

November 6, 2016

## REDEVELOPMENT OF 16 BOARDMAN STREET PROPERTY

The neighborhood does not object to the redevelopment of 16 Boardman Street property. The objection is to the size of the proposed condo and the impact on the area.

## EXISTING STATE OF PROPERTY

16 Boardman St. is a modest two family home. Housing 4 people and 4 cars parked on property. The house is hidden from the street by 100 year old trees, hedges and greenery. The view from street level, and in particular across the street, is a nice green space.

## PROPOSED DEVELOPMENT

The proposal is for 19 condos with at least 40 people and approximately 40 cars with parking on property for up to 27 cars ( note the "up to"); there is no definite commitment to the number of spaces. The condo building extends from the sidewalk encompassing almost the entire property, allowing for a driveway and minimum zoning dictates. In addition, the developer is seeking variances in some areas. There is no visitor parking.

## OBJECTIONS TO PROCESS

- 1) Abutters were not notified that a meeting was being Nov. 1, 2016 by BPDA.  
Simply putting a notice in the newspaper does not constitute reasonable notification.  
Thus, it appears, the intent was to keep participation and objections to a minimum.  
This deliberate plan succeeded since the majority of abutters were not were not present.
- 2) Multiple meetings were held by the Orient Heights Neighbor Council regarding this property. The vote was AGAINST THIS CONDO because of size, lack of sufficient parking , existing traffic and proximity to houses. Other than eliminating one condo floor, no issues have been addressed.
- 3) No elected officials were present to represent the concerns of the residents.

## OBJECTIONS TO SITE

- 1) Boardman Street is a very busy street with constant traffic.  
The rotary at Boardman, Saratoga and Ford Streets and the traffic lights at Bennington and Saratoga Streets cause the traffic to back up on Boardman Street, at times all the way to Route 1A. This development plan contains no mitigation of its impact to this traffic.

November 6, 2016

- 2) When travelling on Route 1A South, in order to enter East Boston from Orient Heights to Day Square , traffic must use Boardman Street. In addition, all traffic travelling to Winthrop must use Boardman Street. To add a driveway access at this point of congestion Is not reasonable.
- 3) Parking is available only on the odd numbered side of Boardman Street because of street size and volume of cars and trucks. The current parking situation is inadequate for existing residents , the spillover of cars from Saratoga and Ford Street residents, patrons of Orient Heights businesses and visitors.
- 4) The existing neighborhood consists of 1, 2 and 3 family homes. The construction, of this massive, out of place building does not mesh with the neighborhood and adds nothing but problems for existing residents.
- 5) The removal of all the hundred year old trees, hedges and greenery will adversely affect the environment. The exhaust from the traffic and the idling cars and trucks on Boardman Street is detrimental to residents. In addition, the pollution from the airport and especially when the airport uses 22R and 22L runways.
- 6) No Traffic Impact Studies were done or discussed.
- 7) No Environmental Impact Studies were done or discussed.

On October 24, 2016, The Herald published an article by Matt Stout stating that the developer has engage consultant Joe Rull , former insider in the office of the Mayor, to work the back rooms of City Hall to facilitate the approval of this condo over the objection of abutters. Despite this clear conflict of interest with the Mayor's office, his name is not on official correspondence and his name was not mentioned at any of the meetings

No one knows Boardman Street better than I do. I have lived on this street for over 50 years and my family has lived on the street for over 115 years.

This development should not be allowed in its present form. This raises the real likelihood that preferential, improper treatment was given to this developer; a "fix" if you will.

Carol Ann Sacco  
25 Boardman Street  
East Boston, MA 02128

[casacco@prodigy.net](mailto:casacco@prodigy.net)



## Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

October 31<sup>st</sup>, 2016

**RE: 16 Boardman Street, East Boston, MA 02128**  
**Small Project Review Application**  
**Boston Planning and Development Agency**

The Disability Commission has reviewed the Small Project Review Application that was submitted for 16 Boardman Street in East Boston. Since the proposed project is planned to be a vibrant destination area for housing, I would like to encourage a scheme that allows full and equal participation of persons with disabilities through *ideal design which meets as well as exceeds compliance* with accessibility building code requirements. It is crucial that the site layout, buildings, open spaces, parking, and circulation routes be developed with access in mind.

Therefore, in order for my Commission to give its full support to this project, I would like to ask that the following accessibility issues be considered and/or explained:

▪ **Accessible Residential Units:**

- Will the accessible Group 2 unit will be included in the Inclusionary Development Policy?
- Select ground-level units are shown to have stoops. We do not support this as this limits persons with disabilities and those who would like to age-in-place, as well as the visitability to these particular units, even if an accessible entry is given through the interior of the building. We would recommend that exterior stoops incorporate an accessible means of circulation in order to allow for full and equal participation for persons with disabilities.

