

00:38:24 Valeria Mayers: I am a Paraprofessional at the Boston Renaissance Charter Public School.  
00:40:56 Valeria Mayers: I notice the many developments on the rise in HP. I like to know more about what is happening. I am also looking at options to what best fit me.  
00:43:59 Valeria Mayers: I do not see the slides. Is the slide being displayed?  
00:44:06 Paige Roosa | MOH: yes  
00:44:34 Valeria Mayers: Im not seeing the slides  
00:44:49 Josh McCorkle, Roslindale Liaison: Replying to "Im not seeing the sl..."

What can you see?

00:45:42 Valeria Mayers: laptop  
00:46:11 Valeria Mayers: At the last meeting I had no prodsfsdfblems  
00:46:14 Alexandra Mora: My name is Alexandra Mora and I work as a Paraprofessional in Boston Public Schools.  
00:46:20 Josh McCorkle, Roslindale Liaison: Replying to "laptop"

At the top of your zoom window, you should see a button that says "James Smith | MOH's screen." Click that button.

00:46:26 Lisa Beatman: What about 60-70% AMI? Is there data concerning an AMI floor that has had sufficient success ie minimal foreclosures?  
00:47:05 Michael Westwater: Hello, Michael Westwater, Wilmot resident  
00:52:42 steven godfrey: Steven Godfrey, 39 Manning street So we are group B, and is this info from survey from Roslindale? I thought we was group B , slide mentioned info from group A?  
00:53:55 Paige Roosa | MOH: Hi Steven, the responses summarized on the slides is from our first home survey  
00:54:04 Paige Roosa | MOH: not the neighborhood workshop groups  
00:54:30 steven godfrey: Reacted to "Hi Steven, the resp..." with 👍  
00:54:36 steven godfrey: Reacted to "not the neighborhood..." with 👍  
00:54:45 steven godfrey: Replying to "not the neighborhood..."

Thank you

00:55:04 Paige Roosa | MOH: Please feel free to fill it out!  
[bosplans.org/FirstHomeSurvey](https://bosplans.org/FirstHomeSurvey)  
00:56:25 steven godfrey: Reacted to "Please feel free to ..." with 👍  
00:56:52 Corina Calin: Question regarding Wilmot Street Stony Brook Conduit Easement – Major Infrastructure Risk  
Both parcels under consideration sit directly above the Stony Brook conduit, an 8-foot-wide underground stormwater channel that carries runoff from Jamaica Plain to the Charles River. To maintain emergency access and protect underground infrastructure, a 20-30 foot-wide no-build easement is required above this conduit.

So far, I have seen no evidence that the city or developers have publicly confirmed the exact conduit location or easement boundaries.

00:59:23 Darlene Murad: I missed the size of the Am Legion Hgwy lot and the wilmot st lot, can you please provide this info?  
01:00:39 Paige Roosa | MOH: American Legion is 4,180 sf  
01:01:01 Paige Roosa | MOH: Wilmot St is 6,994 sf  
01:01:03 Darlene Murad: sorry how do I raise my hand?  
01:01:29 Kim M: Regarding 917 American Legion and Wilmot St, how do these designs match the existing neighboring houses? They look nothing like houses on this street.  
01:01:30 Darlene Murad: got it  
01:03:02 Corina Calin: Same concern regarding the existing trees on Wilmot Street lots  
01:03:10 Kim Alleyne: Sorry I missed the American Legion building renderings. I was on the phone. This sounds like a great program! Are the buildings on Wilmot/American Legion located in the wooded area in the area by the culvert? Also the buildings do not appear to be in scale with the other housing in the area – did I miss something.  
01:04:02 Lisa Beatman: The depicted awnings look like something that

would helpfully shield residents from rain while opening their front doors, but do not actually mirror real neighboring porches.

01:07:16 steven godfrey: Is there set back rules from property line of neighbors address in the designs?

01:08:43 Donna Stiglmeier: I agree that the renderings do not mirror the neighboring detail, like front porches and trees/lawn, of the surrounding houses - a tradeoff of indoor square footage.

01:10:36 Kim Alleyne: Are you also working with Boston Water and Sewer or the City department that deals with drainage. I also wonder whether you account for the urban wildlife and where they will go.

01:11:06 steven godfrey: Second Wilmot park

01:11:07 Donna Stiglmeier: Eligibility: Asset limits? Age consideration for asset limits? Any deed restriction? Who is considered first time homebuyer - never have owned something or over 10 years ago, for example?

01:11:10 Kim Alleyne: I agree with Darlene's question!

01:11:16 steven godfrey: Reacted to "I agree with Darlene..." with ❤️

01:12:20 Kim Alleyne: Is it possible to see the American Legion building again?

01:12:51 Josh McCorkle, Roslindale Liaison: Replying to "Is it possible to se..."

