









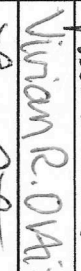

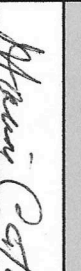





Petition to Deny the BRA and Zoning Code Relief for 73 River Street

Petition summary and background	<p>Lucio Trabucco of Nunes Trabucco Architects and George Tsolirides, property owner, are proposing combine the existing privately owned lots to build a 4 story retail/residential structure. This structure will consist of 18 2Bd/@ba units with 30 parking spaces in the rear of the structure. This project presents eleven variances (that were mildly discussed (without resolution) with the residents on 9/22/16) resulting from the density of this proposal. The plan condos, in a residential neighborhood zoned for One to Two family homes occupied by owners. The residents and community have the following concerns:</p> <ol style="list-style-type: none"> 1. We do not believe this rendering is to scale, it does not depict an accurate account of the other types of homes in the immediate neighborhood. <ol style="list-style-type: none"> a. We ask that the developer provide renderings that are to scale and include: the homes on Sturbridge Street, both gas stations, the business and the three family (corner of River and Sturbridge Streets) 2. A clear plan on how he proposes address each of the 11 variances <ol style="list-style-type: none"> a. New renderings to show the visual impacts of addressing the variances b. An understanding of what variances he will not/ cannot address and why? c. An understanding of what variances he hopes to get a 'waiver' for and why? 3. What is his contingency plan if this does not work? (zoning or funding does not go through?) <ol style="list-style-type: none"> a. currently , the lots are zoned for 2 family residences, on a street where most lots are zoned for one family, two family & some expanded to three family 4. Parking (issues that cannot be regulated with mechanisms- considering condo association); the over flow of commercial traffic with the new store fronts (as it exists today it is a nightmare 5. Circulation of traffic <ol style="list-style-type: none"> a. The traffic in this intersection is already horrendous with the 7 commercial structures on the corner (two gas stations, 2 restaurants, cleaners, liquor store, barber and beauty salon) b. Garbage removal c. Snow removal <p>The residents and the community support the following alternatives:</p> <ol style="list-style-type: none"> a. 2-3 single family homes (yard, off street parking b. 4-5 townhomes (yard, off street parking) c. Duplexes d. Two apartments above a commercial storefronts and a 2 family home
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Action petitioned for	We, the undersigned, are concerned residents of the immediate neighborhood are requesting an immediate denial of BRA approval and zoning relief for this project as it is too dense for the lot and the neighborhood that boasts middle-class
15.	that we request another meeting with the BRA to discuss alternatives in

Printed Name	Signature	Address	Comment	Date
1. LAURENCE VASS				10/11/16
2. BETHANN HYMAN				10/11/16
3. REEIA CATENINGS			PLEASE OFFER ALTERNATIVE STRUCTURE	10/11/16
4. DENISE REDDADE				10/13/16
5. BONNIE MINESTADLER				10/13/16
6. CATHERINE MARIN				10/13/16
7. MAURICE ALICE BUCKLE			I prefer single family housing	10/13/16
8. JOVAN J. LACET			WE PREFER SINGLE FAMILY HOMES OR TWO FAMILY HOMES	10-13/16
9. WILLIAM MILLIS				10/13/16
10. VALERIE BURTON				10/13/16
11. VIVIAN R. ORTIZ				10/13/16
12. LOUIS CATER				10/13/16
Printed Name	Signature	Address	Comment	Date
13. MARION CATER				10/13/16
14. JEAN VALERIS			PLEASE OFFER ALTERNATIVE	10/13/16
15. LOUISE BUCKLE LOUISE BUCKLE				10/13/16
16. MARTHA CATER			PLEASE OFFER ALTERNATIVE	10/13/16

Print Name	Signature	address	Comment	Date
17. Banita Burgess	<i>Burgess</i>		Pls offer alternate bldg	10/13/16
18. Maurice B. Wright	<i>Maurice B. Wright</i>			10/13/16
19. Eunice Robinson	<i>Eunice Robinson</i>			10/13/16
20. WEBSTER ROGERS	<i>Webster Rogers</i>			10/13/16
21. James				
Printed Name	Signature	Address	Comment	Date
22. JAMES WATSON	<i>James Watson</i>			10/13/16
23. Francine Dancy	<i>Francine Dancy</i>			10/13/16
24. John McHadden	<i>John McHadden</i>			10/13/16
25. James Moseley	<i>James Moseley</i>			10/13/16
26. Sylvester Moseley	<i>Sylvester Moseley</i>			10/13/16

