 3 family in that area?
  - **Attorney:** Zoning requires 2k for 2 units and additional 1k for another unit (3k sq foot lot)
  - **Resident:** We are worried about COVID and we are facing 15k more units to East Boston. What spread the disease is density. You want to this on 1.8k sq feet. You want to build a 4-story building which should be 4k square feet and your only building tandem parking. This is not good for the neighborhood and my taxes are going to go up. Who are these abutters? Who showed up? There is no more greenspace, no place for kids to play. This is a monstrosity. 100% opposed to this
    - **Attorney:** It was very lightly attended abutter's meeting.
- **Resident:** Will the cars park from the front and leave from the back?
  - **Attorney:** Access to garage is from Bennington since it abuts Salesian in the back
- **Resident:** Which units get the parking?
  - **Attorney:** Owner can market each space to be sold separately. They can be distributed among condo owners
- **Resident:** How many officially parking spots
  - **Attorney:** 4 with Tandem
- **Resident:** Is tandem parking allowed?
  - **Attorney:** It is allowed, and tandem spaces are not counted to satisfying the zoning roles. They are normal in these situations.
- **Resident:** The rear of the [parking level directly opens up and the pavement goes beyond the building envelopment. Why?
  - **Attorney:** Not sure on the rationale and the architect created an open parking area instead of garage.

- **95-97 Addison Street:**

- **2<sup>nd</sup> Presentation**
- **Attorney:** Mike Ross
- **Owner:** Nick Earls and Eric DiNicola
- **VOTING RESULTS:**
  - **Support: 21 votes**
  - **Oppose: 24 votes**
  - **RESULT: Does not pass**
- **Proposal:** Proposal is to demolish existing home and build 10 Condo Units with 10 parking spaces on a 6,000 SF lot. Addison Street is not zoned for residential units but is for Executive Suites.
  - It's in the McClellan EDA zone which has both residential, industrial, and commercial properties.
    - We tried to respond with the style of units and design
  - Currently there is a single-family house on that lot
    - Plan is to take down the single family and build 10 units on that site
    - They started with a 12-unit project but brought it down to 10
  - The only variances needed will be parking and use
  - They will be doing an affordable unit with this project

# Zoning Chart - Project History



Version 1:  
12 Units, 12-Parking  
42' High; 2.26 FAR  
July 28, 2020

Version 2:  
10 Units, 12-Parking  
32' High; 1.69 FAR  
September 14, 2020

Version 3:  
10 Units, 10-Parking  
32' High; 1.69 FAR  
November 2, 2020

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- They have tried to create more green spaces to soften the edges as well as create balconies. They are inset balconies, so they do not hang over.
  - 6 balconies total

- **RESIDENT QUESTION/CONCERN SECTION**

- **Resident:** Are you a former city councilor? (he is) Let us look at the density on Addison and should be called Corona Street. This is tearing down single and 2 families and tearing it down to build 10 units. You are burying us in density
- **Resident:** The profile of the swelling is very unattractive. Can the architects do something better in the area? It just looks like a box on the street
  - **Attorney:** They wanted to mimic the triple decker look. They will take that under advisement.
- **Resident:** There's congestion on the T and there are issues with the MBTA budget. We are going to add more people with a T that is already overburdened. We are having more influx of population with a T that is already stressed. What are all of you doing to advocate for the community with transportation? We cannot keep building without increased transportation
  - **Attorney:** Every owner will have a parking space to try and help. He understands the T issue and he can't even get on at Jeffries Point (lawyer lives in Jeffries Point). We need a ferry in East Boston as well. Everyone should contribute to this effort and you make some great points
- **Resident:** The AMI is not representative of our community in East Boston
  - **Attorney:** Happy to have that convo on the AMI of the unit
- **Resident:** It is at least 15-minute walk to T from Addison
- **Resident:** Are these for sale or rental?
  - **Attorney:** Sale (home ownership)
- **Resident:** As a former elected officially that has contributed to mayor/city council, how can we know this is not a pay to play system
  - **Attorney:** No one really pays attention on who donates to who. If I am presenting a bad project, it will not go through, and we all have good and bad days. The zoning in city of Boston changes and evolves.
- **Architect:** They tried to make it as close to the triple decker as possible and they did not make it too ornate. The rear of the building – there is a grade change of 25-30 feet.
- **Resident:** I do like some of the changes with green space, but you need to go further. Eliminate those 2 parking spaces in the back to make a real yard. You could also do fewer units so that it is 8 units with 8 parking.
- **Resident:** What do abutter's think?
  - **Attorney:** We have over 20 letters of support from abutters within the 300 feet
- **Resident:** I am an abutter and I do not support this project

