

Comment: Created Date	First Name	Last Name	Organization	Opinion	Comments
DPIR AND SUPPLEMENTAL INFORMATION RELATED PUBLIC COMMENTS BELOW					
9/17/2018	Matthew	Barison		Support	This is an exciting project that has the potential to transform underutilized space into much needed housing. While I am cognizant of concerns regarding the size of the project, I believe that the traffic analysis done by Howard Stein Hudson has resulted in an optimal flow. Since traffic is the #1 concern of abutters, I would like to suggest that the BPDA do the following: (1) work with MassDOT to increase the length of the left/U turn lane on 1A North at Boardman St., (2) work with BTD to ensure that the proposed improvements to the Saratoga St. / Addison St. intersection (raised table) happen, (3) insist that as a condition of approval the owner commit to Solar PV installation at the time of construction, as was recently promised, and (4) let residents of Addison St. know once and for all that Addison St. is a public way and they can not prevent access to the site from it. Regarding the design of the building, my only complaint is that most units do not have any outdoor space by way of balconies. This is especially true in the North Building. The lack of balconies, or juliet balconies, seems out of step with best design practices and desires of future residents. I hope that the developers will re-evaluate this. Finally, as part of a community mitigation process, I would like the BPDA to work with the IAG members, and IAG members only, to craft a benefits package. This package should include on-site public art, as this section of East Boston is sorely lacking in public art.
10/3/2018	Hillary	Parsons		Support	I've lived in Maverick Landing for 2.5 years now, and I've watched a lot of change come to East Boston. This project would be another way to continue to beautify/make better use of an area that's currently a huge eyesore to the community. I think building this new apartment building, which includes affordable housing units, would be a huge improvement to East Boston as a whole. We're already forcing out families who have lived here for decades, so I think providing additional affordable housing is great. It also just brings a more attractive look to the area as well. I'm also glad that it will be increasing security in the area. I'm definitely in full support of the project and think it will be a great addition to the East Boston that I call home.
10/3/2018	Jordan	Gittzus		Support	I am a current resident in East Boston and I am in support of this. I think repurposing this parking lot as residential housing is a great idea and will help to improve the development of East Boston and also create more of a sense of community. I think it's great that it will include affordable housing units, and that the whole complex will be more affordable as a whole. I think it will definitely be a benefit to the community by attracting new residents and hopefully, more downstream, helping to bring in more restaurants and stores in the area.
10/3/2018	Sara	Feit		Support	I think this project will be great for the neighborhood! Currently, I really dislike the parking lot it is; I think a residential building will help the area feel more community-based. As a family oriented neighborhood, it's nice to see opportunities for more families to come! I also appreciate (from the pictures) that it doesn't look to be a giant eyesore; rather, it should fit appropriately into the area.
10/4/2018	Maria Eugenia	Corbo		Oppose	I oppose this project the way it's being currently presented. There is absolutely no reason this development cannot have minimum 1 parking spot per unit. Fewer parking spots than units should only occur when you're grandfathering in a project (e.g. 3 units that replace a triple decker that didn't have parking and where parking would be impossible to add would be exempt from providing parking spots.) But they're building over an old parking lot They can design it with at least 1 spot per unit. I live at a condo building that was developed about 15 years ago and has MORE THAN ONE PARKING SPOT per unit. And it's still not enough. People will use more public transportation and avoid driving when public transportation gets better... In the meantime, developers need to plan for minimum one parking spot per unit.
10/8/2018	Gabrielle	Lamberti		Support	Greetings: I am an East Boston community member and am in support of this project. Addison Street needs a face lift and this project will bring aesthetic improvements while generating a more dynamic neighborhood. The site is currently bringing nothing of substance to the neighborhood and I believe there is a true need to develop the space.

