

Re: Contact Us Submission: # 2376 // Zoning

1 message

Emily Wieja <emily.wieja@boston.gov>

Mon, Jul 11, 2016 at 10:01 AM

To: Raul Duverge <Raul.Duverge@boston.gov>, njoly123@gmail.com

Cc: BRAWebcontent <BRAWebContent@boston.gov>

Hello Nicolas,

Thank you for contacting the Boston Redevelopment Authority. I am copying Raul Duverge, project manager, so that he is aware of your comments.

Best,



Emily Wieja Web Content Manager 617,918,4443

BRA/EDIC

One City Hall Square | Boston, MA 02201 BostonRedevelopmentAuthority.org

On Sun, Jul 10, 2016 at 10:50 PM, <kentico@boston.gov> wrote:

CommentsSubmissionFormID: 2376

Form inserted: 7/10/2016 10:49:21 PM

Form updated: 7/10/2016 10:49:21 PM

Document Name: Contact Us

Document Name Path: /About Us/Contact Us

Origin Page Url: /about-us/contact-us

First Name: Nicolas

Last Name: Joly

Organization:

Email: njoly123@gmail.com

Street Address: 148 Faywood Avenue

Address Line 2:

City: East Boston

Subject: lillian.mensah@boston.gov:Zoning

State: MA

Phone: (857) 417-4073

Zip: 02128

Comments: EAST BOSTON ORIENT HEIGHTS DEVELOPMENT PROJECT: Attention - raul.duverge@boston.gov The majority of the neighborhood has requested that Faywood Avenue between Vallar Rd and Crestway Avenue be a non-through way because the width of the road currently cannot handle the volume (width of the road is too narrow) of traffic throughput. Now with the current plan the entire roadway will be made two way, which will make the current problems even worse. A petition has been sent to Raul Duverge and Trinity Financial stating that the neighborhood deems this dangerous and problematic. This includes some people who do not abut this portion of the road - who openly agreed at the June 30,2016 meeting at Vallar Rd. Regards, Nicolas Joly



OH Redevelopment project

1 message

Marco Rebaza <marco.rebaza@gmail.com>

Tue, Jul 12, 2016 at 10:29 PM

To: Raul.Duverge@boston.gov

Cc: Karen Rebaza <karenrebaza@icloud.com>

Hello Raul,

My name is Marco Rebaza, owner of the property located at 26 Crestway Road, East Boston, MA 02128, which is right next to 160 Waldemar Ave., where the OH redevelopment project is in the planning process. I would like to schedule an appointment with the development construction team in order to know the details between my property and the future project such as fence, environmental and construction impact plans, parking issues, within others. Please note that I am willing to collaborate, but my only concern are my property and my family.

Regards, Marco Rebaza



Project Comment Submission: Orient Heights Redevelopment Project

1 message

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

Tue, Jul 12, 2016 at 10:14 PM

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

CommentsSubmissionFormID: 1108

Form inserted: 7/12/2016 10:13:45 PM

Form updated: 7/12/2016 10:13:45 PM

Document Name: Orient Heights Redevelopment Project

Document Name Path: /Development/Development Projects/Orient Heights Redevelopment Project

Origin Page Url: /projects/development-projects/orient-heights-redevelopment-project

First Name: Marco

Last Name: Rebaza

Organization:

Email: marco.rebaza@gmail.com

Street Address: 26 Crestway Road

Address Line 2:

City: East Boston

State: MA

Phone: (857) 301-5479

Zip: 02128

Comments: Hello, My property is right at the border of the existing project, I would like to know the details of the following: 1. Elevation plan and details of the finishing fence between the construction project and my property. 2. Plans for the environmental and construction process impact, since I have two kids and two small dogs. 3. Alternatives of parking. 4. School bus station, any change? Since currently my kids use the public school bus transportation. 5. Who will be the contact person in case of the event of any emergency or concerns. Please note that I am willing to collaborate with the project my only concern is my property and my family since we are right next to 160 Waldemar Ave. Best! Marco Rebaza



