

MEMORANDUM

BOARD APPROVED

JUNE 14, 2018

**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  
AISLING KERR, ASSISTANT PROJECT MANAGER

**SUBJECT:** WILLET STREET EXTENSION, WEST ROXBURY

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**SUMMARY:** This Memorandum requests that the Boston Redevelopment Authority (the "BRA") d/b/a Boston Planning & Development Agency ("BPDA") authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code (the "Code") for the Willet Street Extension project in the West Roxbury neighborhood of Boston (as further described below, the "Proposed Project"); (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

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**PROJECT SITE**

The Proposed Project site encompasses approximately 337,590 square feet (approximately 7.75 acres) across eleven (11) individual and abutting parcels. The site is bounded to the west by the West Roxbury Crushed Stone Quarry and The

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

Roxbury Latin School owned parcels; to the south by Washington Street; to the east by Heron Street; and to the north by Willet and Thrush Streets (the “Project Site”).

Residential uses make up the surrounding neighborhood, with single and two-family homes, as well as larger apartment and condominium complexes.

**DEVELOPMENT TEAM**

The Development Team for the Proposed Project consists of:

**Proponent:** C.A.D. Builders, LLC  
Claudio Di Letizia  
Anthony Di Letizia

**Permitting and Government Relations Consultant:** O’Neill and Associates  
Christopher Tracy

**Landscape Architect:** Blair Hines Design Associates  
Katya Podsiadlo

**Transportation Consultant:** Howard Stein Hudson  
Brian Beisel, PTOE

**Civil Engineer:** Norwood Engineering  
Dick Morris

**Construction Consultant:** Gary Martell Real Estate Equity Consulting  
Gary Martell

**Sustainability Consultant:** Price Sustainability Associates  
Mark Price, PSA

**DESCRIPTION AND PROGRAM**

C.A.D Builders, LLC (the “Proponent”) has proposed the construction of approximately twenty-nine (29) single-family homes on the extension of Willet Street in West Roxbury, with a new street and associated infrastructure (the “Proposed Project”).

With eight (8) of the proposed homes eligible to be built as-of-right, the Proponent voluntarily entered Article 80 Large Project Review in an effort to create a more cohesive and thoughtful development plan for the Project Site as a whole.

The Proposed Project totals approximately 75,400 gross square feet. The average size of each home is approximately 2,600 square feet with each individual home lot occupying a lot with a minimum of 6,000 square feet. Each of the twenty-nine homes will be family-sized residences with multiple bedrooms and off-street parking.

Vehicular access to and egress from the project site will be provided via a connection between the new street and the existing Willet Street. Additionally, a partial pedestrian connection to Washington Street will be available from the easterly corner of the Project Site.

### **ARTICLE 80 REVIEW PROCESS**

The Proposed Project is subject to Large Project Review under Article 80 of the Boston Zoning Code (the "Code"). On November 6, 2017, the Proponent filed a Letter of Intent ("LOI") in accordance with the BPDA policy regarding Provision of Mitigation by Development Projects in Boston. An Impact Advisory Group ("IAG") was formed as part of the review process, with nominations for members coming from the District City Councilor, the Mayor's Office of Neighborhood Services, and the State Senator.

On February 26, 2018, the Proponent filed a Project Notification Form ("PNF") with the BPDA pursuant to Article 80B of the Code. A Scoping Session for City and State officials was also held on March 19, 2018.

The BPDA hosted a first IAG meeting and public meeting on March 20, 2018 at the BCYF Roche Community Center (1716 Centre Street, West Roxbury, MA 02132). The public comment period was originally scheduled to conclude on March 29, 2018, and was subsequently extended until April 12, 2018.

On May 7, 2018, the BPDA issued a Request for Supplemental Information to the Proponent. In response, the Proponent filed a Supplemental Information Report with the BPDA on May 23, 2018, at which point a fifteen (15)-day public comment period began and later concluded on June 7, 2018.

During this time, a second IAG meeting and Public meeting were held on May 31, 2018, also at the BCYF Roche Community Center. All meetings were advertised in the relevant neighborhood newspapers (*West Roxbury Bulletin* and *West Roxbury Transcript*), posted to the BPDA calendar and website, and notice was sent to all of the BPDA's West Roxbury neighborhood update subscribers. Local elected officials and their staff were also notified of all meetings.

### **INCLUSIONARY DEVELOPMENT COMMITMENT**

The Proposed Project is subject to the Inclusionary Development Policy, dated December 10, 2015 ("IDP"), and is located within Zone C, as defined by the IDP. The IDP applies to the 21 houses that require zoning relief. The IDP requires that 13% of these houses be designated as income restricted. As such, three (3) houses would be income restricted (the "IDP Houses"). The Proponent has requested that a contribution be made to the Inclusionary Development Policy Fund (the "IDP Fund") in lieu of providing one (1) of the IDP Houses. After a BPDA staff review of the Proposed Project's financial feasibility, BPDA staff are recommending that the Proposed Project provide two (2) on-site IDP Houses, and a contribution to the IDP Fund based on one IDP House.

One (1) of the IDP Houses will be made affordable to households earning not more than 80% of the Area Median Income ("AMI") as defined by the United States Department of Housing and Urban Development ("HUD"). The proponent has agreed to make this house accessible under ADA Group 2 standards, hoping to fulfill the needs of a family with mobility impaired family member. In addition, one (1) IDP House will be made affordable to households earning greater than 80% of AMI but not more than 100% of AMI.

The location of the IDP Houses will be finalized in conjunction with BPDA staff and outlined in the Affordable Housing Agreement ("AHA"), and sales prices and income limits will be adjusted according to BPDA published maximum sales prices and income limits, as based on HUD AMIs, available at the time of the initial sale of the IDP Houses. The IDP Houses must be comparable in size, design, and quality to the market rate houses in the Proposed Project, cannot be immediately adjacent to each other, and must be consistent in bedroom count with the other houses in the Proposed Project.

The AHA must be executed along with, or prior to, the issuance of the Certification of Compliance for the Proposed Project. The Proponent must also submit an



Affirmative Marketing Plan (the “Plan”) to the Boston Fair Housing Commission and the BPDA. Preference will be given to applicants who meet the following criteria, weighted in the order below:

- (1) Boston resident;
- (2) Household size (a minimum of one (1) person per bedroom); and
- (3) First-Time Homebuyer.

Where a home is built out for a specific disability (e.g., mobility or sensory), a preference also will be available to households with a person whose need matches the build out of the home. The City of Boston Disabilities Commission may assist the BPDA in determining eligibility for such a preference.

The IDP Houses will not be marketed prior to the submission and approval of the Plan. A deed restriction will be placed on the IDP Houses to maintain affordability for a total period of fifty (50) years (this includes thirty (30) years with a BPDA option to extend for an additional period of twenty (20) years). The household income of the buyer and sales price of any subsequent sale of the IDP Houses during this fifty (50) year period must fall within the applicable income and sales price limits for each IDP House. IDP Houses may not be rented out by the Proponent prior to sale to an income eligible buyer, and the BPDA or its successors or assigns will monitor the ongoing affordability of the IDP Houses.

In addition to the two (2) IDP Houses, the Proposed Project will make a contribution to the IDP Fund, based on one (1) house, for which the minimum contribution is \$200,000 (the “IDP Contribution”). The IDP Contribution shall be made in three installments, with the first installment being one-fourth of the minimum IDP Contribution (\$50,000), made to the Treasury within 30 days after receipt of the initial Building Permit issued by ISD, the second payment being three-fourths of the minimum IDP Contribution (\$150,000), made to the Treasury within 30 days after the receipt of the final Certificate of Occupancy, and the final payment being the balance between the minimum possible IDP Contribution and the final total IDP Contribution, as determined by the BPDA based on one-half the difference between the actual sales price and the 80% or Area Median sales price, made to the Treasury no later than one year after the receipt of the final Certificate of Occupancy, or no later than two years when the BPDA deems it financially necessary.

The two (2) IDP Houses and the IDP Contribution satisfies fully the IDP requirements pursuant to the December 10, 2015 IDP and both shall be set forth in the AHA with the BPDA.

### **MITIGATION AND COMMUNITY BENEFITS**

The Proposed Project will result in a number of public benefits to the West Roxbury neighborhood and the City of Boston as a whole, these include:

- New private-way, open to public-travel connecting to Willet Street;
- The creation of twenty-nine (29) new opportunities for single-family home ownership in the West Roxbury neighborhood and City of Boston;
- The creation of two (2) opportunities for affordable single-family home ownership in the West Roxbury neighborhood and City of Boston; and
- Public realm and infrastructure installments including trees, landscaping, sidewalks, and streetscape amenities.

