



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Thu, Sep 22, 2016 at 3:57 PM

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

CommentsSubmissionFormID: 1176

Form inserted: 9/22/2016 3:57:04 PM

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Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Neil

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Mr. George's proposal to replace a used car lot with a mixed-use development fits right in line with the development along Mass. Ave. Providing more ground floor commercial space, with new residential units above, will help activate and energize the stretch of Mass. Ave.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 20, 2016 at 3:41 PM

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

CommentsSubmissionFormID: 1172

Form inserted: 9/20/2016 3:40:27 PM

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Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Charlie

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Great project for an area that needs a boost. It will enrich this side of MA Ave. and will possibly bring another small business to the neighborhood. I support this project 100%!!

PMContact: Raul.Duverge@Boston.gov

United Brotherhood of Carpenters and Joiners of America

NEW ENGLAND REGIONAL COUNCIL

CARPENTERS LOCAL 33, BOSTON, MASSACHUSETTS

1252 MASSACHUSETTS AVENUE
DORCHESTER, MA 02125



TEL: 617/350-0014
FAX: 617/282-2330

JOHN P. MURPHY, JR.
BUSINESS REPRESENTATIVE/ORGANIZER

JOSEPH BYRNE
BUSINESS REPRESENTATIVE/ORGANIZER

RILE RHODES
BUSINESS REPRESENTATIVE/ORGANIZER

September 20, 2016

Raul Duverge, Project Manager
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

RE: 1258-1272 Massachusetts Avenue, Dorchester, MA 02125

Dear Mr. Duverge:

We are writing today to request that this letter be entered into the record of comment regarding the proposed project at 1258-1272 Massachusetts Avenue.

We represent the membership of Carpenters Local 33 and the New England Regional Council of Carpenters who are the owners of the property located at 1252 Massachusetts Avenue that abuts the proposed development to the rear.

At the public meeting that was held at 1240 Massachusetts Avenue on Monday evening September 12, 2016, Joseph Byrne representing Carpenters Local 33 expressed to you our concerns regarding the allowable height of the proposal and the proposed set back reduction at the rear property line that abuts our property.

On Wednesday afternoon, September 14, 2016, we hosted a meeting at our office that was attended by Douglas George and George Morancy of Adams & Morancy, P.C. representing Rose Clair Boston, LLC. Christopher Shannon, representing the New England Regional Council of Carpenters was also in attendance. At this meeting we expressed again our concerns regarding allowable building height and minimum rear yard proposals that are suggested in table D of Section 31 in the zoning review. The basis of our objection to the proposed increase to the maximum allowable building height to 79'-9" is that it would result in the creation of a monolithic structure that would tower more than 30' above any existing structure in its proximity. Our objection to the reduction in the minimum rear yard allowance from 20' to 15'-2" is based on our belief that a structure of this magnitude should be held to existing required setbacks on all abutting property lines.

During that meeting we also expressed to Rose Clair Boston, LLC representatives that as elected Officers of Carpenters Local 33, we are obligated to the best of our ability to attempt to minimize any loss of standing or reduction of valuation of the property at 1252 Massachusetts Avenue.

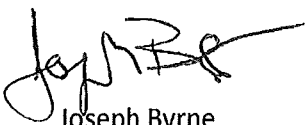
Having received no response from Rose Clair Boston, LLC regarding our concerns, we are entering this letter of objection within the public comment period that concludes on Thursday, September 22, 2016.

Thank you in advance for your attention to our concerns.

Sincerely,



John P. Murphy, Jr.
President
jmurphy@nercc.org



Joseph Byrne
Vice President



Rile Rhodes
Recording Secretary

cc: M. Erlich, NE Regional Council of Carpenters
C. Shannon, NE Regional Council of Carpenters
J. Byrne, Carpenters Local 33
R. Rhodes, Carpenters Local 33
J. Murphy, Jr., Carpenters Local 33



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Wed, Sep 21, 2016 at 5:39 PM

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

CommentsSubmissionFormID: 1174

Form inserted: 9/21/2016 5:39:18 PM

Form updated: 9/21/2016 5:39:18 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Jake

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I was at the meeting where it was met with a great response. My family has been in this neighborhood for 100 years and think that this is a great addition to the neighborhood

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Wed, Sep 21, 2016 at 5:37 PM

