

# BOARD APPROVED

MEMORANDUM

JUNE 13, 2019

**TO:** BOSTON REDEVELOPMENT AUTHORITY  
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)\*  
AND BRIAN P. GOLDEN, DIRECTOR

**FROM:** JONATHAN GREELEY, DIRECTOR OF DEVELOPMENT REVIEW  
MICHAEL CHRISTOPHER, DEPUTY DIRECTOR FOR DEVELOPMENT  
REVIEW/GOVERNMENT AFFAIRS  
MATTHEW MARTIN, URBAN DESIGNER II  
KRISTINA RICCO, SENIOR PLANNER I  
MICHAEL SINATRA, PROJECT MANAGER

**SUBJECT:** 45 SPRING STREET, WEST ROXBURY

---

**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a the Boston Planning & Development Agency (“BPDA”) authorize the Director to: (1) issue a Certification of Approval for the proposed development located at 45 Spring Street in West Roxbury (the “Proposed Project”), in accordance with Article 80E, Small Project Review, of the Boston Zoning Code (the “Code”); (2) execute a Community Benefits Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

---

**PROJECT SITE**

The Proposed Project is located at 45 Spring Street in West Roxbury, bounded by a Star Market grocery store, a strip mall and Catholic Memorial High School to the west and by Temple Street to the east (the “Project Site”): The Project Site consists of four (4) parcels that are a combined total of 28,004 square feet of land. <sup>1</sup>

---

\* Effective October 20, 2016, the BRA commenced doing business as BPDA.

**DEVELOPMENT TEAM**

Proponent: LaRosa Development Corp  
850 Pleasant St.  
Norwood, MA 02062  
781-762-0065

Contractor: Howard Robinson  
Rap General Contracting  
850 Pleasant St.  
Norwood, MA 02062  
617-212-5204

Architect: RCA, LLC  
415 Neponset Ave.  
Dorchester, MA 02122  
617-282-0030

MEP Engineer: Zade Associates, LLC  
140 Beach St.  
Boston, MA 02111  
617-338-4406

Structural  
Engineer: CM Kirby Engineering, PLLC  
P.O. Box 291  
Norwood, MA 02062  
617-872-5553

**DESCRIPTION AND PROGRAM**

The Proposed Project is located at 45 Spring Street and originally consisted of four parcels (the "Project Site"). In 2018 the parcels were combined and an "As of Right" building permit was issued to construct a three-story mixed-use building consisting of thirteen (13) residential units, one (1) commercial space and thirty (30) off street parking spaces.

The proponent seeks to add five (5) residential units and one (1) commercial (retail?) space, creating a total of eighteen (18) homeownership units, one (1) commercial space and one (1) retail space with twenty-five (25) interior off-street parking spaces and five (5) surface parking spaces. The project site features two (2) existing curb cuts on Spring Street which allows for two (2) driveways for drop off and unloading zones, as well as over 4,678 square feet of viable open space, a vibrant private court yard and planned outdoor amenities.

### **ARTICLE 80 REVIEW PROCESS**

On April 29, 2019, the Proponent filed a Small Project Review application with the BPDA for the Proposed Project, pursuant to Article 80E of the Code. The BPDA sponsored one public meeting, which was held on May 15, 2019 at the Boston Elks Lodge in West Roxbury. The meeting was advertised in the *West Roxbury Bulletin* and the *West Roxbury Transcript* newspapers on May 9, 2019 and was also posted on the BPDA website. The BPDA comment period closed on May 29, 2019.

### **ZONING**

The Project Site is located within the West Roxbury Neighborhood District, which is governed by Article 56 of the Code, within both a Multifamily Residential ("MFR") and Neighborhood Shopping ("NS") sub-districts. The Proposed Project does not require zoning relief for any use or dimensional regulations of the Code.

### **MITIGATION AND COMMUNITY BENEFITS**

#### **Mitigation**

This project will result in the addition of much needed new housing units to the city's housing stock while revitalizing and enhancing a previously vacant and blighted site. The Proposed Project will also provide large open outdoor (?) spaces for the residents to enjoy, while enlivening the street edge.

#### **Community Benefits**

1. Recipient: **Charles River Spring Valley Association**

Address: Spring Street and VFW Parkway (next to 320 Spring Café) (can we get an actual mailing address?)

Use: The contribution will be used to install a "Welcome to West Roxbury sign" at this intersection.

Amount: **\$7,500**

Timeline: Installation will be made available upon issuance of the building permit by ISD.

2. Recipient: **Parkway Little League**

Address: 255 Baker Street, West Roxbury

Use: The contribution will be used to help with the cost of upgrading the bathrooms at the baseball complex.

Amount: **\$20,000**

Timeline: Funds will be made available upon issuance of the building permit by ISD.

### **INCLUSIONARY DEVELOPMENT COMMITMENT**

This Proposed Project is deemed "as of right", adhering to the Boston Zoning Code, and therefore is exempt from the Inclusionary Development Policy, dated December 10, 2015.