In addition to the above, the Proponent has committed to mitigation associated with the Proposed Project, which shall be comprised of both improvements to be completed by the Proponent and/or monetary contributions made pursuant to ongoing collaboration with BPDA staff and staff of other City agencies valued at approximately \$80,000. This shall include:

- Construction of a public connection to open space on the westerly boundary of the Project Site; and
- Construction of a pedestrian connection to the easterly property line via an extension of the Willet Street sidewalk to the abutting property (as depicted on the latest project site plans) allowing for access to Washington Street, with the potential for a further extension of the sidewalk out to the Washington Street sidewalk, pending ongoing discussion with abutters; and
- Development of the design of a minimum of four (4) traffic calming measures on streets neighboring the Project Site, such design plans to be approved by BPDA, the City of Boston Transportation Department (“BTD”) and the City of Boston Department of Public Works Department (the “Traffic Calming Measures”). The Traffic Calming Measures will either be implemented by the Proponent or BTD, as determined by BTD. By issuance of an initial Certificate of Occupancy for the Proposed Project the Proponent shall either: (i) complete construction of the Traffic Calming Measures; or (ii) make such

payment to the BPDA sufficient for BTM to construct the Traffic Calming Measures up to a maximum of \$20,000.00.

In connection with the mitigation and community benefits described above, the Proponent shall enter into a Cooperation Agreement with the BPDA.

### **RECOMMENDATION**

BPDA staff believes that the PNF adequately describes the Proposed Project's potential impacts, satisfying the criteria for the issuance of a Scoping Determination Waiving Further Review under Section 80B-5 of the Code. It is therefore recommended that the BPDA authorize the Director to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80, Section 80B-5.3(d) of the Code for the Proposed Project; (2) issue a Certification of Compliance under Section 80B-6 of the Code upon successful completion of the Article 80 review process for the Proposed Project; and (3) execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Appropriate votes follow:

**VOTED:** That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form submitted on February 26, 2018 adequately describes the potential impacts arising from the Willet Street Extension Project in the West Roxbury neighborhood (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5 of the Code, subject to continuing design review by the BRA; and

### **FURTHER**

**VOTED:** That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 processes; and

**FURTHER**

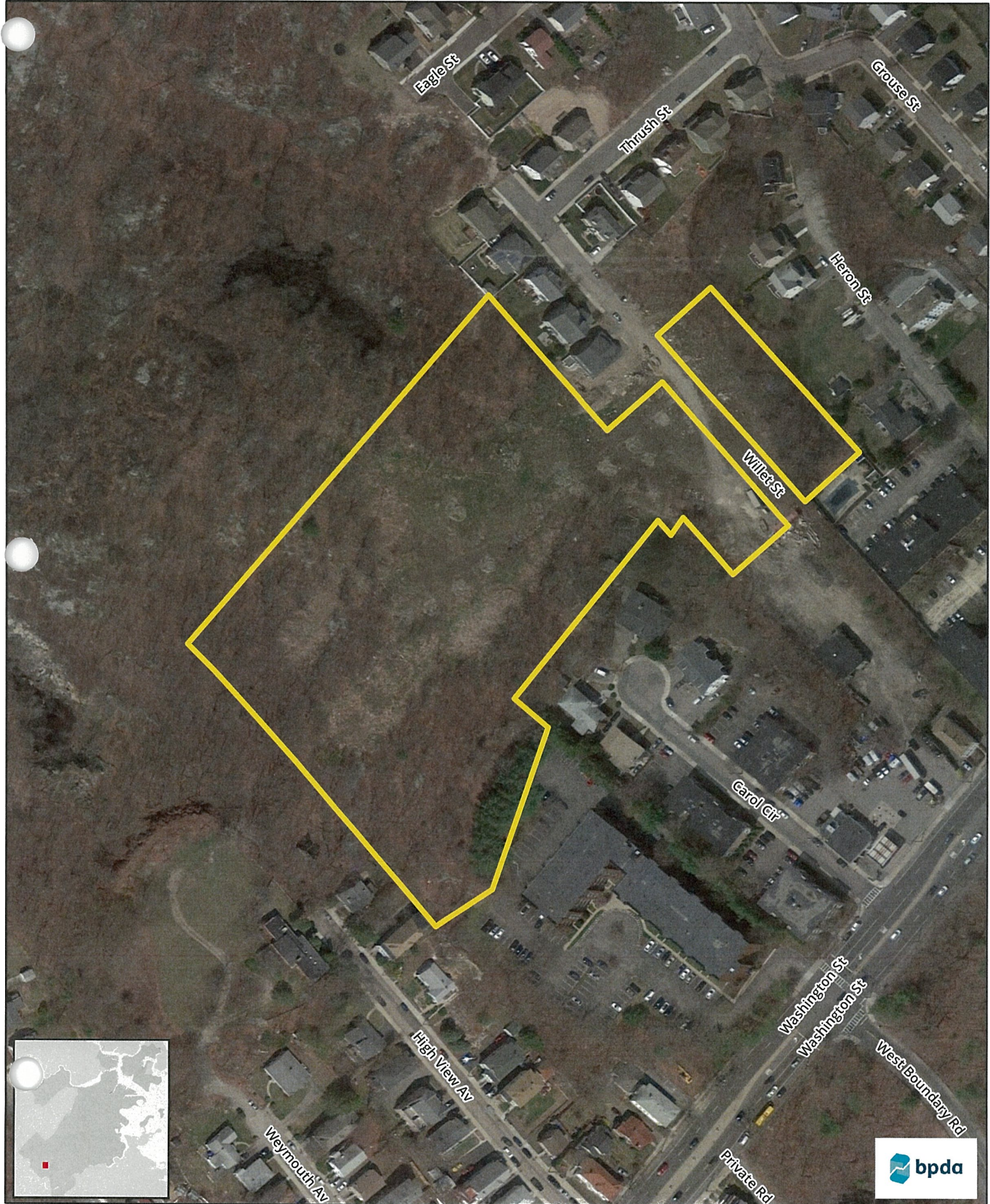
**VOTED:**

That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and 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 BRA.



# Willet Street Extension, West Roxbury

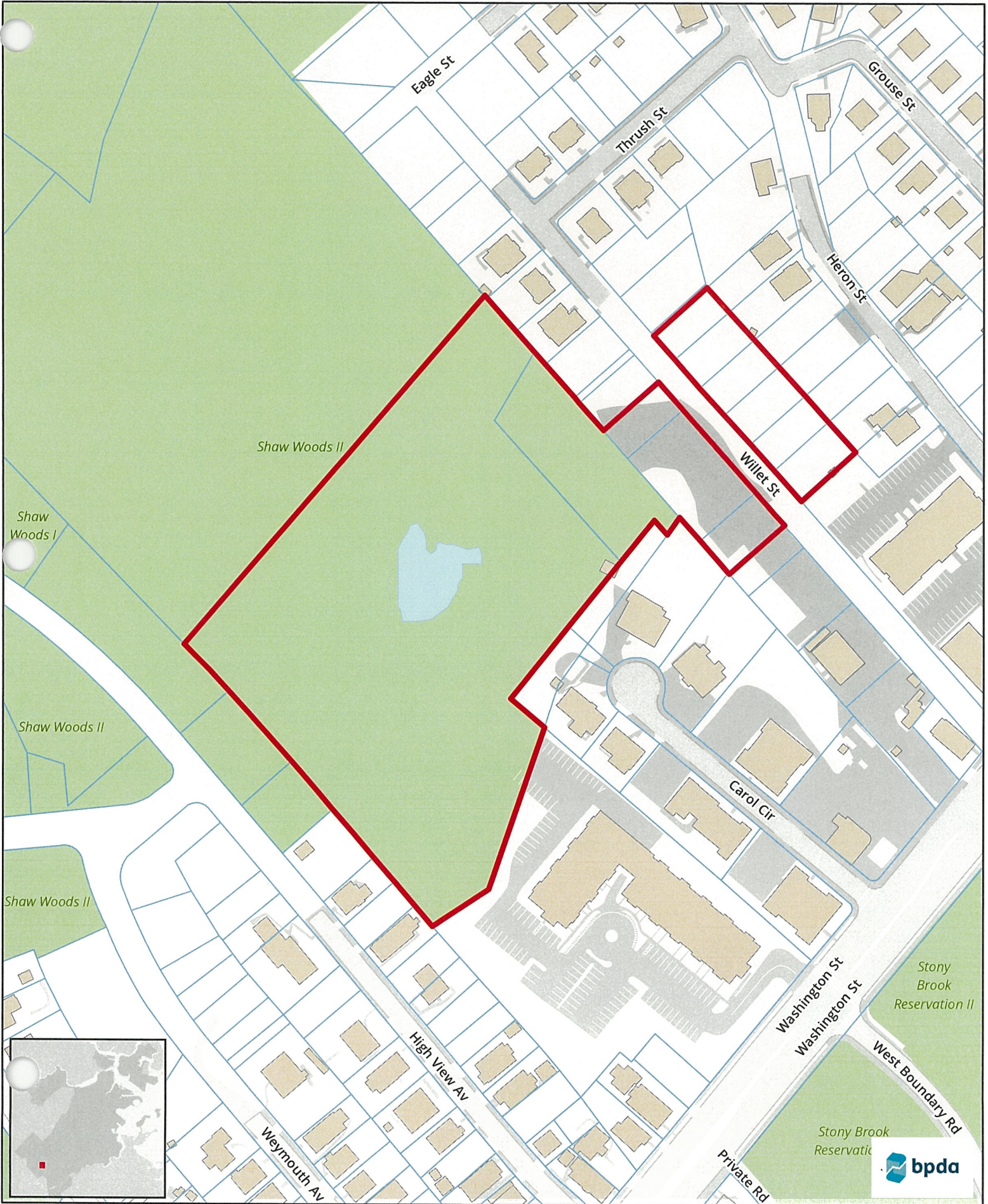
1:2,000





# Willet Street Extension, West Roxbury

1:2,000





Timothy Burke  
Chairman  
BPDA Board  
Boston City Hall, Room 900

June 14<sup>th</sup>, 2018

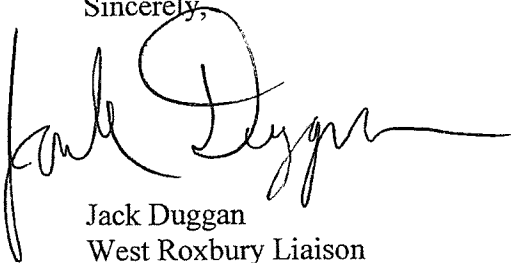
**Re: Willet Street Extension, West Roxbury, MA, 02132**