▪ **Accessible Parking**

- Per MAAB 521 CMR Section 23.3.1, that accessible parking spaces shall be located on the shortest accessible route to the nearest accessible entrance. The accessible parking space located across the driving aisle, does not fulfill this requirement.

▪ **Accessible Route and Entry:**

- We would like to request more information regarding the ramp that leads to the seating patio, including unit paving materials, dimensions and slopes. We support the use of smooth and continuous concrete to ensure that the surface texture is smooth and continuous and for the ease of maintenance.
- Please confirm that entry conditions to the building will be flush to grade.

- **Construction:**
  - Do you anticipate any portion of the Project going through the Public Improvement Commission? If so, please identify and provide details.
- **Community Benefits:**
  - Accessibility extends past compliance through building code requirements. For example, by providing employment and other opportunities for persons with disabilities, the development becomes an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?
- **Wayfinding:**
  - Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?
- **Variances:**
  - Do you anticipate filing for any variances with the Massachusetts Architectural Access Board? If so, please identify and explain.

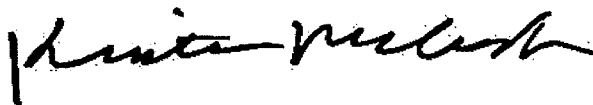
***Commission's General Statement on Access:***

The Mayor's Commission for Persons with Disabilities supports barrier-free design and construction in all buildings throughout Boston, including renovation projects as well as new structures. We work with City departments and developers to ensure compliance with local, state, and federal building codes including Boston Complete Streets, Massachusetts Architectural Access Board (MGL, 521 CMR) and the Americans with Disabilities Act (ADAAG, 28 CFR). Designing or constructing structures that are non-compliant with these requirements is a violation of the law unless it can be demonstrated that it would be structurally infeasible to do so.

Priorities for accessibility other than building design and construction include: ensuring maintenance and upkeep of accessibility features; posting signage for way-finding; utilizing compliant barricades throughout construction; designating appropriate location and amount of accessible parking spaces; and removing barriers in existing buildings wherever "readily achievable" (*"easily accomplishable and able to be carried out without much difficulty or expense"*).

The Commission is available for technical assistance and design review to help achieve accessibility compliance and to ensure that all buildings, sidewalks, parks, and open spaces are usable and welcoming to all of Boston's diverse residents, including those with physical, sensory, intellectual, and communication disabilities.

Thank You.



Kristen McCosh, Commissioner  
Mayor's Commission for Persons with Disabilities  
[kristen.mccosh@boston.gov](mailto:kristen.mccosh@boston.gov)  
617-635-3682

***Reviewed by:***

Patricia Mendez AIA, Architectural Access Specialist  
Mayor's Commission for Persons with Disabilities  
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Sarah Leung, Architectural Access Project Coordinator  
Mayor's Commission for Persons with Disabilities  
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617-635-3746



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Fri, Nov 4, 2016 at 12:18 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov

CommentsSubmissionFormID: 1298

Form inserted: 11/4/2016 12:18:25 PM

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Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street

First Name: Skip

Last Name: marcella

Organization: HVNA/OHNC

Email: skipdot54@aol.com

Street Address: 178 wordsworth street

Address Line 2:

City: east boston

State: MA

Phone: (617) 877-0232

Zip: 02128

Comments: Mr. Duverge, I want to thank you for hosting the meeting on 16 Boardman Street. Although I am not in favor of such a large structure the Developer Mr. Mahoney has been most accommodating and has made multiple changes to respond to the abutters and the community. In talking with a principal abutter he believes this structure will be better for him than the as of right 4- 3 families. So I am impressed with the developer listening to the community feedback and requests. With the hotel and the youth center down the street this structure is not as out of place as it would be if there were adjacent housing already in place. So in summary it is not the best but the lesser of two evils. Thanks again, Skip

PMContact: raul.duverge@boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**16 Boardman Street - East Boston**

1 message

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**Karen Pearson** <sengekontacket@gmail.com>

Fri, Nov 4, 2016 at 6:56 AM

To: Raul.Duverge@boston.gov

Good morning

Thank you for holding the meeting last Wednesday on the project proposed for the above-referenced address in Ward 1.

I am **opposed** to this project because it is:

not context-sensitive;

ignores the zoning code;

will create a gentrification effect for long-term East Boston residents;

is too dense for that parcel;

will create enormous traffic congestion and pedestrian issues specific to the adjacent roundabout;

and will change the groundwater effects in the immediate area; realized as a flood zone.