- **61-63 Horace Street:**

- **1st Presentation**
- **Attorney: Richard Lynds**
- **Owner: Terese & Richard Riamondi**
- **Architect: N/A**
- **Proposal:** The proposal is to build a 3 Unit building with parking. The new building would be built on previously subdivided land adjacent to the owners' home. He has since acquired the lot next to the subdivision and has this new proposal for review.
- **Project Overview:**
  - Current Use – Existing 2 family dwelling with adjoining lot
  - Proposal would include a single 3-unit dwelling
  - Will include 1 one bedroom and 2 3 bedrooms
  - Intended as home ownership project



- **Zoning Overview:**

## ANTICIPATED ZONING RELIEF - 2F-2000

Use	Proposed	Required/Allowed	Relief
<b>Min Lot Size</b>	3850	No	Variance
<b>Min Lot Width/</b>	25	50	None
<b>Front Yard</b>	Modal	Modal	None
<b>Side Yard</b>	3'	2.5 Feet	None
<b>Rear Yard</b>	30 Feet	30 Feet	None
<b>Floor Area Ratio</b>	0.71	0.8	None
<b>Height</b>	4 Story/40 Feet	2.5 Story/35'	Variance
<b>Open Space</b>	2800 S.F.	1050 S.F.	None
<b>Parking</b>	4 Spaces	3 Spaces	None
<b>Other</b>			I POD

- Existing 2 family will be squared up and the proposed 3 family will have:
  - Unit 1 will be 1 bedroom at ground level
  - Level 2 is 1460 sq feet with 3 beds
  - Level 3 is multi-level with a roof deck off the back of building
- **RESIDENT QUESTION/CONCERN SECTION**
- **Resident:** I do like seeing the side yard and we have seen too much side yards paved over. I am seeing a lot of green space of 3 lots combined. My minor concern is that it would be a very large curb cut. Is there already a curb cut?
  - **Attorney:** We are preserving the curb cuts already there and no impact to parking.
- **Resident:** Way too big and out of scale with the surrounding homes and neighborhood.
  - **Attorney:**
- **Resident:** where is the parking for 63 Horace? Is there a private spot that will go away?
  - **Attorney:** Raimondi's will most likely live in one of the units, and they will likely take 1-2 spaces. We could provide more parking (tandem) and there is available space.
- **Resident:** Is there any way to take some off the top and make this work for the family?
  - **Attorney:** It's a tradeoff between building 2 structure or a much wider structure.
- **Resident:** The 40-foot height, and I've never seen a 40-foot height. This could set a precedent, and everyone would want a 40-foot height
  - **Attorney:** We want to avoid using the rest of the lot or extending the building across the lot.
- **Resident:** I wanted to agree with Chris in that the height is far too large. It dwarfs the surrounding buildings and sets a dangerous precedent which we saw at the last meeting where Attorney Drago referenced a tall building that had just been approved.
  - **Developer:** There is no precedent in zoning. It is a case by case basis and working the Raimondi's and to be thoughtful with a slight increase in height instead of a wider building

### - Other Announcements:

- Next Meeting will be on December 7<sup>th</sup>, 2020
- Please check out our HVNA website at [harborvieweastboston.com](http://harborvieweastboston.com)