You should be able to view the presentation yourself here:

[https://drive.google.com/drive/folders/1ZKpCfUCFZOL\\_YnsE2yd142nXn8C-LboB](https://drive.google.com/drive/folders/1ZKpCfUCFZOL_YnsE2yd142nXn8C-LboB)

01:13:01 Kim Alleyne: Replying to "Is it possible to se..."

Thank you!

01:13:04 Lisa Beatman: Please speak to Corina Catlin's question about the Wilmot St. Stony Brook conduit easement, and also how that might affect buildability on it. Last I knew, one can't build on the width of that easement, which run directly through both Wilmot St. lots. Those lots are on the lowest point of the Stony Brook watershed, and there has been flooding there.

01:13:08 Josh McCorkle, Roslindale Liaison: Replying to "Is it possible to se..."

No problem!

01:14:40 Corina Calin: I am also worried about parking and infrastructure pressure Just blocks away, the ongoing project at 375 Cummins Highway is already adding 49 residential units with 44 parking spaces. The combined impact of that development and the Wilmot parcels would likely bring many new units to the immediate area in a short time span – without a clear infrastructure plan to support the added pressure.

01:14:58 Kim Alleyne: Sorry I am unable to see the slides in google.

01:15:26 Kim Alleyne: Replying to "I am also worried ab..."

Agreed

01:15:35 Paige Roosa | MOH: @Kim Alleyne do you see the option to view James Smith's screen? it should show up as a box on the top of your screen

01:15:46 Yoon Cha | Planning Dept: Slides: [bosplans.org/WHB3Slides0520](https://bosplans.org/WHB3Slides0520)

01:15:50 Kim Alleyne: Please send a link to the survey. I just found out about this meeting this morning

01:16:04 Matthew Driscoll: Reacted to "I am also worried ab..." with ❤️

01:16:56 Paige Roosa | MOH: Link to survey: [bosplans.org/FirstHomeSurvey](https://bosplans.org/FirstHomeSurvey)

01:17:01 steven godfrey: Under the current Zoning can you share what are the min and max sf for single and mulit parcels?

01:18:14 Lorraine Kung | Planning Dept: Replying to "Under the current Zo..."

Hi Steven, are you talking about the min and max sf for a building on the parcel? and for which lots are you interested in knowing about?

01:18:37 Barbara Machado: As far as these designs go, on Colchester A & B, I saw that the examples of the houses you used were the few larger houses in the neighborhood, but most of the houses on Colchester street and Lawton Street as well, are single family houses and not very large. The extremely large houses at the beginning of Colchester were newly built and definitely do not fit into the

neighborhood. And not to mention the parking and traffic on Colchester that will just keep filling in and not making it safe for all of the children in the neighborhood.

01:18:48 steven godfrey: Replying to "Under the current Zo..."

Parcels in Roslindale

01:19:18 Kim Alleyne: Yes please come to see the sites in all conditions!

01:19:29 Yoon Cha | Planning Dept: yoon.cha@boston.gov

01:23:29 Kevi Tavarez: We're not comfortable with it

01:23:47 Darlene Murad: Let's also take into consideration here, that Wilmot Street is not fully paved. The current black top is considered a "patch" done by the city. The black top was not grated down to gravel and rebuilt.

01:24:29 Kim Alleyne: Again, I appreciate the effort to create affordable housing. I hope you will really consider our concerns and listen to and act on what we have to say. At the same time I feel frustrated by the number of initiatives to build housing near or on American Legion and Cummins Highway that do not address current residents' interests and needs.

01:24:40 Karen: Reacted to "Again, I appreciate ..." with 👍

01:24:53 steven godfrey: Reacted to "Again, I appreciate ..." with ❤️

01:25:04 Kim Alleyne: I live on Clare Avenue in the area.

01:25:22 Ivan Feliciano: Will this project also be available for neighborhoods like the South end?

01:25:55 Kim Alleyne: Reacted to "I am also worried ab..." with ❤️

01:25:55 Ivan Feliciano: Also will the house in Colchester, be predicted to be a one or two family?

01:30:19 Corina Calin: Reacted to "Again, I appreciate ..." with ❤️

01:30:28 Michael Westwater: Replying to "Also will the house ..."

Bwsc, Inspectional Services, MWRA have all been to Wilmot street about the flooding without resolve for YEARS!

01:30:31 Corina Calin: Reacted to "Let's also take into..." with 👍

01:31:44 Kevi Tavarez: What is the process for our residents to oppose the projects on Wilmot St and American Legion Hwy?

01:32:03 Kim M: Reacted to "What is the process ..." with 👍

01:32:40 Corina Calin: Reacted to "What is the process ..." with 👍

01:32:44 steven godfrey: Reacted to "Bwsc, Inspectional S..." with 👍

01:32:55 Barbara Machado: Reacted to "Again, I appreciate ..." with ❤️

01:33:34 Karen: Reacted to "What is the process ..." with !

01:34:32 steven godfrey: Reacted to "What is the process ..." with 👍

01:34:58 Kim Alleyne: Corlina - I appreciate all of your comments re culvert, water level, trees, transparency of the process, building height and sun and density re Wilmot.