Dear BPDA Board Members,

As the Mayor's Neighborhood Liaison for West Roxbury, I am writing in SUPPORT of the proposal for the Willet Street Extension. The site in question has been underutilized for some time and this proposal will be a welcome addition to the neighborhood. The proposal is for 29 single family homes, complete with a new street and associated infrastructure on approximately 7.75 acres of land.

I would like to thank the Board for its consideration in this matter and the BPDA staff for their hard work on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Duggan", with a long horizontal flourish extending to the right.

Jack Duggan  
West Roxbury Liaison  
Mayor's Office of Neighborhood Services

**Boston Water and  
Sewer Commission**



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

March 27, 2018

Ms. Aisling Kerr, Assistant Project Manager  
Boston Planning & Development Agency  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA. 02210

Re: Willet Street Extension, West Roxbury  
Project Notification Form

Dear Ms. Kerr:

The Boston Water and Sewer Commission (Commission) has reviewed the Project Notification Form (PNF) for the proposed development project located at Willet Street in the West Roxbury neighborhood of Boston. This letter provides the Commission's comments on the PNF.

The proposed project is located on approximately 7.75 acres of undeveloped land that was formerly used as a construction / storage yard. Access to the site is by way of an unbuilt paper street portion of Willet Street. The project proponent, CAD Builders, LLC, proposes to extend Willet Street, build two new streets, labeled as Road A and Road B on drawing L1 in the PNF, and construct 29 single family houses. The total proposed project is approximately 75,400 gross square feet at full build out. Drawings for several different house layouts are included in the PNF. The larger houses will have either a one or two car attached garage. The smaller houses do not have a garage. All house layouts have four bedrooms.

For water service, the Commission owns and maintains an 8-inch dead end water main in Willet Street and an 8-inch dead end water main in Carol Circle. The water main in Willet Street is a ductile iron cement lined (DICL) pipe installed in 2007. The water main in Carol Circle is a cast iron cement lined (CICL) pipe installed in 1965. Both water mains are part of the Commission's Southern Extra High Pressure Zone.

For sewer service, the Commission facilities in the unbuilt paper street section of Willet Street is a 10-inch PVC sewer. The sewer was installed in 2007 and is in an easement granted to the Commission in 2007.

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

General

1. Any new water, sewer and drainage facilities built to serve the new streets and houses must be owned and maintained by CAD Builders LLC, unless CAD Builders LLC, in addition to the requirements stated in this letter, grants the Commission a full width





easement in the new streets that will have facilities conveyed to the Commission. Prior to the initial phases of the site plan development, CAD Builders LLC should meet with the Commission to review any comments received in response to PNF that may impact the Commission's long term plans for operation, maintenance and ownership of the water, sewer and storm drain systems.

2. All new or relocated water mains, sewers and storm drains built as part of this development project must be designed and constructed at CAD Builders LLC expense's. 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 design 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.
3. 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.
4. 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/>

5. The water use and sewage generation estimates were not stated in the PNF. The Commission requires that these values be calculated and submitted with the Site Plan. CAD Builders LLC 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. CAD Builders LLC should also provide the methodology used to estimate water demand for the proposed project.
6. The Commission will require CAD Builders LLC to undertake all necessary precautions to prevent damage or disruption of the existing active water and sewer lines adjacent to, the project site during construction. As a condition of the site plan approval, the Commission will require CAD Builders LLC to inspect new and existing sewer and drain lines by CCTV after site construction is complete, to confirm that the lines were not damaged from construction activity.
7. It is CAD Builders LLC'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, CAD Builders 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. The existing water mains closest to the project site are in Willet Street and Carol Circle. Both water mains are dead end mains. As part of this development project, the Commission will require CAD Builders LLC to loop at least one of the water mains. The water main in Willet Street can be extended, in the easement established in 2007, and connect to the existing water main in Washington Street. An alternate and the preferred option, would be a connection between the water main in Carol Circle and the water main in Willet Street.
2. CAD Builders LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, CAD Builders LLC should consider outdoor landscaping which requires minimal use of water to maintain. If CAD Builders LLC 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. CAD Builders 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.





CAD Builders LLC 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, CAD Builders LLC 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). 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. CAD Builders LLC will be required to submit with the site plan a phosphorus reduction plan for the proposed development. CAD Builders 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.

In conjunction with the Site Plan and the General Service Application the CAD Builders LLC 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. 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.

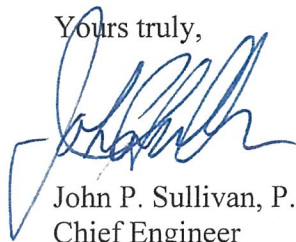


CAD Builders LLC is responsible for determining if such a permit is required and for obtaining the permit. If such a permit is required, it is required that a copy of the permit and any pollution prevention plan prepared pursuant to the permit be provided to the Commission's Engineering Services Department, 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 discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. CAD Builders 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, CAD Builders LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. 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.
5. The Commission requests that CAD Builders LLC install a permanent casting stating "Don't Dump: Drains to Charles River" next to any catch basin created or modified as part of this project. CAD Builders LLC should contact the Commission's Operations Division for information regarding the purchase of the castings.

Thank you for the opportunity to comment on this project.

Yours truly,



John P. Sullivan, P.E.  
Chief Engineer

JPS/RJA

cc: A. Diletzia, CAD Builders, LLC  
M. Zlody, BED via e-mail  
K. Cusack, MWRA via e-mail  
M. Nelson, BWSC via e-mail  
F. McLaughlin, BWSC via e-mail

Aisling Kerr, Project Manager

April 11, 2018

Boston Planning & Development Agency (BPDA)

1 City Hall Sq, Boston MA

Boston, MA 02201

Dear Project Manager Kerr,

I am writing this letter in support of CAD Builders proposal to construct 29 single family homes on the proposed Willett Street Extension. The layout, design, detail and attention to community input lead me to believe that CAD Builders will create excellent quality homes that will conform to the neighborhood's wishes and complement all homes in the area. I am well aware and agree that there is a need for more housing in Boston, but my support is based more upon the fact that CAD Builders has proposed to create a "real" neighborhood of attractive single family homes instead of some structure that has no neighborhood feel at all.

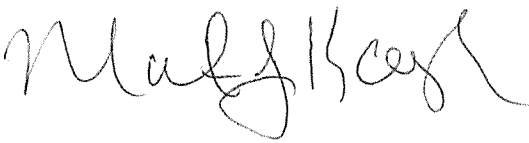
As a member of the Impact Advisory Group for this Proposal, Vice President of West Roxbury Civic Improvement Association, which includes this area of West Roxbury, a resident of West Roxbury, and a daily traveler through this part of West Roxbury, I have had the opportunity to attend and participate in several community meetings regarding this proposal, as well as speak to several residents who live in this area. Although the neighbors have raised concerns over different aspects of the Proposal, my general overall impression is that a majority of the community support building homes at this location. Input from the local residents have helped, and continue to shape, this proposal and CAD Builders appear to be very receptive to addressing the concerns of the neighborhood both now and in the future.

One area of concern to me and the immediate neighborhood has to do with traffic and parking. As part of CAD's presentation, a traffic study was conducted in the area that alerted the community to what we already knew: there will be a minimum increase of 29 new car trips per day, during peak hours. We were also reminded that the surrounding streets are being used as a cut through to avoid Washington and Lagrange Street. While I think the community could absorb the additional trips created by the new residents, and the Builders have addressed issues around parking, the main concern is that more non-neighborhood vehicles would filter through the entire neighborhood, particularly through Thrush, Eagle, Heron, Grouse and Maplewood Streets, if a traffic plan is not carefully thought out. Ideas that were floated by the neighbors included constructing a street allowing cars to enter via Washington Street; extending Willet Street into the neighborhood but not creating access to Washington Street; Creating a walking path from Washington to Willett; or, Creating one way streets at either end of Willett Street and throughout the neighborhood, as well as other traffic patterns.