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

CommentsSubmissionFormID: 1173

Form inserted: 9/21/2016 5:36:29 PM

Form updated: 9/21/2016 5:36:29 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Paul

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: As a resident and local business owner, I fully support this project. This replaces a terrible car lot and will bring life to a desolate and blighted area. The developer promises to build a significant building and bring much needed investment to the area

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

1258-1272 Mass Ave Development

1 message

Marianne Muniz [REDACTED]

Tue, Sep 20, 2016 at 8:42 PM

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Hello,

My name is Marianne Muniz and I am in approval of this development for many reasons. Dorchester has always been my home, and growing up I've noticed the many positive improvements it has made over the years. This plan would improve an area that currently isn't the greatest. The new attractions in this area have made Mass Ave a nice and safer place to enjoy. More businesses and homes have allowed families and friends not only to explore these new areas but also experience what it now has to offer. This development would be a lovely addition to Mass Ave.

Thank you,
Marianne Muniz

[REDACTED]
Dorchester, MA 02125
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Wed, Sep 21, 2016 at 5:42 PM

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

CommentsSubmissionFormID: 1175

Form inserted: 9/21/2016 5:42:12 PM

Form updated: 9/21/2016 5:42:12 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Ron

Last Name: [REDACTED]

Organization: Eagle Liquors

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Great project. I whole heartedly support Sincerely Ron Tutunjian Eagle Liquors

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 20, 2016 at 3:10 PM

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

CommentsSubmissionFormID: 1171

Form inserted: 9/20/2016 3:09:52 PM

Form updated: 9/20/2016 3:09:52 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Daniel

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Cambridge

State: MA

Phone: [REDACTED]

Zip: 02138

Comments: I work in the Dorchester Area. It is so nice to see that someone is finally paying attention to the area at the end of Mass Ave that has been neglected for years. The new Dorchester Brewery has been a nice start in a positive direction for this area. The proposed development at 1258- 1272 is another step in the right direction. The design is new and fresh. Not just another boxy ,cookie cutter style like all the development in South Boston. Their design should add a breath of fresh air to this community. Please approve this project.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 20, 2016 at 2:38 PM

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

CommentsSubmissionFormID: 1170

Form inserted: 9/20/2016 2:38:09 PM

Form updated: 9/20/2016 2:38:09 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: John

Last Name: [REDACTED]

Organization: Carpenters Local 33

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Carpenters Local Union 33, abutter at address 1252 Massachusetts Avenue forwarded a letter and email dated September 20, 2016 regarding this project to the attention of Raul Duverge.

PMContact: Raul.Duverge@Boston.gov

**Boston Water and
Sewer Commission**

980 Harrison Avenue
Boston, MA 02119

617-989-7000
Fax: 617-989-7718



September 9, 2016

Mr. Raul Duverge
Project Manager
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02210

Re: 1258-1272 Massachusetts Avenue
Small Project Review Application

Dear Mr. Duverge,

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed redevelopment project located at 1258-1272 Massachusetts Avenue in the Dorchester neighborhood of Boston. This letter provides the Commission's comments on the SPRA.

The proposed project would consist of two new, attached, six-story buildings containing 40 new residential condominium units and served by 37 accessory parking spaces located partially at grade, and partially ground-level garage.

The site is comprised of two contiguous lots, one with a street address of 1258-1262 Massachusetts Avenue, containing 6,001 sq. ft. of land and will contain approx. 18,793 of gross square footage with 311 square feet of commercial space, and twenty dwelling units.

The second with a street address 1268-1272 Massachusetts Avenue containing 13,896 sq. of land and will contain approx. 18,793 square feet of gross square footage, with 1,152 square feet of ground- floor commercial space, and twenty dwelling units.

The current use of the land is a used car dealership lot.

The Commission owns and maintains a 15 – inch sanitary sewer system, along with two 12-inch storm drains in Massachusetts Avenue. Additionally, there is a sewer line running along the west side of the proposed building with the street address of 1258-1262, connecting to a rear building located at 1252 Mass Ave.

For water service, there is a 12-inch southern low service water main in Massachusetts Avenue.

Water usage and wastewater generation estimates were not stated in the SPRA.