Mayor's Commission for Persons with Disabilities

Martin J. Walsh, Mayor

July 5th, 2016

RE: 1-70 Vallar Road (Orient Heights Redevelopment), East Boston MA 02108

Expanded Project Notification Form Boston Redevelopment Authority

The Disability Commission has reviewed the Expanded Project Notification Form that was submitted for 1-70 Vallar Road (Orient Heights Redevelopment) in East Boston. Since the proposed project is planned to be a vibrant destination area with multiple uses, including affordable housing, community center and public open space, 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:

- We support the initiative of all proposed accessible units to be deemed affordable;
 however we would like to request more information on accessible units, including details about the location, types and floor plans.
- Will all these units be implemented during one Phase or over the course of the multiple Phases?
- o In the provided renderings, ground-level units in the mid-rise buildings are shown to have stoops. We do not support this as this limits the opportunity for persons with disabilities, those who would like to age-in-place as well as the visitability of these particular units, even if 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.
- o Will any of the market-rate housing options qualify as Group 2 units?
- O It is noted that a portion of townhouses will have stoops. We do not support this as this limits the opportunity for persons with disabilities, those who would like to age-in-place as well as the visitability of these particular units. What steps will be taken to incorporate accessibility/ visitability to these units?

Accessible Parking:

 Will there be an accessible drop-off area for the larger mid-rise buildings or proposed community center? If yes, please including details on proposed layouts, widths, slopes, materials, areas of replacement or existing-to-remain.

Sidewalks:

- Please confirm that all sidewalks and pedestrian ramps, when rebuilt, will conform to Boston Complete Street Guidelines.
- Please provide detail on all landscaped walkways and plazas within the Site, including paving materials, dimensions and slopes.
- There is a significant change in grade between Vallar Road and Waldermar Avenue. Do you anticipate that the running slope for the proposed associated sidewalk be compliant with Massachusetts Architectural Access Board Rules and Regulations?

Community Benefits:

Accessibility extends past compliance through building code requirements. For example, by providing employment opportunities and an overall scheme that allows full and equal participation of persons with disabilities, makes the development an asset to the surrounding community. What opportunities (ex. employment, community support, social) will the development provide for persons with disabilities?

Wayfinding:

O Do you have a Wayfinding Package to better understand wayfinding strategies within the scope of the proposed project?

Variances:

O 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.

prite ruch

Kristen McCosh, Commissioner Mayor's Commission for Persons with Disabilities <u>kristen.mccosh@boston.gov</u> 617-635-3682

Reviewed by:
Sarah Leung, Architectural Access Project Coordinator
Mayor's Commission for Persons with Disabilities
sarah.leung@boston.gov
617-635-3746



Orient Heights Redevelopment Project

1 message

Marisa DiPietro <mdipietro@ebsoc.org>

Tue, Jul 12, 2016 at 1:02 PM

To: Raul.Duverge@boston.gov

Cc: John Kelly <jkelly@ebsoc.org>, John Roch <jroch@ebsoc.org>, Michele Dambrosio <mdambrosio@ebsoc.org>

This email is to make note that there is no provision in the Project Notification Form for the construction of a new Child Care facility to replace the two Child Care programs that are currently housed there.

The East Boston Social Center serves over 100 children at the Orient Heights site, with priority given to families who live there. The Early Child Care Center (OHYES) and the School Age After School Program are licensed by the Department of Early Education and Care (EEC) and provide high quality childcare to children ages 2 years and 4 months to 14 years old.

For years, the families of the Orient Heights development have enjoyed these much needed services for their children. It is unfortunate that this was not taken into consideration when drawing up the Redevelopment Plan.

It is our hope that this was an oversight and that the developers will revise their plan to include Child Care in their project.

Sincerely,

Marisa Di Pietro

Marisa Di Pietro

Development Director

East Boston Social Centers, Inc.

