

A meeting of the Board of Directors of the Longfellow Area Neighborhood Association was held at the Longfellow House on Monday September 10, 2018 at 7:00PM. Board members in attendance were: Deborah Asbrand, Linda Burnett, Joe DeMasi, Mike Fitzgerald, Mary Flaherty, Sue Forti, Kathy McCabe, Tim McDonald, Julia O'Brien, and Rachel Young. Board members unable to attend were Wayne and Cathi.

The meeting began with a call for additional items for the agenda. A report by officers from Area E5 was added at the top of the agenda.

The meeting continued with a presentation by Officer O'Neil from Area E5. He reported very light criminal activity in our area. The most notable was two cases of larceny from motor vehicles. The officer reminded attendees to lock their vehicles and to secure valuables out of sight to avoid becoming a victim. The officer also noted that the annual Halloween party at E5 would be on Friday evening October 26th and that all were welcome. Mike raised a concern regarding stop sign and crosswalk violations where several of the neighborhood streets intersect Centre Street. Fletcher at Centre is particularly problematic. Mike would like to see some enforcement efforts. Mike also raised a concern regarding the enforcement efforts on Centre Street. He noted that the enforcement unit often sets up on one side of Centre, witnesses a violation on the opposite side, hits their lights and siren, makes a U-turn and proceeds up Centre Street at a high rate of speed to chase down the violator. This seems more unsafe than most of the violations he is enforcing. Officer O'Neil stated they do the best they can with the resources available. The group thanked the officer for the report.

The meeting continued with an update by Mitch Rosenfield regarding the proposed cannabis shop in the empty storefront to the left of the Chinese take-out store across from Longfellow House. Mitch reported that the process is under way but proceeding very slowly. Mike noted that the plans handed out indicated two doors (one entry, one exit) and asked if both doors would be staffed, which Mitch responded would be the case. Kathy noted that the façade of the entire block needed to be addressed, as it is important for the neighborhood, and Mitch agreed. He noted that he liked the façade at Green T and hoped to do something similar. Kathy noted that there should be no solid grates over the doors and windows. Tim asked for a future meeting to address the topic of dosages and ratios of the products. A neighbor asked from where the product would be sourced. Mitch noted that all products must be sourced from a Massachusetts licensed vendor. There was a concern regarding the high energy consumption that goes into growing the product. Mitch noted that it is a difficult issue but that growers were looking into solar and other green methods to supply their power needs.

A second neighbor also raised the issue of cleaning up the entire façade. That

neighbor also asked about the timeframe for opening the shop. Mitch indicated it was probably one year out, as they have to go through the city permitting process first and once they pass that process, they have to apply to the State. The group thanked Mitch for the update and looked forward to continued updates as they move through the process.

The meeting continued with an update regarding the proposed solar installation at Weld Hill. Steve Schneider of the Arboretum and Mark Hanley of Harvard presented a brief slide show of the latest version of the plan, with some minor adjustments after the feedback at the July meeting. Steve noted that there was an abutters meeting on July 31st which was well-attended.

Steve noted that due to space limitations and set-backs, the 7' chain link fence around part of the installation encroaches onto the horticultural area 4 to 5 feet. There were some concerns raised about the fence being 7 feet tall, but Steve reported that it is a code requirement over which they have no control. Steve noted that they would prefer no fence at all, due to the maintenance efforts needed to keep the fence clear of plant growth.

Mark noted his appreciation for the feedback and willingness to work through the multiple iterations needed to get the plan to where it is today.

A neighbor asked who benefits and/or owns the installation. Steve noted that the Arboretum would own and benefit from the installation. Another asked why they were not doing a solar canopy over the parking lot. Steve explained that too much infrastructure used in the existing pervious pavement would need to be disturbed to support the canopy and that due to department of transportation regulations, the canopy would need to be 16 feet tall to allow trucks to pass beneath. The size of that structure would not be in keeping with the surroundings.

Alan Wright noted he felt the 7' fence was good to keep the public safe. He asked what the added cost of the design changes was. Steve noted the additional cost nearing \$1M. Alan then made a statement regarding the growing concerns of CO2 levels and that he feels that the LANA board is responsible for a role in contributing to CO2 when voting against solar. Sue noted that nobody on the board was against solar and that the objections were always related to the placement of version 1 of the installation on the horticultural section of the property. Alan responded by asking if the board was then ready to vote in favor of the new plan. Julia motioned to send a letter supporting the Arboretum going forward with the plan as presented. Tim seconded and the motion was approved by those board members present.

Mark noted that Harvard and the Arboretum plan to renew the Institutional Master Plan for another 10 years, with no changes. Steve requested time on the agenda

at the November meeting to provide further updates. The group thanked Steve and Mark for their update and continued efforts.

The meeting continued with Mary acknowledging the attendance of Councilor Annissa Assabi-George. The Councilor noted that she was planning for a series of Town Hall meetings on Education. Residents should keep an eye out for the announcement of the events. The group thanked the Councilor for attending.

The meeting continued with a presentation by Kate Armstrong on behalf of Roxbury Prep and their high school campus they are proposing to build at the corner of Belgrade Ave and the West Roxbury Parkway. Roxbury Prep currently has multiple locations and this proposed campus looks to consolidate the school into a single, state of the art facility. She noted that each location has a Principal and a Director of Operations. She also noted that her husband has been a teacher at Roxbury Prep for 14 years. Currently, there are three middle schools and one high school that make up Roxbury Prep. 97% of the students are Black or Latino. The emphasis is on college prep courses. There is no tuition or entrance exam. Admissions is via an open lottery.