While I personally do not support or think it is a good idea to create any access from Washington Street- as that would definitely impact and increase traffic into the above surrounding streets, I do think that a mutually satisfying traffic plan is within reach. I also believe that the Builder has expressed his willingness to listen and work with the community on this and any other issue as we go forward. I think that there is a workable solution and I would not want to see this proposal sidelined, delayed or have the builder walk away because of a disagreement over vehicular access to the new homes. I would be happy to join any future discussions about traffic, or recommend a local resident who could add more to this discussion.

In conclusion, I would like to reiterate my support for the Willett Street Proposal. The proposed homes are absolutely beautiful in design, distinctive from each other and conforming to the neighborhood as a whole. I also like that CAD Builders is proposing single family homes in this area as opposed to some multi-unit apartment structure. CAD Builders has a solid reputation in West Roxbury for thoughtfulness, working with their neighbors and building excellent homes. I would recommend that this Proposal be given favorable consideration. Please accept this letter of support in place of my attendance at any future hearing I may not be able to attend.

Sincerely

A handwritten signature in black ink, appearing to read "Martin Keogh". The signature is fluid and cursive, with the first name "Martin" being larger and more prominent than the last name "Keogh".

Martin Keogh

Cc: Jack Duggan, West Roxbury Coordinator – Mayor Walsh’s Office of Neighborhood Services

Cc: Matt O’Malley, District City Councilor

Cc: Jonathan Greeley, BPDA

Cc: Michael Christopher, BPDA



Aisling Kerr <aisling.kerr@boston.gov>

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## Willet Street Extension Proposal

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rg4645@aol.com <rg4645@aol.com>  
To: Aisling.Kerr@boston.gov

Thu, Apr 12, 2018 at 12:27 AM

Dear Aisling,

As you know I am a member of the Impact Advisory Group for the Willet Street Extension Proposal, as well as a resident of the community.



I am writing in support of this proposal. I find this proposal to be an appropriate fit for the neighborhood. The homes are well spaced and the designs fit with the homes in the neighborhood. I am delighted to see single-family homes being built rather than a complex consisting of apartments or condominiums.

Although I am happy to support the proposal I want the development team to know that they must continue to strive to alleviate existing traffic problems in the neighborhood. This is a very serious concern among the members of the impact advisory team as well as the neighbors in the immediate area.

Thank you for your concerns and attention to this matter.

Sincerely,

Ronald G Kfoury



Willet Street Extension Public Comments via website form 2018-04-27

Date	First Name	Last Name	Organization	Opinion	Comments
2/28/2018	Jacqueline	Stanton		Neutral	I would love a 55+ housing with 2 car garage and Master Bedroom suite on first floor. West Roxbury has a need for this and many home owners that would like to stay in WR but move to a 55+ area. Please consider this. Units like this can be found in Walpole and Plymouth.
3/21/2018	Tracy	Holt		Oppose	As discussed at the Roche Center Community Meeting last evening (3/20/2018), there are numerous community concerns regarding the proposed Willet Street Extension project in West Roxbury. Many of these concerns revolve around traffic flow and the clear lack of a plan to mitigate the negative impact this will have on the surrounding streets. There were a lot of voices in that room last night that care about the community, their families safety, and their collective quality of life in the neighborhood they so love. It is my belief that the community would be best served if the comment period were extended beyond the currently scheduled end date of March 29, 2018 and additional community meetings were scheduled to address these current and very real concerns. Regards, Tracy Holt
3/22/2018	Tim	Burke		Oppose	My only opposition is with the opening of the new project onto to Maplewood Street and the connecting streets. It would seem feasible to simply have the project have all access and egress to and from Washington St. (As has always been the situation.) There is no reason to congest streets which are already narrow and congested. Other than that the project seems like a good idea. Tim Burke



3/26/2018	Zhiwei	Zhou		Neutral	<p>Dear BPDA, My name is Zhiwei and I am the owner of 19 Carol Circle in West Roxbury. It was very nice to meet to you last Tuesday at the Willet Street Extension project public meeting. As I mentioned, flood is a huge issue in this area. The water from Willet street that land flows directly to my property and causes serious damage to our property and the environment. We have images and vedio for details. As everyone heard during the public meeting, the owner and builder of this land-Mr. Anthony- promised that there will not be any water flow onto our property after they finished their construction job. It would be very nice if he can keep his words. My concern is what we should do if water still flows onto our property even after he finishes his construction? We do not know where to find him and there is also no way to force him to fix the water problem. Just like the former owner of this land-Mr. Tedesca, he promised he would fix the water problem. But after he filled up this land, sold it out and collected the money, then he disappeared. He did not answer the phone. When ever we called his company, everyone said they did not know where he is. Such a liar..... Would you please do me a favor and let the city?s drainage plan review team hear our voices and know our concerns? Please let them know that the flood situation is very bad on this land. I am pretty sure the city has a standard for the drainage plan. However, that standard must have a certain range of how much water it can drain. My hope is that city uses the most strict requirement for the drainage plan in this project. I do not understand why their drainage system will not connect to city?s storm system? The city?s drainage plan review team is professional. They should know whether their drainage plan is good enough to retain their water on their own property or not. I checked the new constructions on Willet Street and discovered that they let their gutter water flow openly on the ground. Some of these homes were built by Mr. Anthony in recent years. My question is why did not he connect the gutter with the drainage system and let their SURFACE water flow openly to my property? Why did not he retain the water on those property? This is part of the reason causes our flooding situation. Since our location is lower than their property, their surface water flows onto our property. Now he promises that he will retain all the water on his own property. Question is how to guarantee it? On the public meeting Mr. Anthony mentioned that the sewer system has already connected with city's sewer system on the Washington Street. My question is why did not he connect the drainage system with city's storm system on the Washington Street? I appreciate you taking the time to listen to my concerns. I am afraid that the builder is just saying things to us to comfort us with no intent behind them. Every year we find our backyard turned into a pond of dirty mud, and if Anthony continues his plans, that will be how we find our home every year. Thank you very much. Best regards, Zhiwei Zhou</p>
3/26/2018	Mary	Kiley		Oppose	<p>Project as designed is too big Project of 20+ homes should be on a City street, not private way Immediate neighborhood will be negatively impacted with construction equipment driving through streets not made for large construction vehicles, the neighbor hood is too dense to allow the heavy construction traffic Lots P, Q R and S do not exist except on paper - these lots are also classified as unusable (132 - Residential Unusable) by the assessor's office as are lots T, V and W; all are not eligible for residential exemption Please provide lists (dates, times, places) of abutters and interested persons met by O Neill Associates</p>

3/28/2018	Joe	KRIKAVA		Oppose	My concern is traffic and the safety of my children. My family lives on Searle Road and under this plan our road will become an access road to the new homes. This development should be required to have it's own access to Washington street rather than depending on the existing roads which already get busy. However, if this plan goes through I would demand a stop sign at Searle & Sparrow and speed humps be put in all along Searle and Partridge to ensure people are driving safely and slowly. This plan affects a significant amount of people and their lives should be taken very seriously rather than granting one small group of developers an opportunity to make a lot of money and move on. We have to live here with the change - they don't. To be clear, my concern and opposition is not about adding new homes, it's about access to that neighborhood and the safety of the rest of the larger neighborhood and our children.
3/28/2018	Brandon	Lynch		Support	I'm in favor of this project. As a current homeowner in West Roxbury, with 2 kids ages 9 and 6, we're outgrowing our existing 3 bed, 1 bath house. This project will provide much needed new SINGLE FAMILY housing inventory to provide options for families like ours, who are looking for more room, and prefer to stay in West Roxbury.
3/28/2018	Joe	KRIKAVA		Neutral	This should be required to connect to High View Street since that road has undeveloped plots and roads and would grant access to Washington Street for the proposed Willet St extension neighborhood. This would lessen the need to use Maplewood and Searle as main access. Require installing SPEED HUMPS and STOP SIGNS on all of Searle and Maplewood.
3/28/2018	Jessie	Jiang	N/A	Support	Hi Aisling, My name is Jessie Jiang and I grew up on Grouse street with my parents and went to Boston Latin School and have lived in the neighborhood all my life. I went to the community meeting last Tuesday and I want to let you know that even though I didn't speak at the meeting, I want to express my full support for the Willet street extension. As someone who grew up in the neighborhood and want to move into the neighborhood, there is lack of availability for housing for someone like me. I am 28 years old and looking to settle in an area that I love dearly and want to be part of. The Willet street extension is the perfect opportunity for me to fill my childhood dream of moving back there. I am well educated, have a great job, and hope to join the community in West Roxbury if people will accept me. I believe that the extension will increase the real estate value for every homeowner in the area. I would love to be part of this community so please let this extension pass so that I can do so. I understand people have concerns about the traffic but I know the traffic engineer said it will have 16 cars in the morning. 16 cars!! That'll pass by in two minutes. I don't think people in the neighborhood care about people like me who wants to move back but just have no opportunity. It should not deter a great development opportunity for the city as it will not make a bother on anyone's life. I am happy to comment more if you'd like but I thought I would put my word of support out there. Thank you, Jessie Jiang