There is already too much development scheduled for that neighborhood, and the city has yet to address the congestion and zoning issues created by it.

Kindly remember that ALL real estate booms become busts in due time.

Thank you

K Pearson

Ward 1; precinct 13

**Boston Water and  
Sewer Commission**

980 Harrison Avenue  
Boston, MA 02119  
617-989-7000  
Fax: 617-989-7718



October 31, 2016

Mr. Raul Duverge  
Project Manager  
Boston Redevelopment Authority  
One City Hall Square  
9<sup>th</sup> Floor  
Boston, MA 02201-1007

Re: 16 Boardman Street  
Small Project Review Application

Dear Mr. Duverge:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 16 Boardman Street located in the Orient Heights neighborhood of East Boston. This letter provides the Commission's comments on the SPRA.

16 Boardman LLC proposes to demolish the existing structure and construct a tiered three-story building fronting on Boardman Street. The lower level would consist of a 27-car garage partly below grade, accessed from Boardman Street via a ground-level driveway, with 19 dwelling units located on floors one, two, and three. The mezzanine level would consist of an exterior deck, meeting room, and mechanical equipment placement.

Water usage and wastewater generation estimates were not stated in the SPRA.

Water service, the site is served by a 12-inch water main in Boardman Street. The water main is part of the Commission's Northern Low Pressure Zone.

For sewer and storm drain service, the site is served by Commission owned sewers and drains. There are two 36-inch sanitary sewer lines, and one 36-inch storm drain in Boardman Street.



## General

1. Prior to demolition of any buildings, all water, sewer, and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. 16 Boardman LLC must then complete a Termination Verification Approval Form for a Demolition Permit, available from the Commission and submit the completed form to the City of Boston's Inspectional Services Department before a demolition permit will be issued.
2. All new or relocated water mains, sewers and storm drains must be designed and constructed at 16 Boardman LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the designs of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers, and drains which serve the site, proposed service connections, as well as water meter locations.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
- 3a. 16 Boardman LLC should be aware that if during the site plan permitting process it becomes apparent that wastewater flows will be 15,000 gpd or more, the Commission will invoke the requirement that the project participate in the 4 to 1 program.





The proponent should also note that the 4 to 1 requirement must be addressed 90 days before the activation of the water service.

4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. 16 Boardman LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, 16 Boardman LLC will be required to apply for a RGP to cover these discharges.
6. 16 Boardman LLC is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
7. The Commission will require 16 Boardman LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require 16 Boardman LLC to re-inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
8. It is 16 Boardman LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, 16 Boardman LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

#### Water

1. 16 Boardman LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be



based on full-site build-out of the proposed project. 16 Boardman LLC should also provide the methodology used to estimate water demand for the proposed project.

2. 16 Boardman LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, 16 Boardman LLC should consider outdoor landscaping which requires minimal use of water to maintain. If 16 Boardman LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. 16 Boardman LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. 16 Boardman LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. 16 Boardman LLC will also be required to install approved backflow prevention devices on the water services for fire protection, vehicle wash, mechanical and any irrigation systems. 16 Boardman LLC is advised to consult with Mr. James Florentino, Manager of Engineering Code Enforcement, with regards to backflow prevention.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, 16 Boardman LLCs should contact the Commission's Meter Department.

#### Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application 16 Boardman LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
  - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater, or construction debris to the Commission's drainage system when construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
  - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.



In conjunction with the Site Plan and the General Service Application the 16 Boardman LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:

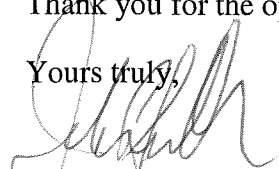
- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the construction is underway.
  - Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control or treatment structures to be utilized during construction.
  - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. 16 Boardman LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.
  3. The Commission encourages 16 Boardman LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. 16 Boardman LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, 16 Boardman LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  5. 16 Boardman LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.



6. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity, and recharge. In addition to Commission standards, 16 Boardman LLC will be required to meet MassDEP Stormwater Management Standards.
7. If pump-out stations are to be constructed for the new slips, the wastewater from the pump-out station must be discharged to a sanitary sewer. 16 Boardman LLC is advised to consult with Mr. Phil Larocque, Site Plan Engineer, with regard to connecting the pump-out station to a sanitary sewer.
8. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
9. The Commission requests that 16 Boardman LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. 16 Boardman LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.
10. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators, any vehicle washing facility is required to go through an oil trap and discharge to the sanitary sewer system

Thank you for the opportunity to comment on this project.