## **RECOMMENDATIONS**

The Proposed Project complies with the requirements set forth in Section 80E of the Code for Small Project Review. Therefore, BPDA staff recommends that the Director be authorized to: (1) issue a Certification of Approval for the Proposed Project; (2) Execute a Community Benefits Agreement, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Approval pursuant to Section 80E-6 of the Boston Zoning Code (the "Code"), approving the 45 Spring Street development consisting of a three-story building approximately 27,907 square feet and comprised of eighteen (18) residential condominium units ,thirty (30) off-street parking spaces, one (1) retail unit and one (1) commercial unitat 45 Spring Street in West Roxbury (the "Proposed Project") in accordance with the requirements of Small Project Review, Article 80E, of the Code, subject to continuing design review; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to execute, a Community Benefits Agreement and deliver any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BPDA.

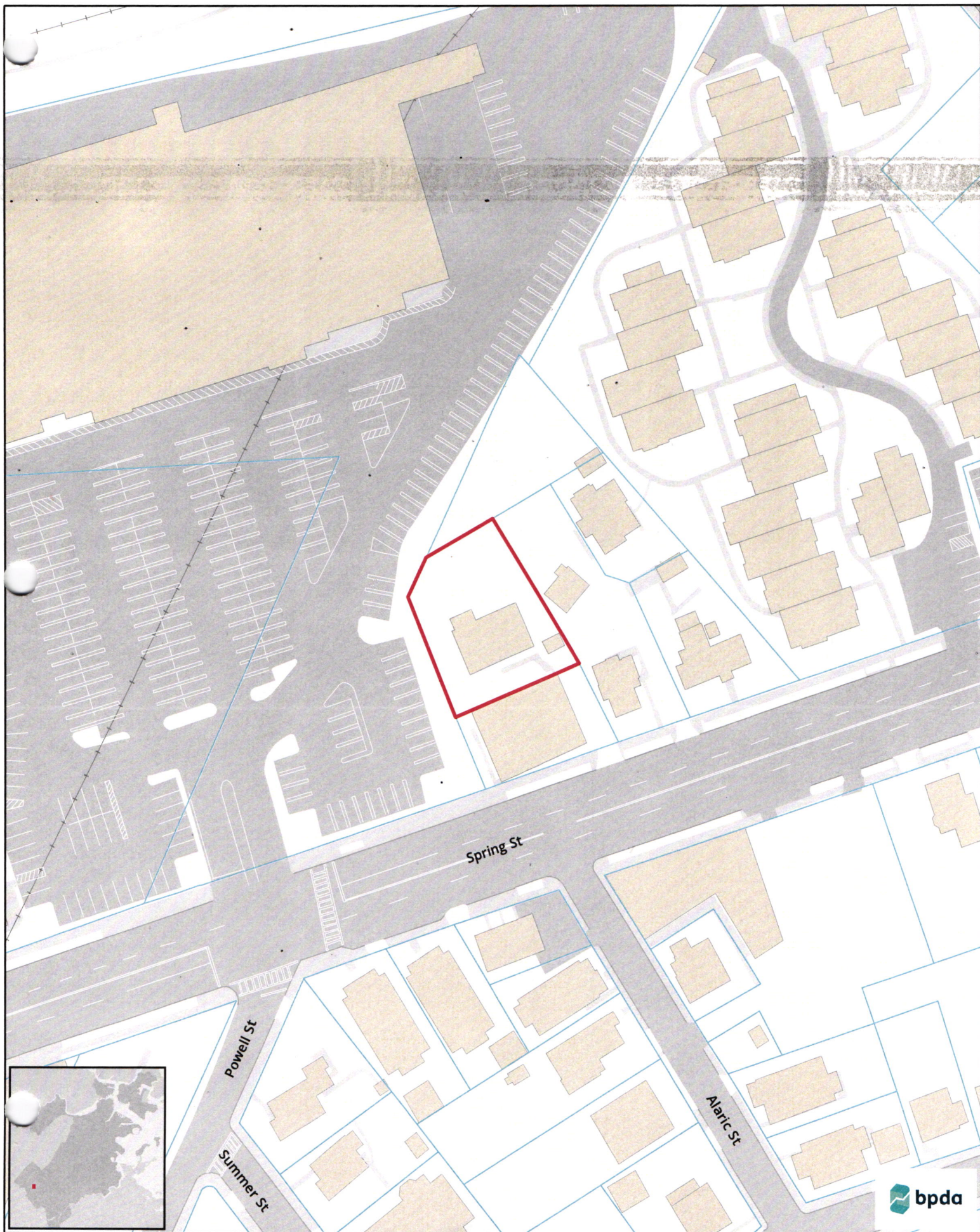
# 45 Spring Street, West Roxbury

1:1,000



# 45 Spring Street, West Roxbury

1:1,000



**Boston Water and  
Sewer Commission**



980 Harrison Avenue  
Boston, MA 02119-2540  
617-989-7000

May 28, 2019

Mr. Michael Sinatra  
Project Manager  
Boston Planning & Development Agency  
One City Hall Square  
Boston, MA 02201

Re: 45 Spring Street, West Roxbury  
Small Project Review Application

Dear Mr. Sinatra:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed project located at 45 Spring Street, located in West Roxbury.