Printed Name	Signature	Address	Comment	Date
27. ROSE TURNER	<i>Rose M. Turner</i>			10/13/16
28. Noia Laason	<i>Noia Laason</i>			10/13/16
29. ADAM WILLIAMS	<i>Adam Williams</i>			10/13/16
30. Harrel LUSKINS	<i>18 CLARET AVE</i>			
31. Patricia Pitts	<i>Patricia Pitts</i>			10/13/2016
32. Elizabeth FITTS	<i>Elizabeth Fitts</i>			10/13/16
33. Randall Mattern	<i>Randall Mattern</i>		Single family homes better for neighborhood	10/13/16

34.	Marta Hillis	Marta Hillis				02/13/16
35.	Kirsten Hillis	Kirsten Hillis				10/13/16
36.	Jayla Hillis	Jayla Hillis				10/13/16
37.	Ariana Hillis	Ariana Hillis				10/13/16
38.	Sienna Martin	Sienna Martin				10/13/16
39.	Isabella Martin	Isabella Martin				10/13/16
40.	Reynold Martin	Reynold Martin				10/13/16
41.	Grace Peltier	Grace Peltier				10/13/16
42.	Augustus Peltier	Augustus Peltier				10/13/16
43.						
44.						
45.						
46.						
47.						
48.						
49.						
50.						

Project Name 73 RIVER STREET

Name Rae Catchings

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

Boston, MA 02126

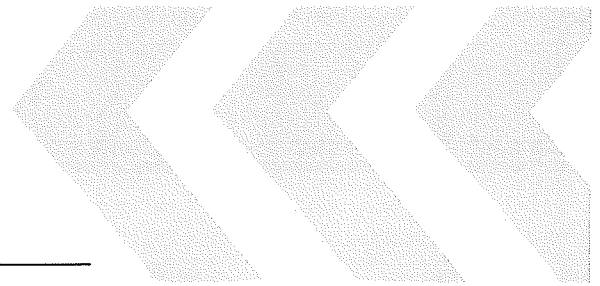
Neighborhood MAHAPAN

Affiliation Resident

Comments:

- + Resident only parking
- + Snow removal ISSUES
- + INFUX OF PARKING / CIRCULATION OF TRAFFIC IS A MAJOR ISSUE
- + Transition OF HOME OWNERSHIP (when it doesn't sell) to Rental units → transient residents
- + Duplexes / single family homes instead of 18 rentals
- + NO multi family 18+, 15+, 10+ Unit Building
- + We are opposing considering





Project Name 73 River Street

Name _____

Phone _____

Email _____

Address _____

Neighborhood Mattapan

Affiliation BRA

Comments:

- Where would parking for the commercial in the back?
- What variances?
- People of color / women / boston residents
- loading bay
- Safety / drugs → traffic?
- Curb cut at the gas station / neighborhood simulator
- street lights
- ~~open~~ office space
- street bridge street is too narrow
- immediate answers present were opposed.



Project Name River st #73

Name William Willis

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

Mattapan Ma 02126

Neighborhood Lower Mills

Affiliation Resident

Comments: I have been a home owner at #30
sterbridge st. I oppose the project because this
has been a residential neighborhood since I
bought in 1999. Children play ball in the streets
neighbors congregate and the street is quiet.
We don't want 18 condos! We want a
duplex or 2 single family homes. Please
listen to the residents. This is our 1st
meeting and we are frustrated.



Project Name 73 RIVER ST Mattapan

Name NONI CHAGNON SMITH

Phone _____

Email _____

Address _____

Mattapan

Neighborhood _____

Affiliation neighbor

Comments:

What formula does BRA use to determine affordability? Our neighborhood needs housing for low income workers → people netting 2,500 → 3,000 per month.



Project Name 73 River St

Name Nicole Pueris

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

Mattapan, MA 02126

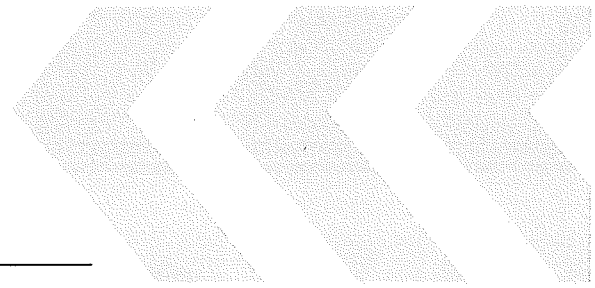
Neighborhood MATTAPAN

Affiliation _____

Comments: I Nicole Pueris Completely Support River Street Grille. George has supported several organizations that I belong too. George came to me before he started his Project I completely supported him then and I support him now. I do not believe George would put up anything that would harm the community.