General

1. All new or relocated water mains, sewers, and storm drains must be designed and constructed at Roseclair Boston, LLC's expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use Regulations, and Requirements for Site Plans. To assure compliance with the Commission's requirements, the proponent must submit a site plan and a General Service Application to the Commission's Engineering Customer Service Department for review and approval when the designs of the new water and wastewater systems and the proposed service connections to those systems are 50 percent complete. The site plan should include the locations of new, relocated and existing water mains, sewers, and drains which serve the site, proposed service connections, as well as water meter locations.
2. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, are implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/ inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
- 3.

The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a



Maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>

4. Roseclaire Boston, LLC, should be aware that the US Environmental Protection Agency issued a draft Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Roseclaire Boston, LLC, will be required to apply for a RGP to cover these discharges.
5. Roseclaire Boston, LLC, is advised that the Commission will not allow buildings to be constructed over any of its water lines. Also, any plans to build over Commission sewer facilities are subject to review and approval by the Commission. The project must be designed so that access, including vehicular access, to the Commission's water and sewer lines for the purpose of operation and maintenance is not inhibited.
6. The Commission will require Roseclaire Boston, LLC, to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines on or adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require Roseclaire Boston, LLC, to re-inspect the existing sewer lines on site by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is the responsibility of Roseclaire Boston, LLC to evaluate the capacity of the water, sewer, and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Roseclaire Boston, LLC, must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Roseclaire Boston, LLC, must provide separate estimates of peak and continuous maximum water demand for residential and commercial irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Roseclaire Boston, LLC, should also provide the methodology used to estimate water demand for the proposed project.
2. Roseclaire Boston, LLC, should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Roseclaire Boston, LLC, should consider outdoor landscaping which requires minimal use of water to maintain. If Roseclaire Boston, LLC, plan to install in-ground



3. Sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
4. Roseclaire Boston, LLC, is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Roseclaire Boston, LLC, should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
5. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Roseclaire Boston LLC should contact the Commission's Meter Department.

Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application, Roseclaire Boston LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater, or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns, and areas used for storage or treatment of contaminated soils, groundwater, or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. Developers of projects involving disturbances of land of one acre or more will be required to obtain an NPDES General Permit for Construction from the Environmental Protection Agency and the Massachusetts Department of Environmental Protection. Roseclaire Boston LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, prior to the commencement of construction. The pollution prevention plan submitted pursuant to a NPDES Permit may be submitted in place of the pollution prevention plan required by the Commission provided the Plan addresses the same components identified in item 1 above.



3. The Commission encourages Roseclaire Boston LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
4. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Roseclaire Boston LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Roseclaire Boston LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
5. Roseclaire Boston LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.

The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality water quantity and recharge. In addition to Commission standards, Roseclaire Boston LLC will be required to meet MassDEP Stormwater Management Standards.

6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that
7. Existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.
8. The Commission requests that Roseclaire Boston LLC install a permanent casting stating "Don't Dump: Drains to Boston Harbor" next to any catch basin created or modified as part of this project. Roseclaire Boston LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.



9. If a food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. Roseclair Boston LLC is advised to consult with the Commission's Operations Department with regards to grease traps.
10. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission's Sewer Use Regulations. The Commission's Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/es

cc: Douglas George, Roseclair Boston LLC
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 20, 2016 at 1:06 PM

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

CommentsSubmissionFormID: 1169

Form inserted: 9/20/2016 1:05:30 PM

Form updated: 9/20/2016 1:05:30 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Patrick

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: This project is a home run for this part of the neighborhood. It has the right massing for that part of the street. The design is appealing and will serve as an excellent gateway to the newly developing South Bay area, for those heading north and to Dorchester, for those coming south. Additionally, the retail/restaurant space is going to be a perfect addition to a neighborhood that is growing and in need of a main street area to gather. The Dorchester Brewery has become a major draw for the neighborhood with people walking there from their homes. This building will add much needed space on that stretch of Mass Ave that can handle the increased foot traffic and is easily accessible for so many parts of the Savin Hill/Columbia/Polish Triangle/South Bay area. We need density in the neighborhood, given it's increasing popularity, and this is the perfect place for this type and size of building. It's clear the developer and architect have spent time and energy on this building and that it won't be precast plain-vanilla design. This is an investment in the neighborhood and will be a sought-after place to live, creating a neighborhood destination out of a stretch of Mass Ave that no one has really cared about or thought to invest in. We need this building and all the good that's going to come from it!