3/28/2018	Valery	Kobrin		Oppose	In Autumn, we attended an informal meeting, where C.A.D. representative without explanation at once rejected our suggestion to connect Willet Street with Washington and make their intersection the entry point to the development site. On March 20 C.A.D. representative kept on to reject that suggestion saying this time that, if Willet would be connected to Washington, it created additional heavy traffic through all residential neighborhoods. Nobody wants additional traffic after construction and even less we want heavy vehicles traffic during construction. This problem has a very simple solution: place a couple of concrete blocks at the end of existing (paved) Willet Street thus making new development site to be dead end street and keeping existing part of Willet and Thrush Streets dead end likewise. Moreover, it will eliminate heavy vehicles traffic through a lot of local residential neighborhoods. Instead of going through Wren St., Tennison Rd., Bellevue Hill Rd., Searle Rd., Shaw St., Maplewood St., Eagle St., Heron St., Grouse St., Thrush St. and existing part of Willet St., making loud noise and damaging local roads, this traffic will go through just two main roads: Lagrange and Washington Streets. Conclusion: We strongly oppose to creating any additional traffic through our residential neighborhoods especially during new site development. We suggest to isolate the development site from existing neighborhoods of Willet, Thrush, Heron and Grouse Streets by placing concrete blocks across the end of existing part of Willet Street and making intersection of Washington St. and Willet St. the Main point of Entry to the development site.
3/30/2018	mary	McMahon		Oppose	This complex shouldn't exit through the neighborhood. I support a Washington Street exit. Please respect neighbor wishes for a change.
3/30/2018	Joe	KRIKAVA		Neutral	Why can't they connect to Heron St and or High View Ave? There are empty lots on both Heron and High View that could create a cut through granting access to Washington St for the development. Access to Washington is crucial for this development to be successful for new residents and existing neighbors.
3/30/2018	Joe	KRIKAVA		Neutral	What is the plan to get construction equipment and building materials get to the site? That is a major concern for those of us living on road that lead to the development site. Large trucks and increased traffic will damage our roads and cause dangerous traffic. A plan should be put in place and made public so people have a chance to offer their voice on that topic since it will last for a significant amount of time and affect us.
3/31/2018	Rita	Holmes	None	Neutral	What are your plans for treating the rats and other wildlife who will be seeking new homes in the area? My hope is that you will fumigate or eliminate rodent population before they have a chance to settle in nearby housing.
4/1/2018	Yongfeng	Jiang		Support	Dear Boston City, I am very supporting of this development because this will increase the property value of the neighborhood and bring good people to the neighborhood. I believe that West Roxbury could use a nice little community on Willet street and as a result we can have a higher property value for my house on Grouse Street. Thank you, Yongfeng Jiang
4/1/2018	Gage	Caligaris		Support	To whom it may concern: My name is Gage Caligaris and I used to be a resident on Grouse Street a few years ago. I have always loved the neighborhood and my in-laws still live on Grouse Street. I am very supportive of the Willet Street extension because I believe that it is an excellent opportunity to develop a new community and make the neighborhood better. I, with my wife, are very interested in the potential opportunity to move back into the neighborhood as well. I understand that there is opposition from a few neighbors but please understand that this does not represent all of us. Most well reasoned people are of the strong opinion that this is a once in a life time opportunity to make West Roxbury for the better. Please don't hesitate to reach out to me if you have any questions. Gage

4/9/2018	Yujuan	Yun	Ms.	Oppose	<p>Dear City Planning Officers, We are residents living in the neighborhood of the proposed Willet Street Extension project (the "Project"). We are writing this letter to relay our comments to the Project. Thank you for extending the comment period to April 12, 2018. Our position is that we strongly oppose the Project as currently planned unless the plan is modified to provide a direct access to the Washington Street without going through Thrush Street and the streets adjacent to Thrush Street (including Grouse Street, Heron Street, Eagle Street and Maplewood Street). We have been living in this neighborhood for many years and we know how bad the traffic currently is. Every morning, almost all the families leave their homes to send their kids to school at the same time period. This causes many jams in the street as we all have to take the same left turn to get out of the neighborhood. One kid from the neighborhood was almost hit by a car one morning in all the confusion. From this incident we hope that you understand why parents are very concerned about their children's safety on the street. The size of the proposed new community is about three times the size of the current Willet street plus Thrush street neighborhood. We cannot imagine what the traffic would look like if another 29 homes (around 60 additional cars) are added to the neighborhood without opening another exit. It will significantly affect the neighborhood's safety and life quality. It could also put the entire neighborhood in extremely dangerous situations in case something were to happen at the exit, all of us would be trapped inside. Near our current neighborhood, there are no city built playgrounds or sports facilities. Almost all the neighborhood's kids play sports on the street. Adding 29 families and around 60 cars will make a huge community without any common facility for kids to have fun or exercise. It will even deprive them of their current free time activities. What are we doing for our kids, for our future generations? We checked the proposed extension area and found that there are multiple (about 3) much shorter exit ways to Washington Street. Based on that, we request Ending the Willet Street at current house number 24 with a small public playground to separate the proposed new community from the current Willet and Thrush neighborhood. This request will benefit everybody: 1) People who will live in the new community will be able to exit much more easily 2) No extra traffic burden on current neighborhood on Thrush Street, Grouse Street, Heron Street, Eagle Street, Maplewood Street, Searle Road and Shaw Street that have already been under pressure 3) Both the current and the new neighborhoods will be quieter with better life quality 4) Kids in both neighborhoods will be safer and will be able to have fun safely on the streets 5) Construction equipment will get much easier access from Washington to the project area We understand that you officers are trying to help us build a better neighborhood and a better city. For reaching this goal, please stop the developer's current plan. The only way that we could even begin to negotiate this is if the developer will build another exit to Washington Street and separate the current Willet Street and Thrush Street community from the proposed new neighborhood to make two separate short dead-end neighborhoods. Thanks. Sincerely, Neighborhood of the Proposed Willet Street Extension project With 80 neighbors' signature (sent to Ms. Kerr's email)</p>
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4/9/2018	Xiaoyou	Liang	Ms.	Oppose	<p>Dear City Planning Officers, We are residents living in the neighborhood of the proposed Willet Street Extension project (the "Project?"). We are writing this letter to relay our comments to the Project. Thank you for extending the comment period to April 12, 2018. Our position is that we strongly oppose the Project as currently planned unless the plan is modified to provide a direct access to the Washington Street without going through Thrush Street and the streets adjacent to Thrush Street (including Grouse Street, Heron Street, Eagle Street and Maplewood Street). We have been living in this neighborhood for many years and we know how bad the traffic currently is. Every morning, almost all the families leave their homes to send their kids to school at the same time period. This causes many jams in the street as we all have to take the same left turn to get out of the neighborhood. One kid from the neighborhood was almost hit by a car one morning in all the confusion. From this incident we hope that you understand why parents are very concerned about their children's safety on the street. The size of the proposed new community is about three times the size of the current Willet street plus Thrush street neighborhood. We cannot imagine what the traffic would look like if another 29 homes (around 60 additional cars) are added to the neighborhood without opening another exit. It will significantly affect the neighborhood's safety and life quality. It could also put the entire neighborhood in extremely dangerous situations in case something were to happen at the exit, all of us would be trapped inside. Near our current neighborhood, there are no city built playgrounds or sports facilities. Almost all the neighborhood's kids play sports on the street. Adding 29 families and around 60 cars will make a huge community without any common facility for kids to have fun or exercise. It will even deprive them of their current free time activities. What are we doing for our kids, for our future generations? We checked the proposed extension area and found that there are multiple (about 3) much shorter exit ways to Washington Street. Based on that, we request Ending the Willet Street at current house number 24 with a small public playground to separate the proposed new community from the current Willet and Thrush neighborhood. This request will benefit everybody: 1) People who will live in the new community will be able to exit much more easily 2) No extra traffic burden on current neighborhood on Thrush Street, Grouse Street, Heron Street, Eagle Street, Maplewood Street, Searle Road and Shaw Street that have already been under pressure 3) Both the current and the new neighborhoods will be quieter with better life quality 4) Kids in both neighborhoods will be safer and will be able to have fun safely on the streets 5) Construction equipment will get much easier access from Washington to the project area We understand that you officers are trying to help us build a better neighborhood and a better city. For reaching this goal, please stop the developer's current plan. The only way that we could even begin to negotiate this is if the developer will build another exit to Washington Street and separate the current Willet Street and Thrush Street community from the proposed new neighborhood to make two separate short dead-end neighborhoods. Thanks. Sincerely, Neighborhood of the Proposed Willet Street Extension project With 80 neighbors' signature (sent to Ms. Kerr's email)</p>
4/9/2018	Chunqi	Li	Ms.	Oppose	<p>Dear City Planning Officers, Thank you so much for extending the Comment Period to April 12. Like many of my neighbors, I am so concerned with the potential traffic and safety issues the proposed Willet Street extension project may cause. We have been talking about it. All Thrush street residents, almost all Willet Street residents, along with many other adjacent neighbors strongly request to open an exit to Washington Street for the new community. There is not even a single person who objects the idea of opening an exit to Washington Street. Everyone thinks that it makes common sense to have an easier exit to Washington Street. It is even better to separate the new community from the current community with a small playground in between. Thank you very much for your time and consideration. Sincerely, Chunqi Li</p>