10/15/2018	Anthony	Dello Iacono	Abutter	Neutral	Dear Mr. Raul Duverge, You have done a great job with the meetings being held. We appreciate your time and efforts. As an abutter, we still feel that the height of the project greatly impacts our backyards and homes. Our privacy is compromised with the proposed height and location of one of the buildings. We ask that this design be reconfigured to eliminate the building very close to our homes at 866-864-862 and 860 Saratoga Street. Our privacy is of great concern and we hope this building can be tiered down from the 55 feet being proposed. The height overwhelms the two-families on that side of the Saratoga Street. No windows from the rear of the building should overlook the homes and yards on Saratoga street to keep our privacy concerns at bay. The abutters feel that there should be some monies set aside for unforeseen circumstances that may arise during pre-construction and construction phases. We are very concerned about particles blowing onto our properties during both phases, as well as, any potential flooding that may occur and any other issues that may occur during the project timeline. Currently, we do have drainage issues on "Addison Driveway" and we would hope to address these issues, if they arise, immediately. An escrow account for any unforeseen issues would be ideal for the abutters on Saratoga Street. Currently, the abutters have an agreement in place with the current landlord and we hope that the agreement is adhered to once this project begins and continues. Finally, the abutters should be provided with the very same solar panels, as an act of goodwill, that the project is going to use for it's buildings. We feel that a gesture of goodwill is warranted based on the proximity and scope of this project and the impact it will have to the abutters of Saratoga Street for the the rest of their tenure as residents of Saratoga Street. Thank you! Sincerely, Anthony Dello Iacono 862 Saratoga Street East Boston
10/16/2018	Chandra	Perez-Gill		Support	This project is a great use of the location. I think it'll greatly improve the area. East Boston needs more mid-cost apartment buildings as the city continues to grow.
10/16/2018	Zoe	C		Support	I support this project!
10/16/2018	Anthony	DeMeo		Oppose	My family has been living here for the past 60 years. The windows on our home are floor to ceiling and the new plan causes the people to see right onto our home. If they could be moved over it would help alleviate some ill feelings about this project. And there are so many units going in it will be a awful quality of life especially during the construction phase.
10/16/2018	Russell	Lamberti		Support	The current area where the proposed building is basically a waste land. No landscaping, never clean, no lights, the awful fence...so unless a neighbor has a better solution & they want to develop something there that is better, this is a good option. Traffic is traffic, so we just have to deal with it the same way we do now. I hope this gets approved & Eastie can continue to move forward & not be stagnant.
10/18/2018	Nicole	Voss		Support	Hello, My name is Nicole Voss and I am a resident of Eagle Hill. I am in strong support of the this project because it is an improvement over existing use. Replacing a large impervious parking lot with additional housing and 56% permeable open space will benefit the surrounding neighborhood by providing a place for the water to go when the area flood (as it is projected to do frequently in the near future). Unlike much of the development that was approved and recently constructed along the Harbor and Chelsea Creek, this project offers ecological benefit to the surrounding community. Thanks, Nicole
10/24/2018	Mary	Finocchio		Support	I think this project will be a great addition to East Boston. It brings a nice aesthetic to that neighborhood. I think the building looks amazing and I think it is just one more thing that is going to improve East Boston as a whole and make it a great place to live.