Nicole 





Project Name _____

Name Seekers of Knowledge

Phone _____

Email _____

Address _____

Space needed for 45 girls

Neighborhood _____

Affiliation _____

Comments:

Please consider space for Non-profit
Program Seekers of Knowledge Please
contact us for more information or go online
and review. Please reachout to:

Martha Williams at Ba: _____



BostonRedevelopmentAuthority.org



Twitter.com/BostonRedevelop

Project Name 73 River St

Name Chun Tat Yip

Phone [REDACTED]

Email [REDACTED]

Address [REDACTED]

Matapan MA 02126

Neighborhood

Affiliation neighbor - chinatown express

Comments:

We own the restaurant "chinatown express" right next door to this project. The side street is too narrow and lots of parking issue, this project will increase parking problem and traffic.



Crystal Gormon
qlobalian & Mattapan 02126
Carie Carmel Arrbndal

Mattapan Mass 02126

~~Carie~~ Gandy ~~Colson~~
Hyde Park
number

Wendy of Everett Ma,

Jamie Padmore
Speedwell street
Dorchester, MA 01912

Barry Robinson
Dorchester, MA 02126
Brockton MA 02301

Douglas Benton
John Small
10 Rockwell St

J

Jamie Payne
Tam; Shelby
Ma 02126

George F. Wilbur
MT Vernon St.

Danny Pommie
Edward Wilson
Canton St
St. Carris Rd
Mattapan Ma.

Michael Roddy
Saire Hashmi
Warren St
Rafay - Ma 02119
rempt Boston MA 02114

Proposed Retail/
Residential Building
73-77 River Street
Mattapan, MA



Proposal:

4 Story Structure to include:

Ground Floor:

3,500 SF Retail space to house the existing Pizza Restaurant and Laundry Space, Mechanical Space, Enclosed Trash Room, Residential Lobby, Vertical Circulation and 30 Parking spaces at rear of building.

Parking Access: from Sturbridge Street and exiting through an alley-way on River Street. There will be no thru traffic onto Sturbridge Street.

Floors 2 thru 4 above retail: 6, 2 bedroom residential condominiums. The residential units are 1,100 sf each and are all market units except 13% of the units will be affordable and meet the city of Boston guidelines.

The façade: consisting of materials which are present in the surrounding neighborhood with brick veneer and corrugated metal at top floor to create a balance of materials.

Any additional questions, please contact: Karen Bunch 617-233-5316
Email: karenlynbunch@gmail.com

NAME	ADDRESS	PHONE NUMBER
Walden Gilbert	[REDACTED] Mattapan, MA	
Paul Hastings	[REDACTED] Mattapan, MA	
Martha Blomberg	[REDACTED] Mattapan, MA	
Joe Evans	[REDACTED] Mattapan, MA	
Georgia Brack	[REDACTED] Mattapan, MA	
Ray Spiller	[REDACTED] Mattapan, MA	
Debra White-John	[REDACTED] Mattapan, MA	
James M. Funes	[REDACTED] Mattapan, MA	
Lucile Ricard	[REDACTED] 02126	



Proposed Retail/
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73-77 River Street
Mattapan, MA