Willet Street Extension Public Comments via website form 2018-04-27

4/9/2018	Keyong	Zou		Oppose	Dear City Planning Officers, Thank you so much for extending the Comment Period to April 12. Like many of my neighbors, I am so concerned with the potential traffic and safety issues the proposed Willet Street extension project may cause. We have been talking about it. All Thrus street residents, almost all Willet Street residents, along with many other adjacent neighbors strongly request to open an exit to Washington Street for the new community. There is not even a single person who objects the idea of opening an exit to Washington Street. Everyone thinks that it makes common sense to have an easier exit to Washington Street. It is even better to separate the new community from the current community with a small playground in between. Thank you very much for your time and consideration. Sincerely, Keyong Zou
4/11/2018	Clare	O'Brien	Resident - Willet Street Project	Support	I believe that a development such as the Willet Street project will enhance the value of the surrounding neighborhood properties. One of the major concerns from many residents is the additional traffic that will occur as a result of the 29 new homes to be constructed. As an IAG member I have tried to look at this project from the perspective of neighborhood residents. During conversations that I have had with various residents, I have heard that the speed of the existing traffic is a major concern. In my opinion, it's not the additional daily trips, but the speed of those vehicles that should be addressed. I'm not sure what is feasible, but perhaps speed bumps at various spots on Maplewood may be an idea that can be looked at. Another idea is flashing speed signs to alert the vehicle operators to slow down. During the constructions phase, the heavy truck traffic is also a concern. Generally speaking I am in support of the project.
4/11/2018	Ginny	Gass	Bellevue Hill Improvement Assn.	Support	Chris Tracy explained this project to a few members of the Executive Board of the Bellevue Hill Improvement Association several months ago. We found the development to be unusual in that single family homes were being planned as opposed to apartments and condominiums and we considered it to be a good thing. The drawings showed attractive homes in an attractive area. All in all, we think that this project is a good one for West Roxbury. That being said, we have not had the chance to present our findings to the members of our association because we have two meetings per year. The information gathering has taken place between the dates of two meetings. Thus, we do not feel comfortable speaking for the entire group. However, as stated previously, the Executive Board thinks of this project in very favorable terms.
4/12/2018	Nicholas	Milano		Support	I am in support of this project which will provide a chance for a number of families to purchase homes in West Roxbury. As a recent new homeowner in West Roxbury, I know how challenging today's market is due to the constrained supply of new housing. While I am typically supportive of aggressive new housing projects, only near transit, this is a unique and valuable opportunity to develop new homes that are keeping with the existing neighborhood and which will be a natural extension of the nearby streets. Please keep a close eye on street width. There is no need for overly wide boulevards in this area - enough room for a lane of traffic and minimal space for parking will be helpful to keep travel speeds to a minimum in the project area.



4/12/2018	Michael	Loconto	resident	Support	Members of the Boston Planning & Development Agency Board, I am a 15-year resident of the neighborhood of West Roxbury, and a 19-year resident of the City of Boston. I am writing to provide my unqualified support for the Willet Street Extension development project as proposed. I support this project because of its manageable scope and scale relative to the immediate neighborhood in West Roxbury. I live a few blocks away, on Tennyson Street, and my children attend school nearby. We pass this area on a daily basis and believe that the size of the development is appropriate for the parcel, and will enhance the quality of life in the adjoining area with high-quality single family homes. Simply put, I believe that this project represents the type of growth that the neighborhood is willing to absorb. I have often spoken up in community meetings in support of other, larger apartment- and condominium-based developments in West Roxbury because I recognize the significant negative effects that the lack of housing at any price point in the Boston area is having on families hoping to remain in the City over the long term. I often hear opponents of such developments arguing for smaller-scale, single-family development that match the predominant characteristics of the neighborhood. This project represents such growth, and does so in a location that appears to be best suited for less-dense, single-family home growth. In closing, I also note that this project will add much-needed units of new housing that will address Mayor Walsh's goal of increasing the available housing stock in Boston. I urge the Board to support this development project. Thank you, and please feel free to contact me if I can provide any clarification about my comments here. Respectfully, Michael Loconto 32 Tennyson St., West Roxbury
4/12/2018	Allison	Bayer		Oppose	I oppose the development without further study and input from the community. It seems that assumptions about previous proposals were made rather than beginning with local input on the new actual plan. The key issues that need further input include: 1. The size and scope of the proposed development will have a significant impact on local traffics, especially with no direct access to Washington Street. Despite the traffic study, it does not seem to take into account any ancillary traffic such as all kinds of service and product deliveries, school buses, etc. It looks only at the potential additional 60 cars based on 29 units. There should be further exploration with community involvement of an access to Washington as well as concomitant assessment of need for speed humps on other local streets like Maplewood and Searle. 2. In addition, to make this size of a new development on a private way will lead to maintenance and infrastructure issues which should be the purview and management of the city. 3. Local direct abutters should have the ability to understand specifically the impact of water runoff and the engineering design to manage this, and make informed comments and have their educated questions answered. 4. How much construction traffic and impact will there be, especially in light if need to blast rock bed. 5. Would like more info on the affordable housing impact. Overall, the developer has made a reasonable design, but the ability of the community to further understand and have their questions answered in a more thoughtful and deliberative process is necessary at this point. Thank you for the opportunity to provide feedback.
4/12/2018	Xiaoyou	Liang		Oppose	Dear Ms. Kerr, Thank you very much for helping us. I strongly request the developer open an exit to Washington, separate the current community with a small playground from the new community. This is a permanent project, generations by generations, so the developer has to to the right job. Ms. Kerr, please help the developer to do the right job and a good job, to build a better city, to put our kids and future generations in consideration. Sincerely, Xiaoyou
4/12/2018	Keyong	Zou		Oppose	Dear Ms. Kerr, Thank you very much for helping us. I strongly request the developer open an exit to Washington, separate the current community with a small playground from the new community. This is a permanent project, generations by generations, so the developer has to to the right job. Ms. Kerr, please help the developer to do the right job and a good job, to build a better city, to put our kids and future generations in consideration. Sincerely, Keyong Zou



Aisling Kerr <aisling.kerr@boston.gov>

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## Concerns about the Willet Street Extension Construction Project

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George Zhang <gjzhang@yahoo.com>  
To: aisling.kerr@boston.gov

Thu, Mar 22, 2018 at 10:14 PM

Dear Aisling Kerr:

We heard that there might be 26+ new single family houses potentially to be built on the extended Willet St. Our neighborhood has been a very quiet and peaceful one in West Roxbury. We moved here because of this reason. Kids can play balls and ride their bikes and adults can leisurely walk around the closed area without worrying about too much traffic and noise.

We all concern so much that this wonderful environment will be seriously impacted once the new houses are constructed. We vote against this proposal.

Thank you for your attention.

Sincerely,

George Zhang

Sent from my iPhone





Aisling Kerr <aisling.kerr@boston.gov>

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## Willet Street Extension (West Roxbury): Comment Period Extended

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Jessie Jiang <jjiang72@gmail.com>  
To: Aisling Kerr <aisling.kerr@boston.gov>

Wed, Mar 28, 2018 at 1:39 PM

Hi Aisling,

My name is Jessie Jiang and I grew up on Grouse street with my parents. I went to the community meeting last Tuesday and I want to let you know that even though I didn't speak at the meeting, I have expressed for full support for the Willet street extension.

As someone who grew up in the neighborhood and want to move into the neighborhood, there is lack of availability for housing for someone like me. I am 28 years old and looking to settle in an area that I love dearly and want to be part of. The Willet street extension is the perfect opportunity for me to fill my childhood dream of moving back there.

I understand people have concerns about the traffic but I know the traffic engineer said it will have 16 cars in the morning. 16 cars!! That'll pass by in two minutes. I don't think people in the neighborhood care about people like me who wants to move back but just have no opportunity. It should not deter a great development opportunity for the city as it will not make a bother on anyone's life.

I am happy to comment more if you'd like but I thought I would put my word of support out there.

Thank you,

Jessie Jiang

Sent from my iPhone  
[Quoted text hidden]





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## Fwd: Maplewood Street Traffic Dumping

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**JENNIFER KINDAMO** <jenniferkindamo@msn.com>  
To: "aisling.kerr@boston.gov" <aisling.kerr@boston.gov>  
Cc: "jpwhitem2jw@verizon.net" <jpwhitem2jw@verizon.net>

Wed, Mar 21, 2018 at 7:12 PM

Aisling,

Please see the below message from John P White regarding the Willet St. Rxtension project.