10/25/2018	John,Darlene,Derick	Fitzgerald	ABUTTER	Oppose	We Feel that this Project at 144 Addison Street is Detrimental to the community of East Boston. If we look up the word Detrimental in the Dictionary it states, Harmful, damaging, injurious, hurtful, inimical,deleterious, destructive, ruinous, disastrous, bad, malign, adverse, undesirable, unfavorable, unfortunate and more... I feel this project meets all the criteria. Also, besides all the other projects that are going on or might be going on in the future, which is about 5 to 6 within a half mile radius of this project, all adding 30-40 units each with a possible total of a extra 150 units on top of the 270 which was proposed, This would cause more hardship for this community.. I would hope the city would side with the long term residents instead of the new developers. This project would cause overwhelming traffic and parking situations to this community which we are already maxed to capacity. Not to mention the impact it would have on the schools, which in orient heights we have 4 alone (two charter schools, Curtis guild, and the Bradley). A project of this magnitude will cause traffic that would delay children getting to school on time and we also feel that more cars on the road would diminish the safety of our children walking to and from school. We hope that the city of Boston will understand our concern and that our voices will not be tuned out just because our city is more desirable to live in at the moment. There are families that have been here for generations when it wasn't so desirable, this is a quality of life issue, not money.
10/26/2018	John	Nucci		Oppose	Addison Street, and the Orient Heights neighborhood in general, is already choked with traffic during commuting hours. It is already to the point where the street has to be closed from 4-7 every day to avoid commuters cutting through east Boston to avoid the highway. A project of this size will worsen traffic concerns in an already busy neighborhood where parking is at a premium. It offers no benefits to current residents, and would severely harm daily commutes to Boston.
10/26/2018	Albert	Marks		Oppose	I oppose. I am very concerned about the huge negative impact on traffic and parking. The plan does not call for nearly enough parking spots. It is already hard enough to find parking in this area. Also, traffic, especially coming off of the highway, is very bad in this area. This will only make it much much worse.
10/26/2018	Anthony	Dichiaro		Oppose	Building structure is too high with too many occupants creating all kinds of traffic problems. Also I feel that the developer should provide at least one parking space in his plans per unit.
10/26/2018	Barbara	Dichiaro		Oppose	Too many units building too high not. Enough parking
10/26/2018	Sam	Burgess		Support	I support this project as proposed. The current site is a parking lot - an underproductive and unhealthy use of valuable urban space. It's great this project features a low parking ratio and contains 35 income-restricted affordable homes. All of Boston needs more housing if we are to mitigate rapidly rising rents, and we should be even more focused on projects like this that turn parking lots into homes for humans.
11/3/2018	James	Linthwaite		Oppose	More than 300 units are either proposed or under construction just between Addison and Swift Streets in East Boston. That number does not take into account the over 800 units proposed at Suffolk Downs. The roads can't handle the current traffic. And even if, as the developers and their attorneys falsely assert, the majority of residents don't have cars the MBTA can't handle rush hour now. There has been, and it appears there won't be, any planned investment in infrastructure. As a result the community is grid locked almost 24/7 with no concern being given to the quality of life of existing and new residents. Large developments such as this are completely out of scale and inappropriate given the current state of roads and public transportation.
11/6/2018	Edward	fitzgerald	harbor view neighborhood	Oppose	hi raul my name is Edward fitzgerald I live at 131 Addison st all my life I am a direct abutter to this project some of my concerns one - the size of the project two large building housing 270 units would be DETRIMENTAL to the existing residents and neighborhood due to the amount of new residents and vehicles in the orient heights neighborhood two - all vehicles entering or exiting the site should use 1a north would avoid any issues of traffic flow on boardman, Addison ,Saratoga st three - a no egress on Addison ,Saratoga st would help with pedestrian SAFETY ISSUES at the intersection with all the CHILDREN playing and catching the school bus and the ELDERLY COMMENT who on the board is going to tell a PARENT that their CHILD was just hit by a car coming out of the egress building too fast or not paying attention in their CHILD was rushed to the HOSPITAL OR WORSE who tells a child that their GRANDMA OR GRANDPA was hit by a car because they were too slow crossing the street and ended up in the HOSPITAL OR WORSE JUST BECAUSE YOU WANTED TO SAVE A CAR 10 MINUTES FROM GOING ON THE HIGHWAY



Raul Duverge <raul.duverge@boston.gov>

The addison str project should be turned down , first not enough off street parking lot they will rent the spots they have and the one s that dont rent them will flood addison street and saratoga street that cannot handle anymore adding over at least 1...

1 message

tom henderson sr [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Mon, Oct 22, 2018 at 11:50 AM

Sent from my Sprint Samsung Galaxy S8+.



Raul Duverge <raul.duverge@boston.gov>

144 Addison St

1 message

Skipdot54 [REDACTED]

Wed, Nov 7, 2018 at 11:04 PM

To: raul.duverge@boston.gov

Cc: [REDACTED]

Hi Raul,

Here are some of my thoughts about the 144 Addison Project.

I am on board with this project as I am pleased with some of the recent changes that Damian Szary and his team has proposed.

The reduction in the number of units to 250 is most welcomed. I like the idea of the terrace for the building facing the Saratoga Street residences rear yards. This terrace effect allows for the building to appear less formidable to the smaller structures along Saratoga Street while also increasing privacy to those residences. The height pull back on the top floor also reduces the mass of the structure making it more pleasing to look at and less imposing on the surrounding structures.

Mr. Szary is also willing to meet again with the abutters on Saratoga Street to listen to their thoughts about the recent changes and get feedback on how to ensure their privacy concerns. I believe that he knows he is close to sealing the deal on this project and he wants to make certain he is getting it right. For this I applaud his efforts and wish that other developers could be as considerate and thorough in working with the community that is most impacted by this change to the neighborhood.

I also praise him for pushing back with the City of Boston when they wanted certain parts of the development to be done a certain way which would not have been favorable to the neighborhood impacted or the developer.

I am very pleased that a compromise was reached with regards to the egress from the garage to Addison Street. I do not support an egress to Addison Street that will contribute negatively to the local neighborhood streets and increase the traffic on the already clogged Saratoga Street. So hearing that the City was willing to entertain an idea like no access during peak hours to Addison Street is most refreshing. I would like to suggest that the peak hours of no egress to Addison Street be from 6am to 10am daily. Also to ensure that only the front building be allowed to egress to Addison Street at approved and designated times. The residents that may need to park in the overflow lot next door should also be restricted from exiting onto Addison Street and always travel out to the McClellan Highway.