Kate reported that the current high school was split between two facilities. She noted that the split doesn't jeopardize instruction but is very inefficient. The team looked at over 50 locations for their campus, but most either didn't meet their needs or were beyond their financial capabilities. She noted that 90% of the students travel by public transit and that the school will adjust their class schedule to the commuter rail schedule, with classes starting a few minutes after the train is scheduled to arrive at the train station adjacent to the site. This will minimize students congregating outside of the building, as they will have just a few minutes to travel from the train station and into the school to arrive in class on time.

Kate also noted that this new facility would not count against the cap on the number of charter schools allowed, as the school already has its charter and this is just a consolidation of the operation into a single campus. It also will not pull additional funds from the public schools, as funds covering their students have already been allocated. Kate also noted that over 100 students currently attending are from the Roslindale area.

Kate also stated that they plan to make the gymnasium and auditorium/multipurpose room available to the community at night and on the weekend.

Tim asked if there is a plan for cross guards to assist students crossing Belgrade and the West Roxbury Parkway. Kate noted that they can ask the city but that they also plan to have their own staff on duty to monitor student arrival and departure times. Kate noted that the commuter rail should be able to handle their student needs, as it is a reverse commute. The trains heading outbound toward Needham are generally empty, as most riders are heading into the city during the morning. When students are leaving, they will be filling seats that often go empty

inbound, as most of the evening riders are headed outbound. While the demand will be higher on the commuter rail, because of the reverse commute, this will actually make the commuter rail more efficient by filling seats that would otherwise go empty. The school is also willing to allow area residents to use the school's driveway as a drop-off point for the commuter rail station, which will help alleviate traffic going into the neighborhood on the other side of the tracks to perform drop-off activities.

The proposed facility would include 28 classrooms, a cafeteria, an auditorium/multipurpose room, a gymnasium and would include parking and trash area beneath the building. There would also be an outside deck along Belgrade and an additional outside parking/gathering area. Projections are for 800 students and 80 staff. Kathy asked what the travel plans were for staff, as it is an urban area with CO2 concerns. Kate stated that their traffic study showed that approximately 51 staff would arrive by car, with the balance of the staff using public transportation. Kathy noted that the plan for the "kiss and ride" drop-off area would actually promote short car trips, which goes against what you would want, as that would contribute to CO2 levels. You want to promote walking to the station as much as practical. She noted that Belgrade Station is a high pedestrian station and the goal should be to maintain it that way. Kate also noted that they were investigating subsidized T passes for staff to further limit vehicular traffic at the site.

Julia asked about budget and ownership. Kate reported a budget of \$35M for the 95,000 square foot facility that would be owned by the school. Kathy asked if the building would be "net zero" and Kate replied that it would need to undergo an Article 80 review and would meet all requirements. Deb asked about the start/stop time schedule. Kate noted the current start time is 8:25AM and that the existing stop time would be adjusted to align with the commuter rail schedule. Kate also noted that all students receive a T pass.

Alan noted that the students attending CM also use the commuter rail in the same proposed fashion and wondered if that would cause any issues. He also expressed concerns regarding drivers who might not yield to pedestrians at the intersection of Belgrade and the West Roxbury Parkway and suggested the school work with the city on traffic calming measures. John Ryan, a resident who lives on Rhoda Street indicated that he and a number of his neighbors are in favor of the school. Rhoda Street is located just on the other side of the commuter rail tracks and those residents are the nearest residents to the facility. A neighbor asked who covered the cost of the student T passes. Kate noted that all high school students in the city get a free T pass, paid for by the Boston School Department, if they live more than 2 miles from their school. John asked if they had a plan for times when there was a service outage on the commuter rail. Kate indicated that they would contract for private busses or that the T bus lines that go past the site could pick up the slack, as well as any busses added by the T to provide service for commuter rail passengers during an outage.

Julia asked what their schedule was for construction. Kate indicated that they hoped to start construction in the summer of 2019 and that they project an 18-22 month build. Julia asked about the source of funding for the project. Kate indicated they would be fundraising, accepting donations and that there were fees for each student served that would all go toward the project cost. Since the student base is already built out, that income stream has established a good credit rating for the school. Julia asked if the site was under agreement and Kate indicated that yes, it is under agreement.

Rachel asked about the zoning and variance issues. Kate indicated that much of the project is as-of-right, but that they will need relief for front and rear setback, as well as floor-area ratio. The group thanked Kate for their presentation.

The meeting continued with approval of the minutes of the July 9th meeting. Julia motioned, and Kathy seconded the approval of the minutes as distributed. The motion was approved by those present.

The meeting continued with Mary asking for feedback regarding changes to the bylaws (previously distributed via email). Mike noted that the annual meeting is the 2nd Monday of June. Kathy asked that everyone who has not already done so, please read through the proposed changes and reach out with questions/ concerns.

Mary continued with a report regarding the Safe Streets application. She reported that Kathy, Linda and Matt had updated our previous application and submitted it for consideration. We hope to hear sometime in the fall if our area has been selected. Mary also noted that the traffic calming changes on Walter Street are great.

Kathy noted that the Walworth Street bridge over the commuter rail is rated in poor condition. It is one of forty-five in the city. It is in the middle of the pack of poor bridges. We should keep it on our radar and keep our state rep and senator alerted. We might also want to send a letter to the BTB. Kathy will draft a letter and distribute to the board via email.

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

Board Meeting - Monday, November 12, 2018 at 7PM at Longfellow House