Thank you,  
Jennifer

Begin forwarded message:

**From:** "John P. White Jr." <jpwhitem2jw@verizon.net>  
**Date:** March 20, 2018 at 12:22:45 PM EDT  
**To:** <jenniferkindamo@msn.com>  
**Subject:** **FW: Maplewood Street Traffic Dumping**

**From:** John P. White Jr. <jpwhitem2jw@verizon.net>  
**Sent:** Saturday, March 17, 2018 6:37 PM  
**To:** 'jenniferkindam@msn.com' <jenniferkindam@msn.com>  
**Subject:** Maplewood Street Traffic Dumping

Dear Jennifer,

I want to alert you to the fact that St. Theresa's Parish Mission takes place on March 19, 20, and 21

this year which conflicts with the meeting scheduled for March 20<sup>th</sup> on the traffic issue. I am fiercely opposed to routing an additional 60 or more vehicles daily through a relatively short neighborhood street simply because the developer does not want to use the direct access to Washington Street which he already has. It is obvious that the developer wishes to shield his development from the traffic consequences created by the erection and occupancy of 30 plus homes at the expense of the existing homes and families on Maplewood, Sparrow, Searle Rd. Loyola, and Bobolink. We have young families in place with children playing in the streets close to home, not to mention seniors such as myself walking through the neighborhood. I have resided on Maplewood St. since 1960, and your mother and the Dolans were here before I was. Peter Dolan is disabled, your mother is disabled, I am 89 years of age, and vision impaired. My quality of life as well as the value of my home will certainly be affected simply because a developer wants to isolate his development from access to and from Washington St.

and take a profit at the expense of the "little people". I will be very disappointed if our elected officials and their appointees permit this to happen. Please feel free to speak for me at the meeting. You have my proxy.

John P. White Jr.



Aisling Kerr <aisling.kerr@boston.gov>

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## Willet Street Development

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**Madeline Chamberlain** <madeline.chamberlain@gmail.com>  
To: aisling.kerr@boston.gov

Mon, Mar 19, 2018 at 5:27 PM

Good afternoon,

I am writing to express my concern about the new development proposed for Willet Street. My family and I live at 92 Maplewood Street, right at the intersection your new homeowners will use to enter their neighborhood.

I understand that there is no plan to make the rest of Willet Street a public road to allow access from Washington Street. I'm certainly not an urban planner, but even I can see the problems with not extending Willet and relying on Maplewood as a point of entry.

Our road is busy enough as it is with many cars completely disregarding our "Slow" signs and even the four way stop. It may be buried in the bird streets, but many people use it as a convenient cut through. This proposal will only make it worse.

Already the new housing on Eagle Street is causing more traffic on our street-- a street that when we moved here only three years ago, kids would play tennis in the middle of the road. I'm not sure my 2 year old son is going to have the same experience when he's older.

I love living in Boston-- I have always wanted to live here-- and I'm glad the city is developing more housing so more people can love this city. But please be mindful of the existing neighborhoods.

I look forward to hearing back from you soon,  
Madeline Chamberlain





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## Willet Street Project - Safety.

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Patrick Sylvester <psylvester@carrollschool.org>

Wed, Mar 21, 2018 at 3:29 PM

To: MATTHEW.OMALLEY@boston.gov, aisling.kerr@boston.gov

Cc: MICHELLE.WU@boston.gov, ginafiandaca@boston.gov, jenniferkindamo@msn.com

Dear Councilor O'Malley and Ms. Kerr,

First, I'd like to thank Aisling and the BPDA for facilitating last evening's meeting at the Roche Community Center. Neighborhood development is certainly an emotional topic and Aisling did a good job making sure that constituents were heard without the meeting turning into a shouting match.

I am reaching out to you today regarding the safety of the proposed Willet Street project. This project would add 29 homes and it has been suggested that all of the traffic from these homes would be directed through neighboring residential streets despite the fact that this development is in close vicinity to Washington St. – a four lane divided Road and could provide easy access. This might be in the best interest of the developer or the new homeowners but certainly would not be in the best interest of the residents of Maplewood Street.

Maplewood St. (I live at 120 Maplewood) has turned into a "cut through" for individuals to avoid the light at Lagrange and Washington St. Drivers regularly speed through the neighborhood (especially between Crocker's Rd. and Searle Rd.) trying to save time. I have a seven year old and a two year old and like many city residents, I park on the street. Getting in and out of my vehicle by myself, never mind my two children, is a hazard and I am deeply concerned with what it will be like with over 200 new trips a day through our neighborhood.

Last evening, Ms. Kerr mentioned that the city and the transportation department have no problem with the additional vehicle traffic going through the neighborhood streets. What was that analysis based on? Can that analysis be shared with me and other neighbors? The Developer provided a copy of the traffic study that they commissioned and it is completely inadequate. Based on national averages, the report states that we should expect an average of 220 new vehicle trips per day through our neighborhood. Maplewood St. will be the main direction taken by any vehicle headed to Center St, all West Roxbury train stations, the Jamaica Way and downtown as well as most of the West Roxbury Schools. The traffic report contains no analysis of the present conditions. There is no information on local traffic. What is the existing traffic volume? What is the existing speed? What does the local Motor Vehicle Crash data look like? These are all things commonly in a traffic study. How was it determined that the neighborhood could accommodate this additional volume without knowing what the current situation is?

Last evening, there was conversation about how opening up Willett St. to Washington St. could actually invite more vehicles to "cut through" the neighborhood. This might be true and I am not an urban planner but why is it an "all or nothing scenario?" What are the other options? Could this new development simply access Washington Street and use dead ends and cul de sacs on these new streets to keep more cars from flowing into the neighborhood? My guess is that the developer would need to eliminate some homes, and the value of these new homes might not be as great if the street empties onto Washington Street rather than our neighborhood streets. I have no desire to limit the developers profit margin but at what cost? Is the profit of the developer more important than the quality of life of the residents that currently call the community home?

### I respectfully request the following:

1. Please extend the public comment period due to the fact that many of the neighbors feel that the current traffic plan and analysis is inadequate.
2. It is within the cities rights to request the developer secure a peer review traffic analysis report. Please request that the developer fund such a report from an engineer selected and secured by the city and insure that the report provide the following details – all of which are customary and expected:
  - a. Existing traffic volume measured by automatic traffic Recorders (ATR) on all neighborhood streets.
  - b. Existing vehicle speed data on all neighboring streets especially the area on Maplewood St between Searle and Crocker's.
  - c. Analysis of current turning and direction at relevant neighboring intersections.
  - d. An analysis of the local motor vehicle crash data.

3. Request that the developer provide other development options that will provide direct access to between Willett Street and Washington that utilizes dead ends, one ways or other appropriate adjustments to prevent further cut through traffic.

Ms. Kerr and Councillor O'Malley If you are not able to pursue any of the above recommendations, I humbly request that you notify me via e-mail at [PatrickRSylvester@gmail.com](mailto:PatrickRSylvester@gmail.com) at least four working days prior to the conclusion of the public comment period. This would allow me the time to forward my concerns to other city officials prior to the close of the comment period.

Thank you for all of your help.

Sincerely,

Patrick Sylvester

120 Maplewood Street

781-850-5222

Patrick R. Sylvester  
Chief Advancement Officer  
Carroll School  
[25 Baker Bridge Road](#)  
[Lincoln, MA 01773](#)  
(w) 781.314.9764  
(m) 781.472.9728



Aisling Kerr <aisling.kerr@boston.gov>

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## Request of an extension of comment period for project proposal by C.A.D Builders, LLC

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Xiaoyou Liang <xiaoyoul@yahoo.com>  
To: aisling.kerr@boston.gov

Tue, Mar 27, 2018 at 8:36 AM

Dear Aisling,

I am xiaoyou , live in 21 Thrush Street.

Thank you very much for having the community meeting with us on the Willet Street Extension.

On the fly the comment period concludes on March 29, 2018, this time period is too short for us, we did not know the meeting until the last minutes, I strongly ask for extension for the comment period.

Based on the current neighborhood busy traffic situation , adding another 29 families ( about another 60 cars) on the single exit(dead end), will significantly affect the neighborhood 's safety and life quality. Especially it is very dangerous in case something happens on the exit, all the cars, families will be blocked inside.

I understand you are trying to help us to building a better neighborhood , better city, please stop the developer's current plan, unless he build another exit to isolate his new community.

Thank you very much.

Sincerely,

Xiaoyou Liang

Sent from my iPhone



Aisling Kerr <aisling.kerr@boston.gov>

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## About the Willet Street Extension project

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Yujuan Yun <yjyun2007@gmail.com>  
To: Aisling.Kerr@boston.gov

Tue, Mar 27, 2018 at 11:46 PM

Dear Aisling,

I am Yujuan Yun. I live on 16 Willet Street, West Roxbury.

Thank you so much for meeting with my neighbors and I at the Willet Street Extension-Public Meeting last Tuesday.

I am writing to you today to request an extension for the comment period which was scheduled to conclude on March 29th based on the flyer I received from the public meeting. As current residents, my neighbors and I did not know anything about the extension project until the day before the meeting. I think that it is not fair as we only had 9 days to comment on such a huge decision.

I am also writing to you to strongly object to the Willet Street Extension project. I have been living in the neighborhood for many years and I know how bad the traffic currently is. Every morning, almost all the families (only 11 families now) leave their homes to send their kids to school at a similar time period. This causes many jams in the street as we all have to take the same left turn to get out of the street. I heard that one kid from the neighborhood was almost hit by a car one morning in all the confusion. From this incident I hope that you understand why parents are very concerned about their kids' safety on the street. I cannot imagine what the traffic will look like if another 29 homes (about 60 cars) are added to the neighborhood without opening another exit. Adding another 29 homes will significantly affect the neighborhood's safety and life quality. It also could put the entire neighborhood in extremely dangerous situations because if something were to happen at the exit, all of us would be trapped inside.