I would hope that the City in reviewing the traffic study, while this compromise is in effect, would be fair and ensure that there are public hearings to discuss, review and interpret the findings and the impact on this building and the neighborhood. Sometimes having more is not always better.

I am impressed with the Public Benefits that Mr. Szary proposes for this project and Addison Street. I feel that most of these upgrades and improvements will benefit the project and enhance the prospects of getting the new residents to sign on to live here. But the improvements will also benefit the neighborhood making it brighter and more eco friendly. The neighborhood has endured the depressed littered sidewalks and awful fencing from the current business owner. It is a shame that the City of Boston hasn't initiated any such improvements for the Addison Street residents but passes this responsibility off to new development to undertake the task and foot the bill.

Like the residents in this area I am concerned about the safety of the pedestrians of all ages with the increase in traffic from this building but I am grateful that a new raised crosswalk on Addison at Saratoga Street is proposed in the public benefits.

The commitment to ensuring overflow parking at the business next door is most important for the residents to be able to park when the existing parking garage is full.

As I have mentioned previously I would like to see the following community amenities be provided monies for their programs/services: Salesians Boys and Girls Club; Grace Church Federated and the Ohabei Shalom Chapel.

These are all important and significant resources in the neighborhood impacted by this project. Historically each of these resources has meant so much for so many that it is important to support their ongoing missions.

I would propose at least \$25,000 for each of these resources.

Thank you,

Skip Marcella
IAG Member



Raul Duverge <raul.duverge@boston.gov>

144 Addison Street DPIR Comments

1 message

Rich Scaramozza [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Fri, Oct 26, 2018 at 11:40 AM

Hi Raul,

Once again, I wanted to thank you for doing a great job during this process and assisting residents with questions and issues along the way.

As you know, I am a direct abutter to this project as well as a member of the IAG. Based on the complete lack of compromise by the developer or meaningful changes to the project to this point, I remain just as opposed to this project today as I was during the initial IAG phase.

My major issues are still the following:

- The size and density of the project is too large and imposing given the context of the surrounding neighborhood.
- As a result of the number of residents that would be added into the area, traffic is a major concern especially additional traffic flowing directly on to Addison Street, Saratoga Street, and Boardman Street as traffic during peak travel times is already an issue in this area.
- Insufficient parking.
- Inadequate access to green space for the existing neighborhood.

As far as mitigation opportunities, I would like to see contributions made to organizations that benefit the community, with a preference to those in the immediately impacted area if possible. I would like to see improvements made around the exterior of the site, including a new fence and/or landscaping along the entire length of Addison Street, ideally with trees to help improve the current industrial look of the street. Finally, I would like to see provisions made that would require additional mitigation if the developer's estimates are incorrect as it relates to traffic, parking, and other negative impacts to the community.

Thanks,
Rich Scaramozza Jr.



Raul Duverge <raul.duverge@boston.gov>

RE: Support for 144 Addison St. East Boston, MA Remodel

1 message

Patricia St. Andre [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Fri, Oct 26, 2018 at 11:41 AM

Good morning Raul,

My name is Patricia St. Andre. I am a 3rd generation East Boston resident. My mother has lived here for over 70 years & I've lived here now for over 30years, a student at EBCCS & graduate of EBHS.

Currently, I live in Brandywyne Village in East Boston for 2 years. I am a local business owner. I started a small flooring company 6 years ago & we have grown since. My business is out of [175 McClellan Highway East Boston, MA 02128](#).

Everyday I go by 144 Addison St. or drive through the private road off Boardman St. into the McClellan Highway parking lot. The parking lot needs to be redone & that green fence is such an eye sore. The space is clearly not being used to its potential. After looking over the plans, I strongly believe it will benefit residents like myself to have a cleaner, nicer looking space for EB residents & business owners like myself that it will directly impact. I hope they approve this project & help renovate that space.

Thank you for your time,
Patricia St. Andre, CPT
Owner of Barnes Flooring, LLC

--

Patricia St. Andre
Barnes Flooring
[175 McClellan Highway](#)
[East Boston, Ma. 02128](#)
Ph. [REDACTED]
Fax [REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Re: 144 Addison Street- 11/7/18 IAG Meeting Follow up

1 message

Nancy Lagro [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Wed, Nov 14, 2018 at 12:03 PM

Hi Raul

Thanks for the info. sorry I was out of town for this meeting.
I would like to see ZUMIX added to this list of recipients.
I would like to see if possible that there is an annual contribution to a neighborhood fund.
is there still a comment period still open? will there be another IAG meeting?
thanks
nancy