68 Central Square

East Boston, MA 02128

Office: 617-569-3221 Ext. 107

Cell: 617-650-3442

Email: mdipietro@ebsoc.org



Project Comment Submission: Orient Heights Redevelopment Project

1 message

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

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

Tue, Jul 5, 2016 at 11:06 AM

CommentsSubmissionFormID: 1095

Form inserted: 7/5/2016 11:05:14 AM

Form updated: 7/5/2016 11:05:14 AM

Document Name: Orient Heights Redevelopment Project

Document Name Path: /Development/Development Projects/Orient Heights Redevelopment Project

Origin Page Url: /projects/development-projects/orient-heights-redevelopment-project

First Name: Jane

Last Name: Sullivan

Organization:

Email: jsullivancapecod@aol.com

Street Address: 23 Captain William Arthur Rd.

Address Line 2:

City: Brewster

State: MA

Phone: (508) 237-3770

Zip: 02631

Comments: I am the property owner of 144 Faywood Ave. and have the following concerns: - The existing parking is not adequate, causing overflow parking into The 2 way portion of Faywood Ave. and Crestway Rd. The proposed plan for additional units with 3, 4 and 5 bedrooms in some units, with an allotment of .85 spaces per unit, does not address an already existing problem. -The current 2 way portion of Faywood Ave. is not wide enough for parking on both sides of the street and passage of 2 vehicles, many large commercial vehicles including emergency, public transportation buses and school buses.in a safe manner. This would be exacerbated by the widening and prosed 2 way plan for the current one way portion of Faywood Ave. These problems exist at the present time and projection for the proposed new road alleviating this are hypothetical. - The existing hairpin turn from Crestway Rd. to Faywood Ave. is dangerous and poorly thought out, jeopardizing both vehicle and pedestrian traffic. In many instances it is impossible to make this turn safely and without violating traffic laws. - The has been no consideration given to any noise or traffic buffer between the housing development and private residential homes on Faywood Ave. - There needs to be an actual plan for worker parking during the construction phase of this project. Hoping workers will use public transportation is not enough. I would also like to see a plan for rodent control and would like to see that plan implemented before work begins.



Orient Heights Redevelopment meeting on June 30th

1 message

steven diprima <smdiprima@yahoo.com>
Reply-To: steven diprima <smdiprima@yahoo.com>
To: "Raul.Duverge@Boston.gov" <Raul.Duverge@boston.gov>

Sat, Jul 9, 2016 at 5:49 PM

To whom it may concern,

Hello, I attended the public meeting regarding the redevelopment on June 30th. I believe that the development will be an improvement to the area. However there is a critical design flaw. The proposed widened 2 way Faywood Ave is going to enter into the narrower area in front of our homes on Faywood Ave and Crestway Road. We feel that we have been disregarded in the planning process. There appeared to be an unwillingness to be open to design plan changes. Based on this we will file a formal petition with the City of Boston.

Many design alternatives are available after the existing structures are demolished. The circle in front of the park could lead down onto Waldemar Ave. Trucks and buses entering from the East Boston neighborhood currently take up both traffic lanes and go over the sidewalk at the Crestway turn. This is unsafe and we feel this is the best opportunity to remedy this dangerous turn.

Thank you, Steven DiPrima smdiprima@yahoo.com 617-970-7461



Project Comment Submission: Orient Heights Redevelopment Project

1 message

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

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

Sun, Jul 10, 2016 at 10:53 PM

CommentsSubmissionFormID: 1104

Form inserted: 7/10/2016 10:53:16 PM

Form updated: 7/10/2016 10:53:16 PM

Document Name: Orient Heights Redevelopment Project

Document Name Path: /Development/Development Projects/Orient Heights Redevelopment Project

Origin Page Url: /projects/development-projects/orient-heights-redevelopment-project

First Name: Nicolas

Last Name: Joly

Organization:

Email: njoly123@gmail.com

Street Address: 148 Faywood Avenue

Address Line 2:

City: East Boston

State: MA

Phone: (857) 417-4073

Zip: 02128

Comments: EAST BOSTON ORIENT HEIGHTS DEVELOPMENT PROJECT: Attention - raul.duverge@boston.gov The majority of the neighborhood has requested that Faywood Avenue between Vallar Rd and Crestway Avenue be a non-through way because the width of the road currently cannot handle the volume (width of the road is too narrow) of traffic throughput. Now with the current plan the entire roadway will be made two way, which will make the current problems even worse. A petition has been sent to Raul Duverge and Trinity Financial stating that the neighborhood deems this dangerous and problematic. This includes some people who do not abut this portion of the road - who openly agreed at the June 30,2016 meeting at Vallar Rd. Regards, Nicolas Joly



Project Comment Submission: Orient Heights Redevelopment Project

1 message

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

Mon, Jul 11, 2016 at 2:41 PM

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

CommentsSubmissionFormID: 1105

Form inserted: 7/11/2016 2:40:46 PM

Form updated: 7/11/2016 2:40:46 PM

Document Name: Orient Heights Redevelopment Project

Document Name Path: /Development/Development Projects/Orient Heights Redevelopment Project

Origin Page Url: /projects/development-projects/orient-heights-redevelopment-project

First Name: Steven

Last Name: DiPrima

Organization: Abutter

Email: smdiprima@yahoo.com

Street Address: 150 Faywood Ave.

Address Line 2:

City: East Boston

State: MA

Phone: (617) 569-4175

Zip: 02128

Comments: To whom it may concern, Hello, I attended the public meeting regarding the redevelopment on June 30th. I believe that the development will be an improvement to the area. However there is a critical design flaw. The proposed widened 2 way Faywood Ave is going to enter into the narrower area in front of our homes on Faywood Ave and Crestway Road. We feel that we have been disregarded in the planning process. There appeared to be an unwillingness to be open to design plan changes. Based on this we will file a formal petition with the City of Boston. Many design alternatives are available after the existing structures are demolished. The circle in front of the park could lead down onto Waldemar Ave. Trucks and buses entering from the East Boston neighborhood currently take up both traffic lanes and go over the sidewalk at the Crestway turn. This is unsafe and we feel this is the best opportunity to remedy this dangerous turn.



RE: East Boston Orient Heights Petition.

1 message

Eva Erlich <eerlich@trinityfinancial.com>

Thu, Jun 30, 2016 at 12:42 PM

To: Nicolas Joly <njoly123@gmail.com>

Cc: Jane Sullivan <jsullivancapecod@aol.com>, "ronnied121@msn.com" <ronnied121@msn.com>, Kevin McCarthy

 KMccarthy@trinityfinancial.com>, Andre White awhite@trinityfinancial.com, Hank Keating

<HKeating@trinityfinancial.com>, smdiprima <smdiprima@yahoo.com>, Raul Duverge <raul.duverge@boston.gov>, Bob

D'Amico <bob.damico@boston.gov>, "Bennett, Kathryn" <Kate.Bennett@bostonhousing.org>, Joe Bamberg

<jbamberg@comcast.net>, "Paul J. Scapicchio" <ps@novus-grp.com>, Nick Havan <NHavan@nitscheng.com>

Hi Mr. Joly,

I spoke with Nitsch Engineering, our traffic engineer for the Orient Heights redevelopment project, and asked them to review your comments and concerns and prepare responses to each of them. Attached please find a memo from Nick Havan at Nitsch with their responses. Nick will also be attending the community meeting this evening and he and the Trinity team will be available to answer any additional questions. I have also spoken with Bob D'Amico from the Boston Transportation Department and he, too, is planning to be in attendance at this evening's meeting.

Thank you,

Eva

From: Nicolas Joly [mailto:njoly123@gmail.com]

Sent: Tuesday, June 28, 2016 8:01 AM

To: Eva Erlich <eerlich@trinityfinancial.com>

Cc: Jane Sullivan <jsullivancapecod@aol.com>; ronnied121@msn.com; Kevin McCarthy

<KMccarthy@trinityfinancial.com>; Andre White <awhite@trinityfinancial.com>; Hank Keating

<HKeating@trinityfinancial.com>; smdiprima <smdiprima@yahoo.com>

Subject: RE: East Boston Orient Heights Petition.