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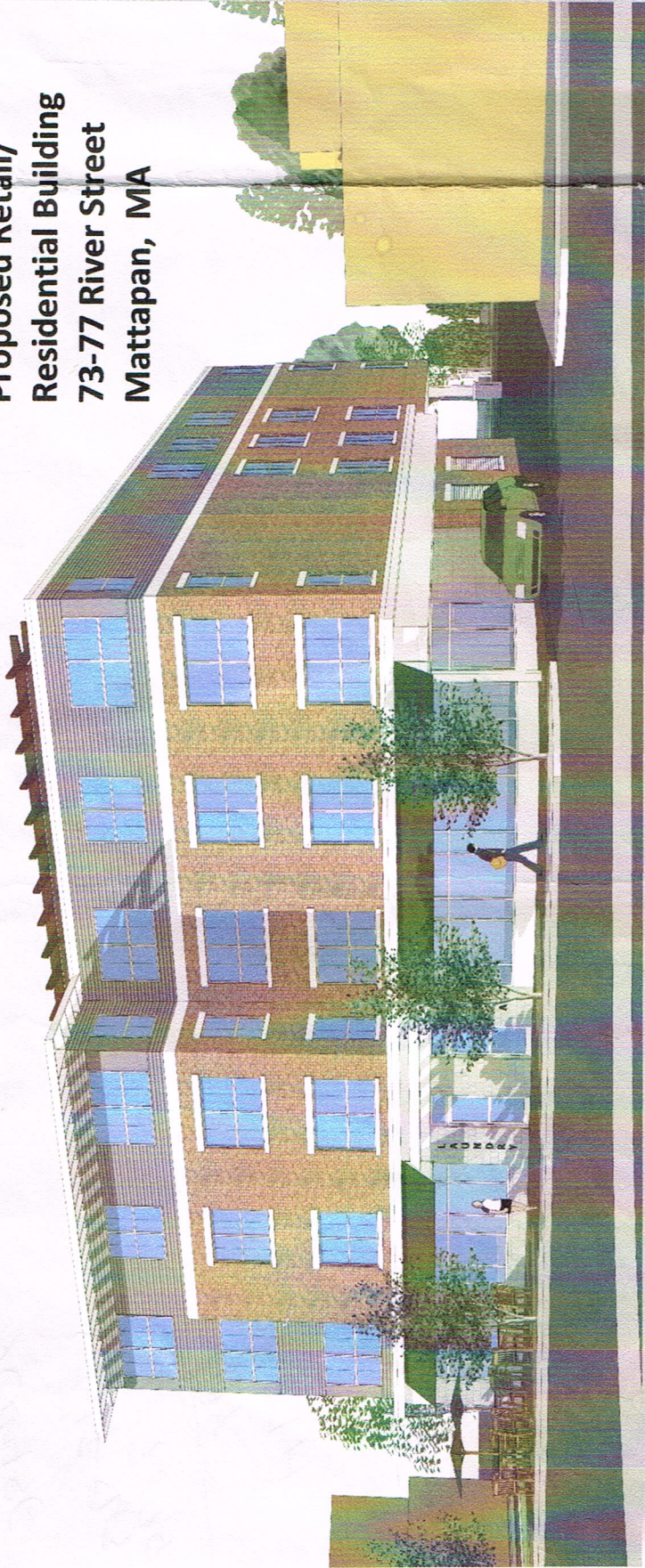
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NAME	ADDRESS	PHONE NUMBER
Ramon Atonetty Thomas Gulland Eric Kerent Nicole Pueris Samio Dune Bernard Washington D. Opatas Il. Shred Leslie Tanya Boone Paul Jimenez Deane Ross Jacobie Williams Francis Camilo Steven Payne	[REDACTED]	[REDACTED]
	Mattapan, MA	[REDACTED]
	Mattapan	[REDACTED]
	Mattapan	[REDACTED]
	Mattapan	[REDACTED]

Proposed Retail/
Residential Building
73-77 River Street
Mattapan, MA



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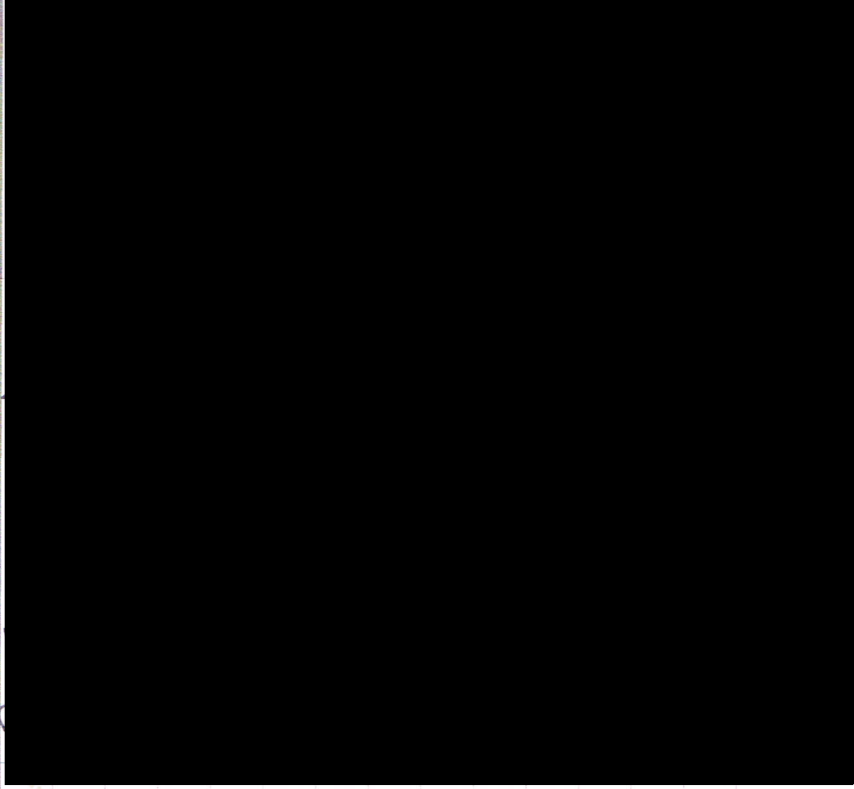
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NAME

