

LAW OFFICES OF
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August 2, 2019

Boston Planning & Development Agency
Boston City Hall – Room 901
1 City Hall Square
Boston, MA 02201
Attn: Raul Duverge

Re: 319-327 Chelsea Street, East Boston

Dear Mr. Duverge:

This office represents the legal interests of Chelsea Bremen, LLC (the “LLC” or Current Owner) with respect to the above matter. As you know, on December 13, 2013, the Boston Redevelopment Authority (“BRA”) (now d/b/a the Boston Planning & Development Agency (“BPDA”)) approved the project located at 319-327 Chelsea Street under Article 80E-2 of the Boston Zoning Code (the “Board Approval”). The Board Approval was granted to the original project proponent and developer, Pat Buonopane, who was acting on behalf of the 325 Chelsea Street Realty, LLC, the entity which owned the property at the time. The proposed project intended to raze an existing funeral home and construct a new five (5) story mixed-use building with thirty-eight (38) residential units along with thirty-four (34) parking spaces on the ground floor accompanied by two (2) commercial units facing Bremen Street. Subsequent to the Board Approval, the Zoning Board of Appeal (“ZBA”) granted relief under the Boston Zoning Code granting necessary variances for the project to proceed.

As this project involved the permitting, construction and ultimate relocation of the existing funeral home before construction could commence at 319-327 Chelsea Street, the original Zoning Decision had been extended by the ZBA until April 30, 2020. The new funeral home has recently been completed and the Current Owner is prepared to begin construction at 319-327 Chelsea Street immediately. In addition, the Current Owner has been engaged in dialogue with the Urban Design Staff at BPDA with respect to the completion of Design Review as required by the Zoning Decision in order to complete its construction drawings and obtain its building permit.

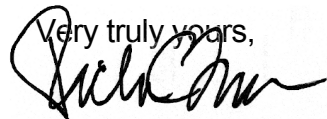
Since the Board Approval for this project, there have been several changes, for which the current owner wishes to incorporate into the Board Memorandum:

First, the property was transferred on May 22, 2017 from 325 Chelsea Street Realty, LLC to Chelsea Bremen, LLC, a Massachusetts Limited Liability Company with an address of 50 Franklin Street, Suite 400, Boston, MA 02110 as evidenced by a Deed recorded with the Suffolk Registry of Deeds in Book 57960, Page 222 (a copy is attached hereto).

In addition, the following minor design changes to the building program have been made and approved by the Zoning Board of Appeal as Board Final Arbitrator. The design changes were made pursuant to the BRA's on-going design review process as referenced in the BRA Board vote from December 13, 2013:

- a. Change the approved unit mix from 38 units with 5 studios, 11 one-bedroom and 22 two-bedroom units to 38 units with 0 studios, 12 one-bedroom, 20 two-bedroom and 6 three-bedroom units.
- b. Change the number of retail spaces from two to one;
- c. Change the number of parking spaces from 34 spaces to 42 spaces with 40 stacker spaces, 2 accessible spaces, and 8 spaces dedicated to funeral home visitors (from 336 Chelsea Street);
- d. Decrease the building size from 44,450 s.f. to 42,605 s.f. (with height remaining at a maximum of five stories); and
- e. Increase the amount of open space by adding decks to the units looking over an interior courtyard on the roof of the parking area.

Please advise as to whether you require additional information concerning this project. I thank you for your time and consideration.

Very truly yours,


Richard C. Lynds, Esq.

RCL/tbm
cc: Chelsea Bremen, LLC
Enclosure

Suffolk County Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number : 43163
Document Type : DED
Recorded Date : May 22, 2017
Recorded Time : 10:30:40 AM

Recorded Book and Page : 57960 / 222
Number of Pages(including cover sheet) : 4
Receipt Number : 660684
Recording Fee (including excise) : \$125.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 05/22/2017 10:30 AM
Ctrl# Doc# 00043163
Fee: \$.00 Cons: \$100.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

QUITCLAIM DEED

325 Chelsea Street Realty LLC, a Massachusetts limited liability company with a principal office at 1495 Hancock Street, 4th Floor, Quincy, MA 02169

for consideration paid and in full consideration of Ten and 00/100 (10.00) Dollars, grants

to Chelsea Bremen, LLC, a Massachusetts limited liability company with a principal address at 1495 Hancock Street, 4th Floor, Quincy, Massachusetts 02169

with quitclaim covenants,

The land situated in that part of said Boston, called East Boston comprising parts of lots 35, 36, 73 and 74 on R.H. Eddy's plan of land in East Boston recorded with Suffolk Deeds at the end of book 492 and bounded and described as follows:

NORTHWESTERLY by Chelsea Street, one hundred; (100) feet;

NORTHEASTERLY by the Northeasterly halves of lots 74 and 36 on said plan, one hundred sixty (160) feet;

SOUTHEASTERLY by Bremen Street, one hundred ten (110) feet;

SOUTHWESTERLY by the Southwesterly part of lot 73 on said plan eighty (80) feet;

NORTHWESTERLY again by lot 35 on said plan, ten (10) feet; and

SOUTHWESTERLY again by the Southwesterly half of lot 35 on said plan, eighty (80) feet

Containing sixteen thousand eight hundred (16,800) square feet of land more or less.

Meaning and intending to convey all the same premises conveyed by deed from East Boston Motor Mart, Inc. to Frederick J. Magrath and Marjorie D. Magrath, husband and wife as joint tenants and to the survivor of them, recorded in Suffolk Registry of Deeds in Book 7494, Page 492. See also Death Certificate of Frederick J. Magrath recorded therewith.

Grantee covenants and agrees that the premises shall not be developed or used as a funeral home or for any funeral-related activities, except for the parking rights of Magrath Funeral Home, Inc. and its visitors and business invitees pursuant to its lease with Three Thirty Six Chelsea, LLC, relative to the property located at 336-340 Chelsea Street. This restriction shall bind the Grantee, its successors and assigns, and shall inure for the benefit of Magrath Funeral Home, Inc., and its successor and assigns.

For Grantor's title, see Deed dated August 14, 2014, and recorded with Suffolk County Registry of Deeds, Book 53361, Page 260.

Consideration for this conveyance being less than \$100.00, no documentary stamps need be affixed hereto.

The above-named Grantor states that it is not subject to the Massachusetts corporate tax lien imposed by M.G.L. Ch. 62C, Section 51.

(Signature Page to Follow)

Executed under seal this 14 day of May, 2017.

325 Chelsea Street Realty LLC

By: [Signature]
John McGrail, Manager

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 14 day of May, 2017, before me, the undersigned notary public, personally appeared John McGrail, Manager of 325 Chelsea Street Realty LLC, proved to me through satisfactory evidence of identification, which was MA Driver License, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of 325 Chelsea Street Realty LLC.

[Signature]

Notary Public
My commission expires