Yours truly,

  
John P. Sullivan, P.E.  
Chief Engineer

JPS/es

cc: 16 Boardman Street, LLC  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail  
M. Connolly, MWRA via e-mail



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Wed, Oct 26, 2016 at 7:06 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1269

Form inserted: 10/26/2016 7:06:38 PM

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Document Name: 16 Boardman Street

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First Name: Lorraine

Last Name: BURRI

Organization:

Email: LORRAINEB830@AOL.COM

Street Address: 960 SARATOGA ST

Address Line 2:

City: EAST BOSTON

State: MA

Phone: (617) 561-4633

Zip: 02128

Comments: As a direct abutter of this proposed development, my family and I have many concerns. The blueprints show that this building is going to be on top of my property line. We will be loosing all of our privacy that we have grown to love and be accustomed to over the past 30 years. There are many trees that help with this privacy and I hope to keep some of those existing trees and maybe add some new mature trees. Since being so close to Noyes Park it goes with the theme of the area. Also, Boardman St. is a highly populated and congested street with traffic already lining up onto McClellan Highway and Saratoga Street. With 27 parking spots, this will add to the traffic and make it impossible for them to get in and out of their lot without having to cross the double line. Another question arises with the parking. There is absolutely no parking on Boardman Street. What if the people have guests? Where will they park? I think a traffic study is needed to come up with a plan because this is going to cause problems. Another issue is the roof deck. It is just unnecessary. There is no view and nothing to look at it. This neighborhood does not need a roof deck to add to the already noisy Orient Heights Neighborhood. Please keep our concerns in mind. Thank you, Lorraine Burri and Family

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Fri, Oct 21, 2016 at 3:16 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1246

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Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street

First Name: Joshua

Last Name: Acevedo

Organization: Local Resident

Email: 1986joshuaacevedo@gmail.com

Street Address: 256 Marion Street

Address Line 2:

City: East Boston

State: MA

Phone: (857) 654-2606

Zip: 02128

Comments: I am writing this quick comment to offer my support for the development being proposed at 16 Boardman Street. I have read the documents pertaining to this development and have also reviewed the drawings of the proposed development and welcome this development to our neighborhood. I think it is always good for a community to add residential ownership opportunities and think this will also be a way to provide affordable ownership opportunities through the required affordable component of this development. This could allow local residents the opportunity to buy when they may not have had the chance otherwise. I also think the proposed 27 parking spots is fantastic and above the common 1:1 ration that has become very prevalent with regards to new developments. I only hope that should they have unused parking spots that they consider the potential to lease to nearby residents. In conclusion, I hope that the BPDA will approve this project.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

## Re: Small Project Review Application (SPRA) Submission Notice- 16 Boardman Street, East Boston

1 message

Bob D'Amico &lt;bob.damico@boston.gov&gt;

Fri, Oct 7, 2016 at 11:28 AM

To: Raul Duverge &lt;raul.duverge@boston.gov&gt;