Eva,

Thanks for your quick response. Will you be able to meet the July 6th deadline providing full details of the specific plan for Faywood? Although we would love the opportunity to collaborate with Trinity Financial, if given this opportunity (the community obviously does not feel this way and imperial evidence has supported this) we will need to change strategic plans; so it is imperative you respond with a reasonable date that will satisfy these requirements.

Although you have stated what needs to be accomplished - it only logically makes sense that there would be a top down planned approach before construction can even begin. The development is to begin this fall; therefore the approach you are presenting to us falls short of collaborating with us with out more specific details. This is why it is imperative that this information be available to the people it effects at the very least.

Regards, Nicolas Joly

On Jun 27, 2016 4:54 PM, "Eva Erlich" <eerlich@trinityfinancial.com> wrote:

Hi Mr. Joly,

Thank you for your email. We have spoken to the City's Transportation Department about the existing and future traffic and circulation concerns expressed by Mr. DiPrima and others in the community. We have requested that a representative from BTD attend the community meeting on Thursday because some of the circulation challenges that have been raised at other community meetings are beyond Trinity's control to change. Our traffic engineer, Nitsch Engineering, has performed a full traffic impact analysis for the Orient Heights redevelopment project, which we have included as part of our Project Notification Form that we filed with the Boston Redevelopment Authority in May of this year. That is a public document that the BRA posts to their website.

I appreciate you providing this specific list of items that you and others are looking for. We have sent the list to our traffic engineer and are preparing responses for each item which we will get to you soon. We will also have our traffic engineer in attendance at the community meeting on Thursday.

We appreciate you and others in the community working with us to ensure that this project is a success.

Thanks, Eva

From: Nicolas Joly [mailto:njoly123@gmail.com]

Sent: Sunday, June 26, 2016 9:18 PM

To: Eva Erlich <eerlich@trinityfinancial.com>

Cc: smdiprima <smdiprima@yahoo.com>; Jane Sullivan <jsullivancapecod@aol.com>; ronnied121@msn.com

Subject: East Boston Orient Heights Petition.

Eva,

I am resident at 148 Faywood Avenue in Orient Heights and like the majority of the community are extremely concerned about the increased volume of traffic that will occur with the new development.

We would like a written response to ensure Faywood Avenue will not be a throughway for traffic going to the Orient Heights' development site. Already the road between Vallar rd and Crestway ave is not fit for the amount of thru traffic as it is not large enough to support the traffic as it is.

The neighborhood has gotten together and collectively put this petition together as the majority of neighbors have expressed their concern without getting an adequate response. I have attached this petition and am hoping that you would be willing to work with the neighborhood you are developing as this is what we would all prefer.

Please give a written response by July 6th either stating what Trinity specifically will be doing to prevent this in the development plan or stating Trinity is not willing to work with the Orient Heights neighborhood that will be directly effected.

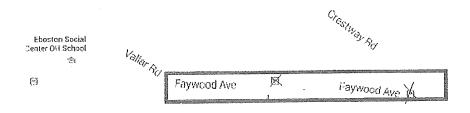
Regards,

Nicolas Joly

Response to Neighborhood Petition Comments -Final.pdf 175K

PETITION

MAKE FAYWOOD AVENUE BETWEEN CRESTWAY ROAD AND VALLAR ROAD A NO THROUGH STREET



We the undersigned residents/property owners of Orient Heights:

- Request Faywood avenue, between intersections of Crestway road and Vallar road a distance of approximately of 425 feet, to be a <u>NO</u> through street due to over capacity.
- 2) Oppose to keep Faywood avenue, between intersections of Crestway road and Vallar road a distance of 425 feet, to be a through street after the new access route is built from Waldemar to Vallar road that is indicated on the current Orient Heights development plan.
- 3) Oppose the widening of Faywood that does not include the afore mentioned 425 feet without closing off of the 425 feet to no through traffic.
- 4) Agree there should be no public buses or non-permit commercial trucks allowed access onto Crestway Rd AND Faywood Avenue between Crestway Rd and Vallar Rd.
- 5) Agree that the above shown section of Faywood is not wide enough to accommodate the increased traffic brought by the new Orient Heights project plan as this roadway is beyond current capacity and will be both a safety hazard and public peace concern for the community and commuting public with the increased volume of traffic and parking.