ADDRESS

PHONE NUMBER

Arianna Baggione
Samuel Powell
Lanette Williams
Brent Ellis
Quis Gorgules
Anthony Lockhart
Lynda Lockhart
Edy Parcone
Mick Camille
Zecarlos Monteiro
Wallace Everett
Susan Newell
Richie McFyon
Linda Mettugh
Gina Ramirez
Jacob



Proposed Retail/
Residential Building
73-77 River Street
Mattapan, MA



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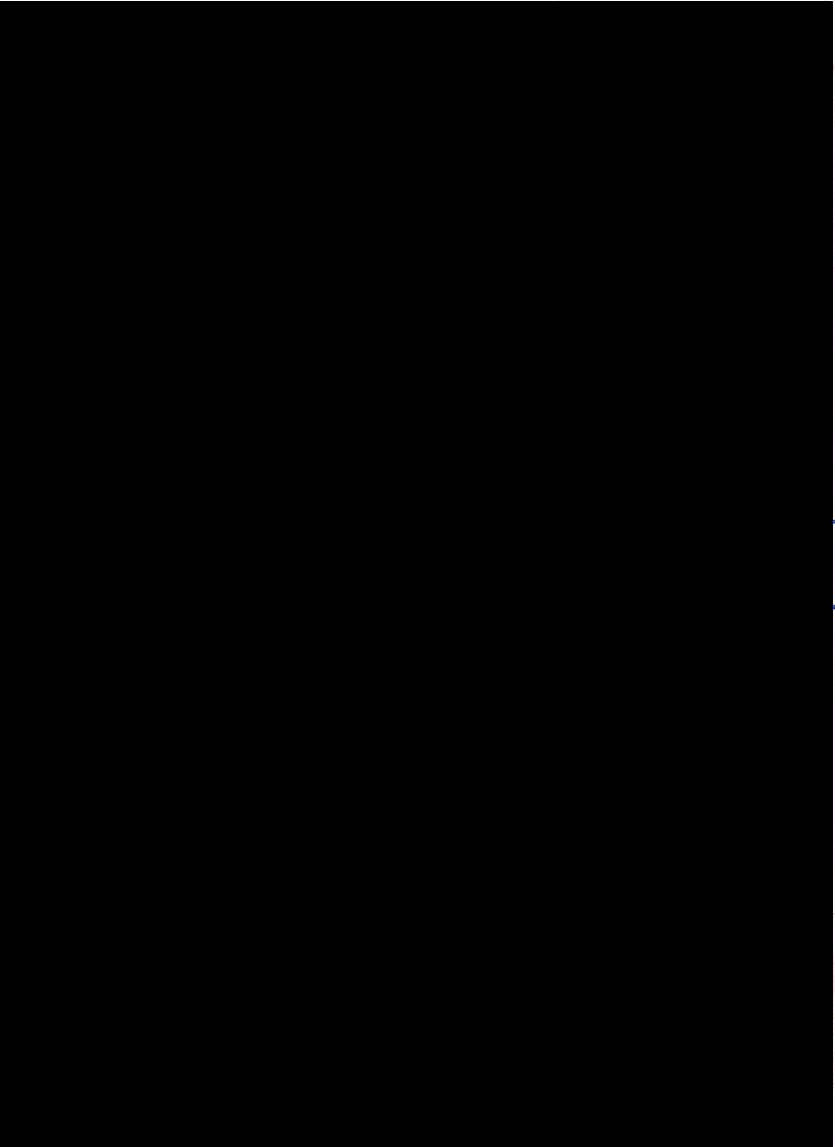
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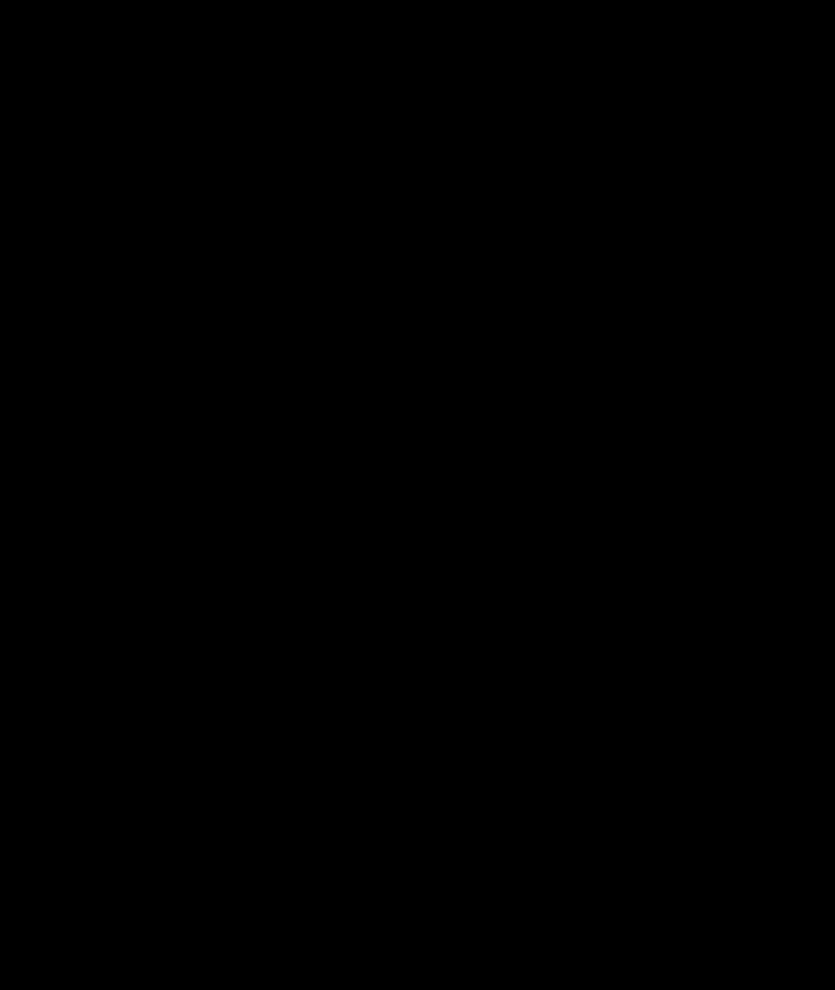
NAME

Martha Williams
Devinia Davis
Ashley White
Edward Williams
Dana E. Davis
Nisa Price
Dana Price
Herold Joseph
Wen McAffe
Samuel Charles
Bob Wickersham
Dana Williams
Kerry Myers

ADDRESS



PHONE NUMBER





Emily Wieja <emily.wieja@boston.gov>

Fwd: 73 River Street Presentaiton

Gary Uter <gary.uter@boston.gov>
To: Emily Wieja <emily.wieja@boston.gov>

Fri, Oct 14, 2016 at 2:08 PM

----- Forwarded message -----

From: **Raecatchings** . [REDACTED]
Date: Mon, Sep 26, 2016 at 8:53 AM
Subject: 73 River Street Presentaiton
To: Gary Uter <Gary.Uter@boston.gov>
Cc: Ruth Georges <ruth.georges@boston.gov>

Hi Gary,

It was a pleasure meeting with you last week! Could you forward a copy of the presentation that was given by the architect and the developer?

We have a neighborhood petition going around and I would like to provide the residents with the 'facts of the matter' based on the last presentation.

Also, I think it is important for you to note that the developer has offered monetary incentives to a particular neighborhood association for its support (although most residents appose the project). He has also made small donations to community organizations for their support. These organizations are not 'residents' of the neighborhood and some don't even live in the general area.