Cc: Julie Burros <julie.burros@boston.gov>, Ronald Rakow <ronald.rakow@boston.gov>, David Carlson <David.Carlson@boston.gov>, Michael Cannizzo <Michael.Cannizzo@boston.gov>, John Hasson <john.hasson@boston.gov>, "Joseph Finn - (Commissioner)" <joseph.finn@boston.gov>, Mary Kilgallen <mary.kilgallen@boston.gov>, Christian Simonelli <csimonelli@bgwt.org>, Rosanne Foley <rosanne.foley@boston.gov>, William Evans <william.evans@pd.boston.gov>, MBrodyField@bphc.org, Tplant@bphc.org, tpolk@bphc.org, William Egan <william.egan@boston.gov>, John DeBenedictis <john.debenedictis@cityofboston.gov>, James Gillooly <james.gillooly@cityofboston.gov>, Vineet Gupta <vineet.gupta@cityofboston.gov>, jewellc@bwsc.org, A Horst <horstaf@bwsc.org>, Teresa Polhemus <Teresa.Polhemus@boston.gov>, Gina Physic <gina.physic@boston.gov>, Tim Davis <tim.davis@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Kathleen Pedersen <kathleen.pedersen@boston.gov>, Cindy Chow <cindy.chow@boston.gov>, Renee LeFevre <renee.lefevre@boston.gov>, Gary Uter <gary.uter@boston.gov>, Phil Cohen <phil.cohen@boston.gov>, Sara Myerson <sara.myerson@boston.gov>, John Read <John.Read@boston.gov>, Lara Mérida <lara.merida.bra@cityofboston.gov>, Richard McGuinness <richard.mcguinness@boston.gov>, Bryan Glascock <bryan.glascock@boston.gov>, Tai Lim <tai.lim@boston.gov>, Marybeth Pyles <marybeth.pyles@boston.gov>, Mark Cardarelli <mark.cardarelli@cityofboston.gov>, Sheila Dillon <sheila.dillon@boston.gov>, Ben.Lynch@state.ma.us, Kristen McCosh <kristen.mccosh@cityofboston.gov>, Sarah Leung <sarah.leung@boston.gov>, Brad Swing <brad.swing@boston.gov>, Van Du <van.du@boston.gov>, Maura Zlody <maura.zlody@boston.gov>, John Hoey <john.hoey@boston.gov>, Susan Rice <Susan.Rice@boston.gov>, William Christopher <william.christopher@boston.gov>, Eugene O'Flaherty <eugene.oflaherty@boston.gov>, Bradford.Washburn@state.ma.us, Holly.S.Johnson@state.ma.us, Jerome Smith <jerome.smith@boston.gov>, Anne Schwieger <anne.schwieger@boston.gov>, Diana Orthman <Diana.Orthman@boston.gov>, William Oates <Bill.oates@boston.gov>, Christopher Cook <christopher.cook@boston.gov>, Amy Cording <amy.cording@boston.gov>, Liza Meyer <liza.meyer@cityofboston.gov>, Carrie Marsh <carrie.marsh@boston.gov>, Para Jayasinghe <para.jayasinghe@boston.gov>, Michael Dennehy <michael.dennehy@boston.gov>, Mark Cardarelli <mark.cardarelli@boston.gov>, Brooke Woodson <brooke.woodson@boston.gov>, Keith Williams <keith.williams@boston.gov>, abrennan@mbta.com, john.romano@state.ma.us, "Paravalos, Peter" <PParavalos@mbta.com>, Matthew Englander <matthew.englander@boston.gov>, Connie Holmes <connie.holmes@boston.gov>, John Dalzell <john.dalzell@boston.gov>, lisa.engler@state.ma.us, director@fourcornersms.org, Michelle Wu <michelle.wu@boston.gov>, Michael Flaherty <michael.flaherty@boston.gov>, Ayanna Pressley <ayanna.pressley@boston.gov>, Anissa Essaibi-George <anissa.essaibi-george@boston.gov>, Kara Elliott-Ortega <kara.elliott-ortega@boston.gov>, Salvatore LaMattina <salvatore.lamattina@cityofboston.gov>, Michael Sinatra <michael.sinatra@boston.gov>, Adrian Madaro <adrian.madaro@mahouse.gov>, Joe Boncore <Joseph.Boncore@masenate.gov>, Matthew Martin <matthew.martin@boston.gov>, Viktorija Abolina <viktorija.abolina@boston.gov>, Claudia Correa <claudia.correa@boston.gov>, "Lamattina, Liana (HOU)" <liana.lamattina@mahouse.gov>

Raul,

I have reviewed the above document and hereby forward the following comments.

The proposed building will have 19 units with 27 parking spaces. The minor issues I have are as follows:

- 1) The photos depicted in the application show very little traffic on Boardman Street and in Orient Heights Station. I think it should be noted that the location of this project is situated in one of the most congested areas in East Boston during the AM and PM peak hour periods. Therefore, I believe a substantial amount of attention should be paid to this project regarding peak hour traffic impacts in any future documentation.
- 2) The parking layout has 14 spaces in tandem. If this design should be approved, I suggest there be strong language outlining how the vehicles will be moved to eliminate any problems pertaining to access and egress to the spaces that will be blocked in.
- 3) The project is located a couple of hundred feet from MBTA Blue Line Orient Heights Station. Why then are there so many parking spaces when this is transit oriented development! There have been other projects in East Boston as well

10/7/2016

City of Boston Mail - Re: Small Project Review Application (SPRA) Submission Notice- 16 Boardman Street, East Boston

as elsewhere where this would be considered Transit Orient Development. Why is this different?

Please let me know if you have any questions.

Bob D'Amico

On Thu, Oct 6, 2016 at 4:01 PM, Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon,

Attached for your review is the Small Project Review Application ("SPRA") for the proposed 16 Boardman Street project in East Boston (the "Proposed Project"), received by the Boston Planning and Development Agency ("BPDA") on Wednesday, October 5, 2016.

The Proposed Project consists of the demolition of the existing residential structure on the site and the construction of a three (3) story, residential building with nineteen (19) condominium units and twenty seven (27) off-street parking spaces.

The BRA solicits comments from the city departments, public agencies, elected officials and the general public. Written comments on the attached SPRA must be received by the BPDA no later than Monday, November 7, 2016. Please use the contact information below for comments or clarification.

