

LONGFELLOW AREA NEIGHBORHOOD ASSOCIATION
BOARD MEETING
July 13, 2015

Minutes

A meeting of the Board of Directors of the Longfellow Area Neighborhood Association was held at the Longfellow House on Monday July 13, 2015 at 7:30PM. Those in attendance were: Wayne Beitler, Linda Burnett, John Covert, Mike Fitzgerald, Mary Flaherty, Chris Kollett, Kathy McCabe and Rob Orthman. Also in attendance were Sydney Marshall Turner, David Wean, Christine G. of the Mayor's Office of Neighborhood Services and Lee Blasi of Tim McCarthy's office..

The meeting began with a call for additional items for the agenda. The agenda was approved with the deletion of the presentation regarding 1452 Centre Street used car sales, as the representative was unable to attend as planned.

The meeting continued with a presentation regarding 168 Walter Street. The Amaya-Price family is looking to add a small shed dormer to support a 2nd bathroom. They are restoring the exterior to original materials, removing vinyl siding and finish carpentry is in progress. There were no abutting neighbors present. The properties on either side are rentals, and one is owned by someone that will probably also be looking for the same variance at a later date. There were no objections to their plans.

The meeting continued with a presentation regarding a development proposal at 874-878 South Street. The owner of the small block of stores and an existing house located behind the stores proposes to demolish the existing buildings and construct a 4-story, 15-unit building with 15 parking spaces contained under the building. The 15 units would all be 2-bedroom condos. Two of the units would be affordably priced. The owner indicated that all current tenants are at will and the owner will help them relocate. The owner is expecting an Article 80 review due to the size of the project. The lot is 7700 sq./ft. The proposed building would be 18,635 sq./ft. gross resulting in a 2-2.5 FAR. The project would require variances for FAR, height, parking (needs 1.5 spaces per unit) and set-back. The new building would be brick and cement board exterior.

Wayne noted that the proposal is widely out of line with the 2007 zoning. He asked what is the hardship requiring this. None was given. The owner just said they were proposing this to help meet demand for housing in the City's 2030 plan.

Some neighbors spoke up with concerns about existing parking problems, which they feel would only get worse with this project. Carter Wilke read a narrative from the 2007 zoning report. He noted that it requires 6000 sq./ft. for a single family home, 8000 sq./ft. for a 2-family. He noted that he supported this type of development near the square but does not support this type of project at this location. Many attendees agreed.

Some neighbors from 842 South Street disagreed, indicating they support higher density. Maybe not this high a count. They feel that 2007 was long ago and that Roslindale has changed and that the zoning should reflect those changes. John Mahony of Fletcher

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Street also indicated that he supports density but stated that he thinks the proposed building is too big and ugly. One of the attendees asked for a definition of transit-oriented development. Kathy replied that it means a trend to build more densely and assume use of public transportation and walking to location shops. She noted that Roslindale was originally built up around transportation. The assumption is that younger households tend toward fewer cars.

Cathy from Hewlett Street asked how many bathrooms per unit. The architect indicated that each unit would include 1 master bath and a 2nd standard bath. Someone asked if there would be facilities for bikes, and there was no plan for that. It was noted that the building would adhere to the "Complete Streets" program so there would be a small front yard.

A few other South Street neighbors also indicated support but at a smaller scale. John Griffin of Brookfield Street stated that he was drawn to Roslindale by the single family, smaller residential environments and hates this type of project. A few additional attendees raised the issue of parking concerns, too dense and the design of the building is too commercial/institutional and does not fit the character of the neighborhood. A neighbor from Robert Street asked if there would be some type of warning system to warn of cars coming out the driveway. The project calls for a single-width driveway that will require coordination/cooperation when drivers simultaneously try to enter and exit. He envisions cars backing out onto South Street to allow an exiting car to pass. Ashley from Hewlett Street expressed concern about the cost/affordability. She noted that the Mayor's 2030 plan calls for moderately priced housing and this seems too high-end. Another neighbor at 862 South Street expressed concerns about future traffic impact. Rob noted that LANA is working with the City on Walter and South Street traffic issues.

Next steps call for the developer to go back and consider the input they heard this evening and then formally file with the ZBA.

The meeting continued with a report from the Transportation Committee. There was a walk-through of pedestrian issues along Walter and South Streets. One result is the plan to place a crosswalk at South and Bradfield Street. It was noted that this may be at the cost of a parking space in an already difficult area. The right-turn green arrow at South and Robert Streets may also be eliminated. Kathy noted that while a good start, there is a real need for a larger, more encompassing plan for the entire area. She distributed some thoughts she had for changes. It was suggested that we invite the Commissioner to the September meeting.

The meeting continued with a report from the Green Committee. John attended a meeting in JP regarding recycling. He noted that a company (from NJ?) had a method of recycling cigarette butts. He also noted that the City continues to keep the entrances to the

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wetlands clean and accessible. John distributed a picture of a young male deer take at the wetlands.

The meeting continued with a report from Membership and Outreach. Nothing to report. Rob will send a copy of tonight's sign-in list to Christine.

Chris reported that there were updated plans for the renovation of the tot lot available on-line.

Treasurer Linda Burnett reported a balance of \$1323.

Clerk Mike Fitzgerald reported no activity. Mike noted that Herb Robinson and Cathy Toste were possible candidates for the open Board positions. The minutes of the May meeting were approved with one addendum: John Covert discovered that the site of the Weld American gas station is listed as contaminated. Its address is 1402 Centre, not 1400 Centre as listed in the development proposal (which has since been modified to 100 Weld).

The meeting was drawn to a close with a reminder of our next meeting:

Board Meeting - Monday, September 14, 2015 at 7:30PM at Longfellow House