With regard to community outreach, the developer owns 17 Sturbridge Street. I live at 18 Sturbridge Street. He claims that he has walked the neighborhood to post flyers for the abbutters and talk to us about his plan... we have found out about all meetings through our connections with the neighborhood association. I do not believe he has done the out reach he claims he has (aside from one neighbor whom we believe he has offered a monetary incentive based on her (African american) connection to real estate and the community).

Lastly, I have witnessed his employees ask customers of River Street Grille to sign the petition (he claims he has 50 signatures of residents supporting the project). Standing in line, behind a man with a baby carriage, I heard him say " Nah, I'm waiting on the bus- tryna get to the crib out in Brockton" yet this man still signed the petition. I am not blaming him or the employees of the developers business- I am simply saying that those all 50 signatures did not come from the people in our neighborhood.

Thank you for time and I would appreciate if this note could make the project file and be considered when the project under board review.

Rae

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**boston planning &
development agency**

Gary R Uter

Project Manager

617.918.4457 (o)

73 River Street Public Comments via website form

Date	First Name	Last Name	City	Organization	Comments
10/11/2016	Catherine	Mawn	Mattapan		My parents built this house, we moved in in 1962. My mother and I have grave reservations about the scope of the project. At one time, there was a single house in the (now empty lot) We feel the height of the building is unnecessary. This building should be no higher than the three family behind it. As for the condos, 18 condos are too many. Sturbridge St. has parking on one side of the street, it is fairly narrow. As it is, parking is an issue now on the street. People park at the top of the street to walk to the trolley. The Chinese restaurant at 79 River St. also has limited parking. and for convenience, most people park (often on both sides) while running in to pick up their takeout. We have no problem with a project that is less dense, i.e.. 6 condos. Supposedly, the traffic is supposed to enter the lot on Sturbridge St. and exit onto River St. There would need to be a mechanism to ensure that is the way it works. Unfortunately, human nature being what it is, you know people are going to just park on Sturbridge as traffic on River St. is already slow and backed up. As far as exiting onto River St., it is hard to see how that is going to work. It is not possible to put a traffic light there as the exit will be just prior to the major intersection at Central Ave. Traffic is already backed up to Temple St. waiting for that light most of the day. Drivers are not going to be willing to accommodate the exiting residents and customers. There is not enough property in the back of 73 River to accommodate all they claim they are going to do. We do not feel that the neighborhood should have to suffer such an over-large project. As longtime residents, we wish to register our displeasure with the scope of this project and ask that the variances are not approved and that the project be scaled to fit the existing neighborhood. Thank you for taking the time to read this. Mary McNulty and Cathy Mawn
10/13/2016	Mike	Skillin	Dorchester	Lower Mills Civic Association(LMCA)	We first heard about this in June 2015 through neighborhood chatter - we were not notified about the proposal, nor of the abutter's meeting. The Executive Board met with Mr. Tsolirides in August 2015. While we thought that the proposal had merit, we had multiple concerns: density, parking, FAR, height, open space, traffic access/egress, etc. We suggested they consider some modifications and present it to a full monthly meeting of the LMCA for community input, discussion, and a vote. They chose not to do so, went ahead with ZBA (we wrote a strong letter in opposition) and then deferred. We remain in STRONG opposition until this developer and the BR honor the well-established process of a discussion with the broader community. We have worked with multiple dev't proposals in the past 18 mos., and only opposed ONE at the end of the community process. Developers and city agencies MUST respect the community process! We may not always agree, but end runs around well-established forums are of great concern.
9/17/2016	Raecia	Catchings	Boston	Resident	Our neighborhood does not want this project! We have signed petitions against it.
9/23/2016	Chun	Yue	mattapan	Chinatown express	we own the restaurant "Chinatown express" for more than 30 years, right next door to this project. The side street "Sturbridge street" is too narrow, one way street, lots of parking and traffic issue as-is. This project will increase our traffic and parking problem.