Should you have any questions or would like a hard copy of the SPRA, feel free to contact me at any time.

 16 Boardman Street SPRA 2016-10-05.pdf



**boston planning &  
development agency**

**Raul Duverge**

*Project Manager*

617.918.4492

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)

--  
**Bob D'Amico**





Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Oct 25, 2016 at 1:07 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1260

Form inserted: 10/25/2016 1:07:40 PM

Form updated: 10/25/2016 1:07:40 PM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street?utm\_source=Neighborhoods&amp;utm\_campaign=f64660e87a-16\_Boardman\_Street\_Public\_Meeting10\_25\_2016&amp;utm\_medium=email&amp;utm\_term=0\_bccda74844-f64660e87a-197523141

First Name: Daniel

Last Name: Glissman

Organization: Resident

Email: daniel.glissman@yahoo.com

Street Address: 1008 Bennington Street

Address Line 2: Unit 3B

City: Boston

State: MA

Phone: (617) 456-8000

Zip: 02128

Comments: As a neighbor and resident of Orient Heights I strongly support this project. I have attended numerous meetings held by the developer and attended many of the Orient Heights Neighborhood Council meetings where this project was discussed. This is an excellent example of transient oriented development and a great use of an underutilized lot. This area needs more housing like this. Thank you, Dan

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 16 Boardman Street

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Oct 25, 2016 at 11:06 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1258

Form inserted: 10/25/2016 11:06:35 AM

Form updated: 10/25/2016 11:06:35 AM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street?utm\_source=Neighborhoods&utm\_campaign=f64660e87a-16\_Boardman\_Street\_Public\_Meeting10\_25\_2016&utm\_medium=email&utm\_term=0\_bccda74844-f64660e87a-109593829

First Name: Sarah

Last Name: MacLeod

Organization:

Email: Sarah.MacLeod001@umb.edu

Street Address: 37 Breed St.

Address Line 2:

City: East Boston

State: MA

Phone: (508) 361-2503

Zip: 02128

Comments: Big-Box design is a shame. With this type of investment, it should be better designed. Too high will roofdeck and all the other stuff on the roof. NO ROOFDECK. More greenspace is needed.

PMContact: Raul.Duverge@Boston.gov



**Raul Duverge** <raul.duverge@boston.gov>

## Project Comment Submission: 16 Boardman Street

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Oct 25, 2016 at 11:02 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1257

Form inserted: 10/25/2016 11:02:15 AM

Form updated: 10/25/2016 11:02:15 AM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street?utm\_source=Neighborhoods&utm\_campaign=f64660e87a-16\_Boardman\_Street\_Public\_Meeting10\_25\_2016&utm\_medium=email&utm\_term=0\_bccda74844-f64660e87a-109593829

First Name: Kevin

Last Name: Carpenter

Organization:

Email: kevin.carpenter001@gmail.com

Street Address: 35 Breed St.

Address Line 2:

City: East Boston

State: MA

Phone: (617) 992-6823

Zip: 02128

Comments: Design lacks creativity, hope there can be more greenspace. building height with mechanicals and roof deck is too big. taking down alot of trees, hope they are replaced. entrance and exit of the site is concerning given traffic and traffic patterns.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**

1 message

**no-reply@boston.gov** <no-reply@boston.gov>

Tue, Oct 25, 2016 at 10:57 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1256

Form inserted: 10/25/2016 10:56:59 AM

Form updated: 10/25/2016 10:56:59 AM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street?utm\_source=Neighborhoods&utm\_campaign=f64660e87a-16\_Boardman\_Street\_Public\_Meeting10\_25\_2016&utm\_medium=email&utm\_term=0\_bccda74844-f64660e87a-109593829

First Name: Christian

Last Name: Orlando

Organization:

Email: christianorlando494@gmail.com

Street Address: 174 Leyden St.

Address Line 2:

