

45 Spring

May 22, 2019

Michael Sinatra, Project Manager  
Boston Planning and Development Agency  
One City Hall Square  
Boston, MA 02201

Dear Michael,

As promised I would like to submit a summary of my comments at the May 15, 2019 meeting regarding 45 Spring St.

In the letter date 4/23/2019 from RCA ,LLC to Boston Planning and Development it stated, " The Project was previously presented to several neighborhood groups and met with support." This was not necessarily true. There was a meeting with the WRNC in March 2018 where a 16 unit building was proposed. It was stated that "this was the first time taking it to the neighborhood." We did not know about the meeting, read about it afterward.

Last fall I reached out to Jack Duggan when it was apparent the project was moving forward. He told me that project had been changed to an as of right project so there would be no community process required. It would be 13 units. It certainly makes it appear the extra units were planned all along. 16 to 13 to 18.

There have been recent concerns regarding the traffic situation on Centre St., Spring St. and the VFW Parkway. Now with all the *multiple units being allowed, it will further contribute to the gridlock and high traffic we are already experiencing.*

As a taxpayer in the city and having lived in this neighborhood for over 42 years, we have a right to have our voices heard. It does seem contractors are allowed to come into the city and build wherever and whatever they want. West Roxbury used to be a great community. Sadly the fabric of our community is being allowed to change and not for the better.

At the very least, I appreciate the public notice to have the meeting on May 15. Sadly many of our neighbors had considered this all a "done deal" *and didn't bother to attend. It was a disappointment.*

Sincerely,

  
  
Pat and Michael Bernier

**B**

Mr. & Mrs. Michael Bernier  
11 Alaric Ter.  
West Roxbury, MA 02132-3905

Date	First Name	Last Name	Organization	Opinion	Comments
5/29/2019	Karen	MacMurray		Oppose	I read in the paper the proposal to increase 45 Spring Street from 13 units to 18 units. I have lived at 15 Cass Street since 2017 and I have seen an increase in traffic in the two years I have lived here. There is a project being built at the corner of VFW Parkway and Spring Street plus the 45 Spring Street project. It will increase traffic exponentially. At times I may wait through 4 light cycles in the morning at the corner VFW Parkway & Spring Street as I try get to work. It is frustrating and I have no alternative route to get to my office. The plan for 45 Spring Street says the parking for the units will be into the Star Market parking lot which will just increase traffic flow onto Spring Street and cause waits to get into or out of the Market parking for groceries. I would like to hear the proposals for increased traffic.
5/24/2019	Robert	Orthman		Support	Please support this request to add five additional units to the already-permitted 13-unit building on Spring Street. This site is very close to commuter rail and numerous main roadways. It is very well situated for housing of this size and West Roxbury needs to permit more housing. I do believe the amount of parking provided exceeds what is necessary, however, and would urge the Board to seek a reduction of a couple parking spaces. This site abuts a supermarket, bank, and other close by stores. Requiring this much parking will only encourage more car trips than would be otherwise necessary given all the amenities in close walking distance and nearby transit. Aside from the excess parking, housing like this is exactly what should be permitted in West Roxbury on a main road which such good access to transit and amenities. Thank you for your consideration.
5/17/2019	Stephen	Smith	Charles River/Spring Valley Neighborhood Association	Neutral	I was unable to attend last Wednesday's meeting. I am concerned about how the developer has gone about trying to get the addition units for the project This was initially an as of right project and members of my group had met with the developer on it. I understand plans change but considering how far along this project has come I feel the developer is making a mockery of the process in being allowed the additional units Sincerely Stephen Smith
5/14/2019	Rickie	Harvey	West Roxbury Saves Energy	Neutral	Recognizing that this appears to be an amended application to a project that has already been approved and is under construction, is not a large project, and does not need any zoning relief, I would still like to make some pleas on behalf of energy efficiency and sustainability in order to improve on what is currently indicated in the Small Project Review Application for 45 Spring Street. We are pleased that the developer plans to meet the Stretch Code, but as we all know, the code does not go far enough if we are going to achieve the carbon-free goal for Boston that the Mayor has pledged by 2050. Consequently, toward that end, we would like to request that the developer consider the following: 1) Overall improvement of the insulation to be used in the walls and roof: —currently the roof is just meeting code and the developer could do better; please try for a minimum of R50. —the walls could easily meet R35 with improved insulation. 2) Except for a few access hatches, the roof is flat and south-facing and appears to have unobstructed southern exposure ideal for PV panels. Please ask the developer to consider use of solar panels for renewable energy and to speak to at least two PPA vendors. (For vendor suggestions, the developer may consult the Mass Clean Energy Center, MassCEC.com.) 3) Finally, because the Carbon Free Boston Summary Report calls for all buildings in Boston to be net-zero carbon henceforward if we are to meet the Mayor's carbon-free goals, we ask the developer to make the project all-electric and to use VRF heat pumps. If this is not done at this juncture, the project will only need to be retrofitted at a not-too-distant date, and that of course will cost a great deal more than building the project to these standards now, at the outset. It makes financial sense, not just environmental sense, to be electric or, at the very least, to be electric-ready. Thank you for considering these requests so that this project can be green, sustainable, and energy efficient and set an example for all future buildings in West Roxbury and beyond.