The project site is approximately 28,004 square foot lot fronted on Spring Street. The parcel is currently under construction of a three-story building with 13 residential units, 1 commercial space and 32 parking spaces, 25 of which are below grade. The proponent, LaRosa Development Corp., proposes to modify the new building to add 5 residential units and a new retail space at grade.

The Commission owns and maintains a 12-inch Southern High PCI installed in 1898 and relined in 1965 in Spring Street.

For sewage and storm drainage service, the site is served by an 18-inch sanitary sewer and 12-inch storm drain in Spring Street.

The SPRA does not provide sewage and water estimates for the project.

The Commission has the following comments regarding the SPRA:

General

1. Prior to the initial phase of the site plan development, LaRosa Development Corp. should meet with the Commission's Design and Engineering Customer Services to review water main, sewer and storm drainage system availability and potential upgrades that could impact the development.





2. Prior to demolition of any buildings, all water, sewer and storm drain connections to the buildings must be cut and capped at the main pipe in accordance with the Commission's requirements. The proponent must complete a Cut and Cap General Services Application, available from the Commission.
3. All new or relocated water mains, sewers and storm drains must be designed and constructed at LaRosa Development Corp.' 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. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
4. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is 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 is used. 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.
5. 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/>

6. The Commission requires that the water use and sewage generation be calculated and submitted with the Site Plan. LaRosa Development Corp. should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. Estimates should be based on full-site build-out of the proposed project. LaRosa Development Corp. should also provide the methodology used to estimate water demand for the proposed project.
7. LaRosa Development Corp. should be aware that the US Environmental Protection Agency issued the 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, LaRosa Development Corp. will be required to apply for a RGP to cover these discharges.
8. LaRosa Development Corp. 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.
9. It is LaRosa Development Corp.'s responsibility 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, LaRosa Development Corp. 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. LaRosa Development Corp. must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, 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. LaRosa Development Corp. should also provide the methodology used to estimate water demand for the proposed project.
2. LaRosa Development Corp. should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code.



LaRosa Development Corp. should consider outdoor landscaping which requires minimal use of water to maintain. If LaRosa Development Corp. plans to install in-ground 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.

3. LaRosa Development Corp. 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. LaRosa Development Corp. should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. 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, LaRosa Development Corp. should contact the Commission's Meter Department.

#### Sewage / Drainage

1. A Total Maximum Daily Load (TMDL) for Nutrients has been established for the Lower Charles River Watershed by the Massachusetts Department of Environmental Protection (MassDEP). In order to achieve the reductions in Phosphorus loading required by the TMDL, phosphorus concentrations in the lower Charles River from Boston must be reduced by 64%. To accomplish the necessary reductions in phosphorus, the Commission is requiring developers in the lower Charles River watershed to infiltrate stormwater discharging from impervious areas in compliance with MassDEP. LaRosa Development Corp. will be required to submit with the site plan a phosphorus reduction plan for the proposed development. LaRosa Development Corp. 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.

In conjunction with the Site Plan and the General Service Application the LaRosa Development Corp. will be required to submit a Stormwater Pollution Prevention Plan. The plan must:



- Identify best management practices for controlling erosion and for preventing the discharge of sediment and contaminated groundwater or stormwater runoff to the Commission's drainage system when the 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 or treatment structures to be utilized during construction.
  - Provide a stormwater management plan in compliance with the DEP standards mentioned above. The plan should include a description of the measures to control pollutants after construction is completed.
2. The Commission encourages LaRosa Development Corp. to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
  3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. LaRosa Development Corp. 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, LaRosa Development Corp. will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
  4. LaRosa Development Corp. 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. All projects at or above 100,000 square feet of floor area are to retain, on site, a volume of runoff equal to 1.25 inches of rainfall times the impervious area. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
  5. 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, LaRosa Development Corp. 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 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.

7. The Commission requests that LaRosa Development Corp. 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. LaRosa Development Corp. should contact the Commission's Operations Division for information regarding the purchase of the castings.
8. 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.
9. If a cafeteria or food service facility is built as part of this project, grease traps will be required in accordance with the Commission's Sewer Use Regulations. LaRosa Development Corp. is advised to consult with the Commission's Operations Department with regards to grease traps.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.  
Chief Engineer

JPS/fd

cc: LaRosa Development Corp.  
K. Ronan, MWRA via e-mail  
M. Zlody, BED via e-mail  
P. Larocque, BWSC via e-mail

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.

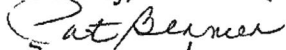

Last fall I reached out to Jack Duggan when it was apparent the project was moving forward. He told me that project had been changed to an as of right project so there would be no community process required. It would be 13 units. It certainly makes it appear the extra units were planned all along. 16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