I understand that you are trying to help us build a better neighborhood and a better city, but please stop the Extension project. The only way that we could even begin to negotiate this is if another exit is open in order to isolate that new community entirely.

Thank you very much for your time and consideration,

Sincerely,

Yujuan Yun

Mr. Brian P. Golden, Director  
Mr. Jonathan Greeley, Director of Development Review  
Ms. Aisling Kerr, Project Manager  
Boston Planning & Development Agency  
One City Hall Plaza, 9<sup>th</sup> Floor  
Boston, MA 02201

Re: Willet Street Extension – Comments

April 7, 2018

Dear City Planning Officers,

We are residents living in the neighborhood of the proposed Willet Street Extension project (the “Project”). We are writing this letter to relay our comments to the Project. Thank you for extending the comment period to April 12, 2018.

Our position is that we strongly oppose the Project as currently planned unless the plan is modified to provide a direct access to the Washington Street without going through Thrush Street and the streets adjacent to Thrush Street (including Grouse Street, Heron Street, Eagle Street and Maplewood Street).

We have been living in this neighborhood for many years and we know how bad the traffic currently is. Every morning, almost all the families leave their homes to send their kids to school at the same time period. This causes many jams in the street as we all have to take the same left turn to get out of the neighborhood. One kid from the neighborhood was almost hit by a car one morning in all the confusion. From this incident we hope that you understand why parents are very concerned about their children’s’ safety on the street. The size of the proposed new community is about three times the size of the current Willet street plus Thrush street neighborhood. We cannot imagine what the traffic would look like if another 29 homes (around 60 additional cars) are added to the neighborhood without opening another exit. It will significantly affect the neighborhood’s safety and life quality. It could also put the entire neighborhood in extremely dangerous situations in case something were to happen at the exit, all of us would be trapped inside.

Near our current neighborhood, there are no city built playgrounds or sports facilities. Almost all the neighborhood’s kids play sports on the street. Adding 29 families and around 60 cars will make a huge community without any common facility for kids to have fun or exercise. It will even deprive them of their current free time activities. What are we doing for our kids, for our future generations?

We checked the proposed extension area and found that there are multiple (about 3) much shorter exit ways to Washington Street. Based on that, we request **Ending the Willet Street at current house number 24 with a small public playground to separate the proposed new community from the current Willet and Thrush neighborhood.** This request will benefit everybody:

- 1) People who will live in the new community will be able to exit much more easily
- 2) No extra traffic burden on current neighborhood on Thrush Street, Grouse Street, Heron Street, Eagle Street, Maplewood Street, Searle Road and Shaw Street that have already been under pressure
- 3) Both the current and the new neighborhoods will be quieter with better life quality
- 4) Kids in both neighborhoods will be safer and will be able to have fun safely on the streets
- 5) Construction equipment will get much easier access from Washington to the project area

We understand that you officers are trying to help us build a better neighborhood and a better city. For reaching this goal, please stop the developer’s current plan. The only way that we could even begin to negotiate this is if the developer will build another exit to Washington Street and separate the current Willet



Street and Thrush Street community from the proposed new neighborhood to make two separate short dead-end neighborhoods. Thanks.

Sincerely,

Neighborhood of the Proposed Willet Street Extension project

Print Name	Signature	Street Name
Xiaoyou Liang		Thrush
Keyong Zou		Thrush st
Geoffrey Zou		Thrush st
Yuxuan YUN		Willet St
CHUNQI LI		WILLET St.
Zachary Francis		Willet St
Vigghan Wang		Thrush st
Flora Wang		Thrush st
Louise Esperto		Thrush st.
Clara & Jesus Rivas		60 Heron St. W. Roxbury
JESUS R. RIVAS		60 Heron St. W. Roxbury
Jianwei Zhou		10 Thrush St.
ChuanYang Zhu		10 Thrush st.
Jessica Zhang		6 Thrush St
Jiabing Wang		6 Thrush St
Valery Kobrina		53 Grouse St
Valentina Baranova		53 Grouse St
Maria Kobrina		53 Grouse St.
Juan Li		50 Grouse St
Lisa Li		30 Grouse St
Jian Li		50 Grouse St
Xuefeng Yu		46 Grouse St
Lisa Liao		46 Grouse st.
Nida Bechwati		38 Grouse St
Synthia Bechwati		38 Grouse St
Natiana Bechwati		38 Grouse St.
George Bechwati		38 Grouse St
Xueshan Jiang		26 Grouse St.
Changlang		25 Grouse St.
Lillian Kwan		75 Grouse St
Ross Mangillo		Willet St.
Suzanne & Michelle		Willet St
William Malone		18 Thrush St.
Joe Malone		18 Thrush St.
Maat R. McConath		45 Grouse St
Anne Hughes		37 Grouse St.
Karen Smalley		59 Heron Street
George Zhang		65 Heron St.
Anne Zeng		65 Heron St.

Street and Thrush Street community from the proposed new neighborhood to make two separate short dead-end neighborhoods. Thanks.

Sincerely,

Neighborhood of the Proposed Willet Street Extension project

Print Name	Signature	Street Name
JODY MACDONALD	Jody Macdonald	EAGLE ST
DENNIS MACDONALD	D. Macdonald	EAGLE ST.
Sunmanghan ZOICA TARAJ	Sunmanghan Zoi	8 Eagle St.
Brittanee Taraj	Brittanee Taraj	10 EAGLE ST
Mary P. JARADEIT	Mary Jaradeit	10 EAGLE ST
Liang Chen	Liang Chen	15 Eagle St
Badin Chen	Badin Chen	7 Eagle St.
Tracy Holt	Tracy Holt	3 Eagle St
Karen Sharma	Karen Sharma	3 Eagle St
Gangdiao (John) Wang	Gangdiao Wang	100 Maplewood St
Hua Fan	Hua Fan	100 Maplewood St
Allen Zou	Allen Zou	31 Maplewood St
ERIC SCHEUER	Eric Scheuer	31 Maplewood St
Fiona Frechette	Fiona Frechette	Thrush
Mercedes Abele	Mercedes Abele	WILLET
Yeub Minas	Yeub Minas	Vershire
MESHU ABEL	Meshu A.	Maplewood St
PAULA DOLAN	Paula Dolan	Maplewood St
DETES DOLAN	Detes Dolan	Maplewood St
Ruberto O. Oca	Ruberto O. Oca	106 Maplewood St
John P. White Jr.	John Philip Jr.	106 Maplewood St
ALLAN TOWNSEND	Allan W. Samuel	6 Petrel
Jingxuan Liu	Jingxuan Liu	116 Maplewood St
Yong Tang	Yong Tang	215 ST. HERESA AVE.
YOUREN TONG	Yuren Tong	6 Plover St.
YONGLI GU	Yongli Gu	6 Plover St
ELEANOR PALLADINO	Eleanor Palladino	2 PLOVER ST
Lauren Miller	Lauren Miller	2 PLOVER ST
Eric Miller	Eric Miller	31 Cowing St. w.r.
Yan Xu	Yan Xu	37 Cowing ST #1
Chibing Liu	Chibing Liu	37 Cowing ST #1
Susy Liu	Susy Liu	97 Maplewood St.
Henry Liu	Henry Liu	97 Maplewood St.
Chunhua Yang	Chunhua Yang	97 Maplewood St.
Guangde Li	Guangde Li	617 259 0869
JOVNYA SYANTAMAN	Jovnya Syantaman	617 259 0868
Aidi Chen	Aidi Chen	85 SEARLE RD
Max Lok	Max Lok	55 Heron St.
		55 Heron St

Timothy Burke  
Chairman  
BPDA Board  
Boston City Hall, Room 900

June 14<sup>th</sup>, 2018

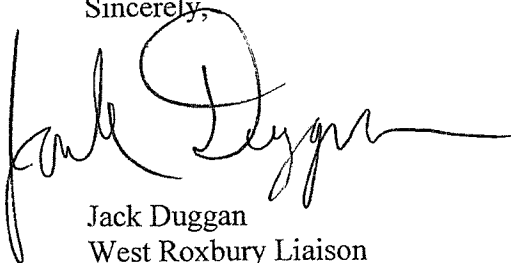
**Re: Willet Street Extension, West Roxbury, MA, 02132**

Dear BPDA Board Members,

As the Mayor's Neighborhood Liaison for West Roxbury, I am writing in SUPPORT of the proposal for the Willet Street Extension. The site in question has been underutilized for some time and this proposal will be a welcome addition to the neighborhood. The proposal is for 29 single family homes, complete with a new street and associated infrastructure on approximately 7.75 acres of land.

I would like to thank the Board for its consideration in this matter and the BPDA staff for their hard work on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jack Duggan", with a long horizontal flourish extending to the right.

Jack Duggan  
West Roxbury Liaison  
Mayor's Office of Neighborhood Services