01:35:31 steven godfrey: Reacted to "Corlina - I apprecia..." with 👍

01:35:31 Kim Alleyne: Reacted to "Bwsc, Inspectional S..." with 👍

01:36:18 Kim Alleyne: Replying to "Corlina - I apprecia..."

I meant to say I agree with all of your comments and hope the City will listen and act on these concerns.

01:37:02 Michael Westwater: Replying to "Also will the house ..."

These are the backyards of Wilmot st, the proposed lot sits even lower than these properties. The water table is so high it affects the houses across the street.

01:37:17 Kim M: The Boston Zoning Code goals are meant to prevent overcrowding of land, and lessen congestion. These projects on American Legion and Wilmot is overdevelopment at its finest.

01:37:23 Karen: Reacted to "The Boston Zoning Co..." with !

01:37:23 steven godfrey: Reacted to "These are the backya..." with 👍

01:37:29 Karen: Reacted to "The Boston Zoning Co..." with 👍

01:37:37 Tyler Thomas: Colchester as well

01:37:43 Kevi Tavarez: Reacted to "The Boston Zoning Co..." with 👍

01:38:02 steven godfrey: Reacted to "The Boston Zoning Co..." with 👍

01:38:14 Kim Alleyne: What is the AMI income level?

01:38:20 Corina Calin: Reacted to "The Boston Zoning Co..." with 👍

01:39:03 Karen: Reacted to "What is the process ..." with 👍

01:40:12 Kim Alleyne: Thank you Lorraine for answering my question about the wooded area.

01:40:44 Paige Roosa | MOH: Target AMI range for phase 3 is 120-135% AMI

01:40:47 Kim Alleyne: @Lisa Beatman - Thank you for your questions about gentrification. I share your concerns.

01:41:07 Kim Alleyne: Hi Paige - What is the amount in dollars?

01:41:49 Barbara Machado: Reacted to "Colchester as well" with ❤️

01:41:56 Barbara Machado: Reacted to "The Boston Zoning Co..." with ❤️

01:42:02 Kim Alleyne: Are these projects approved already?

01:42:26 Ivan Feliciano: Will this project also be available for neighborhoods like the South end?

01:43:30 Michael Westwater: Reacted to Let's also take into... with "👍"

01:44:05 Michael Westwater: Reacted to Corlina - I apprecia... with "👍"

01:47:47 kenya beaman: I have to jump. Good meeting team. 🙌

01:49:58 Matthew Driscoll: Reacted to "The Boston Zoning Co..." with ❤️

01:49:59 Matthew Driscoll: Reacted to "The Boston Zoning Co..." with 👍

01:50:00 Matthew Driscoll: Reacted to "The Boston Zoning Co..." with 🙌

01:50:10 Corina Calin: How can we be informed about these meeting that you mentioned will take place?

01:50:11 Matthew Driscoll: Reacted to "What is the process ..." with 🙌

01:50:12 Matthew Driscoll: Reacted to "What is the process ..." with 🙌

01:50:24 steven godfrey: Good Meeting thank and team

01:50:47 Kevi Tavaréz: What is the process for our residents to oppose the projects on Wilmot St and American Legion Hwy?

01:50:57 Karen: Reacted to "What is the process ..." with 🙌

01:51:00 Karen: Reacted to "What is the process ..." with 🙌

01:51:24 Yoon Cha | Planning Dept: Kevi, and others, please feel free to send your comments to the comments section on the project website: [bosplans.org/WHB3](https://bosplans.org/WHB3)

01:52:58 Paige Roosa | MOH: @James Smith | MOH could you please advance the slides to show contact info?

01:53:25 Kim Alleyne: So what other factors besides neighborhood opposition would make the City decide not to pursue any of these projects?

01:53:42 Donna Stiglmeier: Is this the ONLY city owned property in Roslindale/Hyde Park?

01:58:29 Lisa Beatman: Thank you all.

01:58:39 Darlene Murad: thank you! this has bee very informative.

01:59:09 Kim Alleyne: Thank you for today's meeting. I appreciate your effort to make sure area residents and elected officials are aware of future meetings.

02:00:13 Corina Calin: Thank you for holding this meeting.

02:00:38 Kevi Tavaréz: Thank you for hosting this meeting.

02:03:26 Kim Alleyne: Please come! Listen to the folks who actually live on affected streets! ;)

02:03:33 Corina Calin: Reacted to "Please come! Listen..." with 🙌

02:03:38 Karen: Reacted to "Please come! Listen..." with 🙌

02:03:55 Barbara Machado: Reacted to "Please come! Listen..." with 🙌

02:05:50 Kim Alleyne: It would be awesome to have the opportunity to help shape a larger plan for the future of housing and transportation in Los and HP. I appreciate being able to react, but it would make more sense to join before the specific project plans are made.

02:06:20 Kim Alleyne: Thank you again.

02:06:33 Kim Alleyne: I meant Roslindale not Los. Oops

02:06:56 Kim Alleyne: Good night