

Minutes of the Longfellow Area Neighborhood Association
Board Meeting
March 14, 2022
Approved July 11, 2022

Meeting opened at 7:00 pm on Zoom and Chair Kathy McCabe announced that it was being recorded and would be posted on the LANA website. Board members in attendance: McCabe, Wean, Bietler, O'Brien, Siklovich, Neiditz, DiMasi, joined later by Smith. Absent: DiMatteo and Forti. Kathy McCabe had the Board introduce themselves and asked that others at the meeting introduce themselves as they spoke in the discussions.

Councilor Kendra Lara

Our new District 6 City Councilor was introduced. Councilor Lara thanked us all for a warm welcome and gave a brief summary of her background. She is deeply involved in two Council Committees, Housing and Community Development and Parks and Open Space and looks forward to working closely with LANA on those and other City issues. These Committee responsibilities dovetail nicely with the 104-108 Walter St. Project that LANA has helped to advance. Wayne Bietler gave a brief summary of the project for the Councilor and others who might not be familiar with it. The project is an excellent mix of open space/wetlands preservation and resiliency and new affordable housing. BPDA owns the property and Habitat for Humanity is the tentatively designated developer providing 4 units of affordable housing including one accessible unit. Councilor Lara is interested in learning in depth about this interesting project and said she was happy to be an advocate for it. She agreed to a follow up meeting and noted that Nora McManus Vincent of her staff would follow up.

Kathy McCabe noted the invaluable role of the Roslindale Wetlands Committee in working with LANA on the project. She also raised the issue of needed traffic improvements along the entire Walter St corridor and LANA's interest in a comprehensive engineering study of the corridors from Centre St .to Fallon Field/Walworth St.

Joel Neiditz noted an upcoming lecture on zoom hosted by the Theodore Parker Church and featuring City Life Urbana leading a discussion on housing.

104 Walter St.

The development team presented the Schematic Plan phase that has been submitted to the BPDA for design review. The plans as presented will require some zoning variances primarily addressing setback for the new building that is generally on the footprint of the former barn structure but has been moved to provide a 10' minimum setback from the side and rear property line in deference to abutters concerns. The team wants to maximize the green space within the site. They are keeping the structural integrity of the existing house which will have one 2 bedroom unit and one 3 bedroom unit. The new building will have one accessible unit with 2 bedrooms and one 3 bedroom unit as plans now stand. However it may be that the accessible unit is flipped to become the 3 bedroom size as design is refined.

The plans as shown lay out the walkway entrance to the wetlands in a preliminary way. There was considerable discussion around landscaping and privacy fencing and the need for close coordination with the Boston Parks Dept Urban Wilds team. It was pointed out that "eyes on

public space" mean increased safety and appropriate use. The Wetlands task force has done considerable work on many of these design and context issues and will follow the project closely. The Parks Dept is aware of the need to fund the walkway connection which is not part of the current restoration contract.

The general consensus was that the project has responded well to the neighborhood context in scale and quality of design and we stand ready to assist Habitat for Humanity as they move through the City approval process. Habitat reiterated their interest in continuing to work closely with the community.

Transportation

The Boston Transportation Dept in response to issues raised by LANA joined a "walk thru" of Walter St with Chief of Streets Jascha Franklin-Hodge. BTD presented 25% plans for intersection improvements and bike, bus, and handicapped ramp enhancements between Fallon Field and South St (at Green T). Importantly, plans will eliminate the slip ramp from Robert St to South St. This is a much appreciated improvement! The exclusive pedestrian phase with all vehicles stopped will remain and there is a "parklet" opportunity on the Fallon Field sidewalk as well as a raised crosswalk at Fletcher St. Two issues were raised: do the plans consider the proposed cannabis shop? Do the T buses have sufficient turning radius onto Robert St? There was also a request for bike parking near the Green T.

Speakers reiterated the need for a holistic design for the Walter St corridor to maximize the effectiveness of public expenditures. BTD was thanked for coming on very short notice. They were also asked to be in close communication well before the start of any construction.

Roslindale Day Parade Afterparty

The Afterparty that LANA has sponsored at Fallon Field takes place on the 1st Sunday in October. There is an estimated \$2000 budget but volunteers are essential. Please email lanaafterparty@gmail.com if you can volunteer to help organize or to help that day.

1472 Centre St. Zoning

The Owner wishes to add a fourth dwelling unit to his current non-conforming three family building. He seeks a number of zoning variances. The unit would be a 900 sq ft unit in the basement but due to the grade would have walkout access. An abutters' meeting has been held and as a result, on site parking has been reconfigured, but final drainage plans have not been developed. The new scheme does away with tandem parking and provides 5 open parking spaces and one garage space but paves the majority of the lot. There has not been contact with the BWSC. An abutter raised questions about drainage and paving and possible flooding of neighboring property. The property is not owner occupied.

Discussion followed about LANA's policies regarding zoning variances and the need to be consistent in our approach. The issue of precedent was raised. An earlier project was not a direct precedent as it was a two family dwelling surrounded by three family dwellings being converted to a three family. It was moved (Neiditz) and seconded (OBrien) that LANA oppose the proposed work as presented and the motion passed.

Transportation Committee

Ms O'Brien summarized recent activity most of which was covered by earlier agenda items, but restated our interest in funding for a Walter St corridor engineering study.

Treasurer's Report.

DiMasi reported that our bank balance is \$9,740.69 of which 545.53 is restricted Wetlands funding leaving an unrestricted balance of 9,195.16. Our thanks go to Rogerson House and Henry's Market for their very generous donations. Moved (OBrien), seconded (Neiditz) to accept the treasurer's report. motion approved.

John Mahony

Kathy McCabe announced the sad news of the death of John Mahoney. John was instrumental in the founding of LANA, an essential part of the early success of the 104-108 Walter St Project and a longtime community advocate for affordable housing. A celebration of his life will be held on April 30. He will be sorely missed by the LANACommunity.

Fairway Botanicals

It was also announced that Fairway Botanicals will have a hearing on their filing on Mar 30 at 6:00pm. LANA has supported their application contingent on the removal of the window gratings and significant facade upgrading.

Staff for Councillor Arroyo announced a hearing on redistricting on Mar 31@ 6:30 pm

Meeting Adjourned

(Neiditz) moved to adjourn the meeting and was seconded by (Wean). Motion passed and meeting adjourned at 9:15 pm

Respectfully submitted

Julia O'Brien

Assistant Clerk

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