9/25/2016	Hal	Munger	Boston		<p>I applaud this development team for taking it upon themselves to enact change at this corner, as it greatly needs improvement. My wife and I recently had a new baby, and we like to take him on walks around the neighborhood. This specific corner has two gas stations set back from the street with frequent traffic in and out and the parking lots for two businesses which this development hopes to replace. All this asphalt present at this corner with its buildings setback from the street and the lack of any street trees or street activation creates a dead zone which is otherwise an important node. In one direction from this intersection we have the Central Ave. T stop, in the other Lower Mills, and the other the great neighborhoods of Mattapan. As this proposal suggests: placing a building closer to River Street to provide a much needed presence on the street, planting street trees and adding horizontal hardscape will provide a pleasant atmosphere for pedestrians and adding new housing to market that greatly needs it are all things to be applauded.</p> <p>However, there are three specific comments which I would like to address and two of them seem to be related to one another. The first has to do with the proposed massing of the building along both River Street and Sturbridge Street. The vast majority of the buildings in the close vicinity to this property are houses, both one family and condos, and while the character of these buildings are a mashup of architectural languages, conditions, and eras, they all incorporate elements which one would associate with dwellings. Variety of scale, setbacks, porches and overhangs, gables, chimneys, etc. As proposed this building does have a set back above the first level of River Street which does provide some relief from an otherwise imposing facade, I would like to see something similar at the retail base. Additionally, awnings, signage, canopies, etc. would be a great addition and would further help at the pedestrian scale. Then along Sturbridge Street, there is no relief or setback proposed, and thus the facade along Sturbridge is rather imposing especially given the context of two story houses. The change of material is a nod to creating a bit of relief, but more can and should be done. Perhaps creating a relief at the stair well which continues from the ground level all the way to the roof would provide this relief. But as it stands, this large imposing wall will be too much for the narrow street that is Sturbridge Street.</p> <p>My second comment is in regards to the number of units proposed and the impact it will have on the neighbors along Sturbridge Street. Again, there are a number of positive things which a project like this can bring to the neighborhood, but my worry is that with 21 new residences on this smaller property, along with their cars, it may impact this street in a way that it is not ready to handle. Sturbridge, being narrow and one way, will force everyone down to Sanford Street then down Cedar Street just to get back to River Street. Already people drive too fast down Sturbridge and Cedar, and any additional traffic of this volume is a concern to me. That is not to say that I am opposed to this project, but I do feel like 21 is not the right number for this site. Already you are over your FAR allowed and while the current allowed FAR is comically low, perhaps this project is trying to do too much on this small site along a narrow and one way street.</p> <p>If instead, this project were to remove a few units thus allowing for more of a substantial setback along Sturbridge Street and reducing the number of additional cars coming down the street I believe that it would greatly improve this proposal.</p> <p>Finally, the proposed 8"x8" concrete masonry blocks proposed as the material along River Street at the retail base just seems like the wrong thing to use here. Even 'nice' concrete masonry blocks will get very dirty and are prone to chipping. Instead if the proposed base were to instead be precast stone (or even in an ideal situation real stone!), or some other material which will be resilient and pedestrian friendly it would greatly improve the proposal.</p> <p>A project like this proposal should be built at this site, and I again I applaud Mr. Tsolirides for bringing this project to the neighborhood. With a few tweaks I think that this could be a great addition to the Mattapan area.</p>
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9/26/2016	Rae	Catchings	Boston		<p>Hi Gary,</p> <p>It was a pleasure meeting with you last week! Could you forward a copy of the presentation that was given by the architect and the developer?</p> <p>We have a neighborhood petition going around and I would like to provide the residents with the 'facts of the matter' based on the last presentation.</p> <p>Also, I think it is important for you to note that the developer has offered monetary incentives to a particular neighborhood association for its support (although most residents appose the project). He has also made small donations to community organizations for their support. These organizations are not 'residents' of the neighborhood and some don't even live in the general area</p> <p>With regard to community outreach, the developer owns 17 Sturbridge Street. I live at 18 Sturbridge Street. He claims that he has walked the neighborhood to post flyers for the abbutters and talk to us about his plan... we have found out about all meetings through our connections with the neighborhood association. I do not believe he has done the out reach he claims he has (aside from one neighbor whom we believe he has offered a monetary incentive based on her (African american) connection to real estate and the community).</p> <p>Lastly, I have witnessed his employees ask customers of River Street Grille to sign the petition (he claims he has 50 signatures of residents supporting the project). Standing in line, behind a man with a baby carriage, I heard him say " Nah, I'm waiting on the bus- tryna get to the crib out in Brockton" yet this man still signed the petition. I am not blaming him or the employees of the developers business- I am simply saying that those all 50 signatures did not come from the people in our neighborhood.</p> <p>Thank you for time and I would appreciate if this note could make the project file and be considered when the project under board review.</p> <p>Rae</p>
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