City: East Boston

State: MA

Phone: (617) 913-2240

Zip: 02128

Comments: Really like the idea of condo's and giving ownership opportunity. The shape of the building lacks creativity. There are future potential developable sites adjacent to the property and it would be nice to see the Planning and Development agency plan accordingly and have an idea of some innovative architecture to maintain neighborhood character as well as bring something new and fresh to the neighborhood. Worried about the transportation logistics of pulling in and out of the driveway. Driveway is set 150' from very heavily congested rotary on a congested street that currently has a double yellow line. Would people be able to take a left out of the driveway and break a traffic law. Would the site then filter more cars into a congested square already? Would like to see more greenspace and a nicer transition from the site to the adjacent park. Would like to see condo doc's that forbid satellite dishes or at least require all satellites be mounted to the roof out of public view. 35' plus the roofdeck and utilities make the building massing and height appear quite large. would like to see removed and downsized and alternative plans be made for those items. Maybe tapering the building at the top to give an appearance that the building is smaller than it is. front of the building looks very commercial and generic. what about adding shutters or other window treatments to give a more home-like neighborhood feel A lot of trees will be removed in developing this site. I would expect the same amount of greenspace be returned to the community particularly due to the fact that we want the site to have a nice transition into the adjacent park. Overall not opposed to the project in theory just opposed as it stands now. I think a building of this magnitude and trend setting ability could be better designed to really help positively impact the neighborhood as well as the local business district and surrounding greenspace. Noyes Park is a significant community asset that should be protected and abutted by equally beautiful assets. There is a plan to reinvest tax-payer money into the park to improve, modernize and beautify and I would hope to see the city hold developers accountable to make a similar investment.



Raul Duverge &lt;raul.duverge@boston.gov&gt;

## Re: Small Project Review Application (SPRA) Submission Notice- 16 Boardman Street, East Boston

1 message

**Rosanne Foley** <rosanne.foley@boston.gov>

Fri, Oct 7, 2016 at 11:35 AM

To: Bob D'Amico &lt;bob.damico@boston.gov&gt;

Cc: Raul Duverge <raul.duverge@boston.gov>, Julie Burros <julie.burros@boston.gov>, Ronald Rakow <ronald.rakow@boston.gov>, David Carlson <David.Carlson@boston.gov>, Michael Cannizzo <Michael.Cannizzo@boston.gov>, John Hasson <john.hasson@boston.gov>, "Joseph Finn - (Commissioner)" <joseph.finn@boston.gov>, Mary Kilgallen <mary.kilgallen@boston.gov>, Christian Simonelli <csimonelli@bgwt.org>, William Evans <william.evans@pd.boston.gov>, MBrodyField@bphc.org, Tplant@bphc.org, tpolk@bphc.org, William Egan <william.egan@boston.gov>, John DeBenedictis <john.debenedictis@cityofboston.gov>, James Gillooly <james.gillooly@cityofboston.gov>, Vineet Gupta <vineet.gupta@cityofboston.gov>, jewellc@bwsc.org, A Horst <horstaf@bwsc.org>, Teresa Polhemus <Teresa.Polhemus@boston.gov>, Gina Physic <gina.physic@boston.gov>, Tim Davis <tim.davis@boston.gov>, Michael Christopher <michael.christopher@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Kathleen Pedersen <kathleen.pedersen@boston.gov>, Cindy Chow <cindy.chow@boston.gov>, Renee LeFevre <renee.lefevre@boston.gov>, Gary Uter <gary.uter@boston.gov>, Phil Cohen <phil.cohen@boston.gov>, Sara Myerson <sara.myerson@boston.gov>, John Read <John.Read@boston.gov>, Lara Mérida <lara.merida.bra@cityofboston.gov>, Richard McGuinness <richard.mcguinness@boston.gov>, Bryan Glascock <bryan.glascock@boston.gov>, Tai Lim <tai.lim@boston.gov>, Marybeth Pyles <marybeth.pyles@boston.gov>, Mark Cardarelli <mark.cardarelli@cityofboston.gov>, Sheila Dillon <sheila.dillon@boston.gov>, Ben.Lynch@state.ma.us, Kristen McCosh <kristen.mccosh@cityofboston.gov>, Sarah Leung <sarah.leung@boston.gov>, Brad Swing <brad.swing@boston.gov>, Van Du <van.du@boston.gov>, Maura Zlody <maura.zlody@boston.gov>, John Hoey <john.hoey@boston.gov>, Susan Rice <Susan.Rice@boston.gov>, William Christopher <william.christopher@boston.gov>, Eugene O'Flaherty <eugene.oflaherty@boston.gov>, Bradford.Washburn@state.ma.us, Holly.S.Johnson@state.ma.us, Jerome Smith <jerome.smith@boston.gov>, Anne Schwieger <anne.schwieger@boston.gov>, Diana Orthman <Diana.Orthman@boston.gov>, William Oates <Bill.oates@boston.gov>, Christopher Cook <christopher.cook@boston.gov>, Amy Cording <amy.cording@boston.gov>, Liza Meyer <liza.meyer@cityofboston.gov>, Carrie Marsh <carrie.marsh@boston.gov>, Para Jayasinghe <para.jayasinghe@boston.gov>, Michael Dennehy <michael.dennehy@boston.gov>, Mark Cardarelli <mark.cardarelli@boston.gov>, Brooke Woodson <brooke.woodson@boston.gov>, Keith Williams <keith.williams@boston.gov>, abrennan@mbta.com, john.romano@state.ma.us, "Paravalos, Peter" <PParavalos@mbta.com>, Matthew Englander <matthew.englander@boston.gov>, Connie Holmes <connie.holmes@boston.gov>, John Dalzell <john.dalzell@boston.gov>, lisa.engler@state.ma.us, director@fourcornersms.org, Michelle Wu <michelle.wu@boston.gov>, Michael Flaherty <michael.flaherty@boston.gov>, Ayanna Pressley <ayanna.pressley@boston.gov>, Annessa Essaibi-George <annessa.essaibi-george@boston.gov>, Kara Elliott-Ortega <kara.elliott-ortega@boston.gov>, Salvatore LaMattina <salvatore.lamattina@cityofboston.gov>, Michael Sinatra <michael.sinatra@boston.gov>, Adrian Madaro <adrian.madaro@mahouse.gov>, Joe Boncore <Joseph.Boncore@masenate.gov>, Matthew Martin <matthew.martin@boston.gov>, Viktorija Abolina <viktorija.abolina@boston.gov>, Claudia Correa <claudia.correa@boston.gov>, "Lamattina, Liana (HOU)" <liana.lamattina@mahouse.gov>