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

1258 Mass Ave project

2 messages

Lawrence T. White [REDACTED]

Tue, Sep 13, 2016 at 10:00 AM

To: raul.duverge@boston.gov

Hi Raul,

I am a member of the McCormack Civic Association and I was at the meeting last night. I am very excited for this project as I think it will be a great thing for the neighborhood. Unfortunately I wasn't able to stay for the whole meeting. I was hoping that you could answer a few questions for me. At one point a slide was shown that said what the BRA was recommending vs. what the developer wants in terms of the height of the building, number of parking spaces, etc. I was wondering if it would be possible to get a copy of that slide or at least a list of those figures. I am also curious as to how the BRA comes up with their recommendations. I don't need a long explanation- it just seems what you are recommending is a lot different than what they are proposing. Can you also guess roughly what percentage of projects actually adhere to what your (BRA) recommendations are?

I also live directly behind the carpenters union building on Boston St. The back of my building as well as all of the row houses attached together will be impacted by the height of the building. I would really like to see the height dropped at least one story if not two. Is there a way we can get a shadow study done to see roughly how the height they are proposing vs. a lower building will affect those of us behind?

Thanks Raul for any help. I appreciate all of your guidance on this.

Thanks,

Larry White
[REDACTED]

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Raul Duverge <raul.duverge@boston.gov>

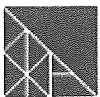
Thu, Sep 15, 2016 at 6:16 PM

Draft To: [REDACTED]

Doug,

[Quoted text hidden]

--

Sincerely,**Raul Duverge***Project Manager*

617.918.4492

BRA/EDIC

One City Hall Square | Boston, MA 02201

BostonRedevelopmentAuthority.org



Raul Duverge <raul.duverge@boston.gov>

1252 Massachusetts Avenue

1 message

Bryan Bryson

To: raul.duverge@boston.gov

Fri, Sep 16, 2016 at 8:34 PM

Dear Raul,

I am writing to express my support of the project. Underutilized parcels such as this one are great opportunities to bring new life to the neighborhood. As someone who works in Longwood, the potential addition of a Penguin Pizza is welcome news for me. I hope that the architecture of the final product represents something unique and not something boilerplate, and the presentation that was provided on Wednesday gave me hopes that it will be a well-constructed building.

My concern is more for the future tenants of the building. That current stretch of Mass Ave can be quite unsafe. I've personally had near clippings on my bicycle once or twice and the increased traffic in the neighborhood especially of pedestrians and cyclists makes safety a top priority for the neighborhood, and I implore the BRA work with BTM to improve traffic patterns in the neighborhood. I hope that the developer contributes to street safety with ample lighting and accommodation for pedestrians. I know there isn't a lot of room in the footprint of the plan, but if there's a way to think creatively about green space, that would be great. A garden somewhere in a dead zone that can't be used for anything in the parking lot perhaps? Also, I'd really encourage the developer to encourage non-car methods of travel. As I mentioned at the meeting on Monday, ample bike parking and encouragement of usage of the T when possible is a great start.

I hope that this development gets approved, but I just hope that in extending the residential borders of the neighborhood that a lot of priority is placed on safety of the new residents through traffic accommodations (this should be a BRA priority and not the burden of the developer) and through ample lighting on the property which I'm sure the developer will include.

Cheers,
Bryan



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave1 message

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

Tue, Sep 13, 2016 at 1:43 PM

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

CommentsSubmissionFormID: 1160

Form inserted: 9/13/2016 1:43:42 PM

Form updated: 9/13/2016 1:43:42 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Richard

Last Name: [REDACTED]

Organization: Mission Hill Main Streets

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Jamaica Plain

State: MA

Phone: [REDACTED]

Zip: 02130

Comments: I had the pleasure of attending the community meeting on September 12th regarding this proposal, and wish to register my enthusiastic support. My interest in seeing this area developed goes back to the 1980s when I served as State Representative for this district and had legislation passed to make this area eligible for state redevelopment funding along with securing finding for the reconstruction of deteriorating Massachusetts Avenue. This triggered much of the institutional rehabilitation which occurred at that time. Sadly, housing production in this location has lagged throughout this time until now. This respected local developer has listened to his lifelong neighbors and wishes to rehabilitate this long neglected parcel to the delight of much of this community. Mr. George's track record in this neighborhood is outstanding. This project is supported by an overwhelming number of local residents and has been long anticipated and much needed for this community.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 3:10 PM