Printed Name	Street	Signature	Contact: Email Address or	Tenant
Printed Name	1	Signature		
	Address	_	Phone	(T) or
		$0 \circ 0$		Owner
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Steven DiPrima	150 Favoros	Standfull	Sindiama & Yahoo co	\mathcal{O}
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I have personally reviewed the final text of this Initiative Petition entitled "MAKE FAYWOOD AVENUE BETWEEN CRESTWAY AND VALLAR ROAD A NO THROUGH STREET"

subscribe to its contents, and agree to be one of the original signers of this petition.

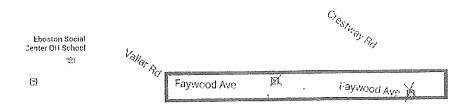
Ronald DePanfilis

121 Faywood Avenue

East Boston, MA 02128

PETITION

MAKE FAYWOOD AVENUE BETWEEN CRESTWAY ROAD AND VALLAR ROAD A NO THROUGH STREET



We the undersigned residents/property owners of Orient Heights:

- 1) Request Faywood avenue, between intersections of Crestway road and Vallar road a distance of approximately of 425 feet, to be a **NO** through street due to over capacity.
- 2) Oppose to keep Faywood avenue, between intersections of Crestway road and Vallar road a distance of 425 feet, to be a through street after the new access route is built from Waldemar to Vallar road that is indicated on the current Orient Heights development plan.
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Printed Name	Street	Signature	Contact: Email Address or	Tenant
	Address		Phone	(T) or
				Owner
				(O)?
KYUNGYE CHO	154 FAYWOOD	Ishrifa the	617-953-9937	0
Thon Comez	150 Waldema		657. 246 2445.	<i>T</i>
Maria Dipring		sod Plane Authory	617-569-4175	0_
Diane Joly	14B Fayyussaur		857-263-1071	0
Source Trans	0			

I have personally reviewed the final text of this Initiative Petition entitled "MAKE FAYWOOD AVENUE BETWEEN CRESTWAY AND VALLAR ROAD A NO THROUGH STREET"

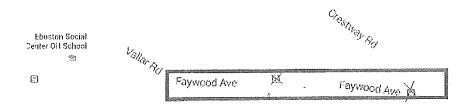
subscribe to its contents, and agree to be one of the original signers of this petition.

Ronald DePanfilis

121 Faywood Avenue East Boston,MA 02128

PETITION

MAKE FAYWOOD AVENUE BETWEEN CRESTWAY ROAD AND VALLAR ROAD A NO THROUGH STREET



We the undersigned residents/property owners of Orient Heights:

VALLAR ROAD A NO THROUGH STREET"

- 1) Request Faywood avenue, between intersections of Crestway road and Vallar road a distance of approximately of 425 feet, to be a **NO** through street due to over capacity.
- 2) Oppose to keep Faywood avenue, between intersections of Crestway road and Vallar road a distance of 425 feet, to be a through street after the new access route is built from Waldemar to Vallar road that is indicated on the current Orient Heights development plan.
- 3) Oppose the widening of Faywood that does not include the afore mentioned 425 feet without closing off of the 425 feet to no through traffic.
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Printed Name	Street	Signature	Contact: Email Address or	Tenant		
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Lina Leggiero	70xxxwaya	The Learnes	rubyt jevel squaju	7		
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Anthony M. Pasence	V15 Crestun	Galler FINO	617-320-9483	(2)		
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I have personally/reviewed the final text of this initiative Petition entitled "MAKE FAY WOOD AVENUE BETWEEN CREST WAY AND						