Hello Raul,  
I echo Bob's concerns, and would even suggest they are not minor.  
Where did the number of 27 spaces come from?

Aside from the required Article 85 demolition delay review, we don't have any historic preservation issues with the property.



**Rosanne Foley**  
Executive Director, Boston Landmarks Commission  
Environment Department  
617.635.3850 (w)



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 16 Boardman Street

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Mon, Oct 17, 2016 at 3:26 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1236

Form inserted: 10/17/2016 3:25:39 PM

Form updated: 10/17/2016 3:25:39 PM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street

First Name: Mike

Last Name: Ross

Organization: East Boston resident

Email: mikerossboston@yahoo.com

Street Address: 33 Everett Street

Address Line 2:

City: East Boston

State: MA

Phone: (617) 456-8149

Zip: 02128

Comments: I support this residential development project as it will increase housing creation with greater density, particularly for this transit-oriented-development site. Please feel free to contact me for further contact. Best regards, Mike Ross 33 Everett Street East Boston

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

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## Project Comment Submission: 16 Boardman Street

1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Thu, Oct 20, 2016 at 9:03 AM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1241

Form inserted: 10/20/2016 9:02:59 AM

Form updated: 10/20/2016 9:02:59 AM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street

First Name: Anthony

Last Name: Bellanti

Organization:

Email: abuild101@aol.com

Street Address: 75 Orient Ave

Address Line 2:

City: East Boston

State: MA

Phone: (617) 640-0566

Zip: 02128

Comments: I am a lifelong resident of East Boston and have attended many community meetings pertaining to the 16 Boardman Street project . I have seen the plans and the renderings and have heard the presentations and I just think that this would be a great building for that site. Therefore I am writing this letter to fully support this project it will be a great addition to our neighborhood. I also want to commend the members of the BRA for their handling of the community process and for your insight in shaping the future of East Boston. Thank You.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge &lt;raul.duverge@boston.gov&gt;

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**Project Comment Submission: 16 Boardman Street**1 message

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**no-reply@boston.gov** <no-reply@boston.gov>

Thu, Oct 13, 2016 at 5:57 PM

To: BRAWebContent@cityofboston.gov, Raul.Duverge@boston.gov

CommentsSubmissionFormID: 1230

Form inserted: 10/13/2016 5:57:47 PM

Form updated: 10/13/2016 5:57:47 PM

Document Name: 16 Boardman Street

Document Name Path: /Development/Development Projects/16 Boardman Street

Origin Page Url: /projects/development-projects/16-boardman-street

First Name: Mike

Last Name: Russo

Organization: Orient Heights Resident &amp; Homeowner

Email: mikerusso\_2000@yahoo.com

Street Address: 61 Barnes Avenue

Address Line 2:

City: East Boston

State: MA

Phone: (617) 567-1590

Zip: 02128

Comments: In a word, ghastly. Post WWII public housing like the Robert Taylor Homes and Cabrini-Green (both in Chicago) were constructed with better materials and higher aesthetic standards than the nonsense routinely rubber-stamped by the BPDA. I'm not anti-development. I'm anti-trashitecture, and this proposal is an object-lesson in that cynical discipline. No, thank you.

PMContact: Raul.Duverge@Boston.gov