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

CommentsSubmissionFormID: 1162

Form inserted: 9/13/2016 3:09:59 PM

Form updated: 9/13/2016 3:09:59 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Jeremiah

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02177

Comments: Great project!! This area of the city needs it and Penguin Pizza only makes this more attracti

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 2:16 PM

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

CommentsSubmissionFormID: 1161

Form inserted: 9/13/2016 2:15:38 PM

Form updated: 9/13/2016 2:15:38 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Mark

Last Name: [REDACTED]

Organization: Atlantic Power and Light (LU103 IBEW)

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02122

Comments: To whom it may concern Atlantic Power and Light is LU 103 IBEW Contractor and local Dorchester Business and we have worked together on multiple projects with Mr George for the last 10 years Mr George has worked tirelessly to abide by community standards on his projects by putting local people to work on local projects .I know that this project like all his projects will be a welcome addition to the neighborhood . Thank You Mark Donovan President Atlantic Power and Light Corp 17 Dickens st Dorchester, MA 02122

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Re: Small Project Review Application Submission Notice- 1258-1272 Massachusetts Ave. , Dorchester

1 message

Carrie Marsh <carrie.marsh@boston.gov>

Wed, Aug 24, 2016 at 1:54 PM

To: Raul Duverge <raul.duverge@boston.gov>, Jonathan Greeley <jonathan.greeley@boston.gov>, Teresa Polhemus <teresa.polhemus@boston.gov>, Michael Cannizzo <michael.cannizzo@boston.gov>

Cc: Christopher Cook <christopher.cook@boston.gov>

Hello -

I write in reference to the proposed project at 1258-1272 Massachusetts Avenue which will have approximately 40 units. The application for the project states that no onsite open space is required. However, the two zoning refusal letters that are provided indicate that the onsite open space is insufficient. This should be clarified.

The plans on page 29 of the application show a roof deck, which appears to be the only usable open space on the site. But the elevation on page 30 shows a significant utility enclosure on the roof that makes it unclear how the roof deck will be accommodated. There is also a one story structure on the south side that is also labeled as a patio, and is inconsistently shown on the site plan, floor plan and elevation. So it is not clear how this small roof top / patio space will be used.

The residents of the 40 housing units in this project will need to rely on the City's existing public open space to meet their active recreational needs. BPRD therefore respectfully requests that consideration be made during the Article 80 review process for impact mitigation for use at Clifford Playground.

Thank you.



Carrie Marsh, Executive Secretary
Parks and Recreation Commission
1010 Massachusetts Avenue, 3rd floor
Boston, Massachusetts 02118
617-961-3074 / carrie.marsh@boston.gov

On Tue, Aug 23, 2016 at 2:50 PM, Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon,

Attached for your review is the Small Project Review Application ("SPRA") for the proposed 1258-1272 Massachusetts Avenue project in Dorchester (the "Proposed Project"), received by the Boston Redevelopment Authority ("BRA") on Monday, August 22, 2016.

The Proposed Project consists of the redevelopment of two contiguous parcels of land collectively comprising approximately 19,896 square feet and currently occupied by a used car dealership located at 1258-1272 Massachusetts Avenue in Dorchester (the "Project Site"). The Proposed Project consists of the demolition of the existing structure occupying the Project Site and the construction of two (2) mixed-use, six story buildings containing a total of approximately forty (40) residential units, approximately 1,500 square feet of ground floor commercial space, and approximately thirty seven (37) off-street parking spaces.

The BRA solicits comments from the city departments, public agencies, elected officials and the general public. Written comments on the attached SPRA must be received by the BRA no later than Thursday, September 22, 2016. Please use the contact information below for comments or clarification.

Should you have any questions or would like a hard copy of the SPRA, feel free to contact me at any time.



Raul Duverge <raul.duverge@boston.gov>

Support 1258 mass Ave

1 message

Johnny Boy [REDACTED]

Thu, Sep 15, 2016 at 10:18 AM

To: Raul.duverge@boston.gov

Hi
Great meeting the other night at the plumbers hall. I am writing you to let you know that I support this project.
It will help revitalize the area and Doug George seems like he cares about the area as he lives and grew up close by.
Sincerely
Jim McKay

Sent from my iPhone



Raul Duverge <raul.duverge@boston.gov>

Mass Ave project

1 message

Sean Malone [REDACTED]
To: Raul.duverge@boston.gov

Thu, Sep 15, 2016 at 10:25 AM

Hi

I am writing to let you know I enjoyed the presentation at the plumber union hall.

My family greatly supports this project as well as the efforts of the bra.

Doug George seems like he cares deeply for the area and penguin pizza will attract foot traffic more than vehicles.

Keep up the nice work Raul!

Sincerely

Sean Malone



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave1 message

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

Wed, Sep 14, 2016 at 8:31 AM

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

CommentsSubmissionFormID: 1165

Form inserted: 9/14/2016 8:31:08 AM

Form updated: 9/14/2016 8:31:08 AM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Sarrah

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2: [REDACTED]

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: I am in approval of this development for many reasons. Because of the two businesses that would be in the retail spots, life will be added to this area of Mass Ave. I walk this route when coming home from work and I would definitely make a stop here. I lived in Mission Hill for a period of time and Penguin Pizza was the place where everyone went for great food and a good atmosphere. With a 40 units added to this area it would help make it safer and put this space to good use. When we focus on building areas that aren't the greatest within the city, we make those areas safer and the city safer as a whole, which is most important to me. The residence and retail would be a great addition to the community. I've lived in Boston my whole life, most of it being in this specific part of Dorchester and anything positive that makes our streets safer and more enjoyable is the best thing that could be given to our community. Thank you for taking the time out to hear feedback from the community.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 8:52 PM

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

CommentsSubmissionFormID: 1164

Form inserted: 9/13/2016 8:51:43 PM

Form updated: 9/13/2016 8:51:43 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Kevin

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02122

Comments: Several observations: The design appears well thought out, not just a "box". The detail in the design will provide for a great addition to a blighted area. Also, the developer, Douglas George has an unimpeached reputation in our neighborhood, and is known for his quality work, as well as his honesty and fair dealings with tenants. This is the epitome of what the BRA should seek in projects for areas such as Mass. Ave.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 7:41 PM

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

CommentsSubmissionFormID: 1163

Form inserted: 9/13/2016 7:40:42 PM

Form updated: 9/13/2016 7:40:42 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Emmett

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02124

Comments: I support this project which will give Dorchester badly needed housing. This construction firm has a good record of producing quality housing.

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 1:13 PM

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

CommentsSubmissionFormID: 1158

Form inserted: 9/13/2016 1:12:33 PM

Form updated: 9/13/2016 1:12:33 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: Rich

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02122

Comments: Hello, I would like to express my support for the proposed project at 1258-1272 Massachusetts Ave. The project is a positive new use for a shabby looking used car lot. Additionally, the design. new amenities and new residents it will bring will greatly enhance this largely industrial area by bringing a walkable and bike friendly eco-system. The exterior of the building's facade is architecturally significant and respects and compliments the similar architecture nearby. Adding housing is an important goal and when it is done with character and with amenities that will make a great addition to the neighborhood, its truly a win-win situation. Thank you for reading my letter of support and I hope this project is approved. Regards, Rich Driscoll

PMContact: Raul.Duverge@Boston.gov



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 1258-1272 Massachusetts Ave

1 message

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

Tue, Sep 13, 2016 at 1:26 PM

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

CommentsSubmissionFormID: 1159

Form inserted: 9/13/2016 1:25:58 PM

Form updated: 9/13/2016 1:25:58 PM

Document Name: 1258-1272 Massachusetts Ave

Document Name Path: /Development/Development Projects/1258-1272 Massachusetts Ave

Origin Page Url: /projects/development-projects/1258-1272-massachusetts-ave

First Name: John

Last Name: [REDACTED]

Organization:

Email: [REDACTED]

Street Address: [REDACTED]

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Comments: Excellent use of vacate site. Market rate units will address housing needs in the community. Please record me in support of this project

PMContact: Raul.Duverge@Boston.gov