On Fri, Nov 9, 2018 at 5:26 PM Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon:

As a follow up to our recent IAG meeting on 11/7/18 regarding the [144 Addison Street](#) project, I have attached and included the following items for your review:

1. Meeting agenda
2. Presentation from the meeting (includes project updates)
3. Draft list of community benefits and mitigation for the project (this list was/is not final) and is simply drafted for discussion purposes only

***Please send me back any feedback you may have with respect to the proposed updates to the project (limited egress, unit reduction, building setback, etc.) and your thoughts relative to the draft mitigation and community benefits list that the development team put together and shared at the meeting (please let me know if you have other ideas that should be considered). Please be mindful that the City and BPDA will ask for certain mitigation measures as well, so I will do my best to balance all requests and expectations.

Additionally, as we had discussed, below are the local organizations that were suggested as possible recipients for some level of community benefit support:

1. Salesian Boys and Girls Club
2. Grace Church Federated (Food Pantry)
3. Ohabei Shalom Chapel (as well as new fencing)
4. Pino Community Center (pending conversation with BCYF staff regarding planned improvements to the facility)
5. [Ashley St.](#) YMCA
6. East Boston Little League

Please let me know if I missed any of the organizations that were discussed (not intentional) or if there are any other ideas.

Thanks again for your commitment throughout this review process. Have a great weekend!



boston planning & development agency

Raul Duverge

Senior Project Manager

617 918 4492

Boston Planning & Development Agency (BPDA)

One City Hall Square | Boston, MA 02201

bostonplans.org

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Nancy Lagro

Business Manager

ZUMIX

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East Boston, MA 02128

Phone: [REDACTED]

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Through Nov 2, AmazonSmile is donating 5% (ten times the usual amount) to ZUMIX, Inc. when you shop at smile.amazon.com/ch/04-3132674. #AmazonSmile #StartWithaSmile



Raul Duverge <raul.duverge@boston.gov>

144 Addison St Comments

1 message

Melissa Campbell [REDACTED]

Fri, Oct 26, 2018 at 2:20 PM

To: Raul Duverge <Raul.Duverge@boston.gov>

Hi Raul,

I will try to write less than last time, mostly due to the fact that since the project has remained the same, my feelings haven't really changed and thus my comments are redundant with the first round.

All the issues I have ladder up to the larger problem which is that the unit count is much too high. The fact that the developer has not budged on this is very concerning and shows that they are not interested in working with the community. This project is not in keeping with the fabric of the neighborhood of single to maximum three family homes. It also sets a precedent for future greedy developers to turn the Orient Heights neighborhood into a land of condos.

Other issues I have that stem from the large scope of this project are as follows:

Traffic/Parking:

- Addison St is already a busy street as many use it as a cut through and has quite a bit of commercial traffic from the various businesses on the street
- I am very much opposed to the egress on Addison St. It will have negative impact on both my street (Addison) as well as Saratoga and Bennington. Streets that are already miserable to drive on during rush hour, particularly trying to get to the tunnels. Boardman will also feel the influx of cars via the private road.
- It is imperative that if it were to go forward, the Addison/Saratoga intersection be made safe, many kids play on Saratoga and the stop signs along Saratoga (particularly this one) are frequently blown through or difficult to see if large vehicles are parked in front. There will be an influx of cars and pedestrians at that point if the egress is approved
- Egress area will create a bottleneck with many parties competing for the same tight, curved space (people trying to park to go to gym, commercial cars, regular cars, 144 exits)

Cars

- Despite what the developer says, this neighborhood is not very pedestrian friendly, in that there are no walkable amenities that the target audience (yuppies) will want/need (bars, grocery stores, restaurants, trendy coffee shops). How will these people get groceries? We all use cars. The development team touts how much they walk but let's face it, Orient Heights isn't a picturesque downtown neighborhood. Neighborhoods the developer has projects in which he mentions as having less cars have LOTS of walkable amenities (i.e. Davis Sq). The reality is people will bring cars which will have impacts on traffic as well as parking, particularly in the winter when every spot on Addison is taken as Saratoga and Bennington residents have less options with traffic bans.

Tenants

- It is disappointing that none of the residents will be owners. Renters of this demo group are typically not as invested in the neighborhood as it likely just a temporary stepping stone for many of them.

Suggestions/Comments

- Improve Addison St dramatically as the owners should have been doing all along... Unkempt sidewalks, a shoddy fence and ugly building make the neighborhood look junky which added to the mass amounts of cars that FLY down the road chip away at our sense of pride in our street. We see dangerously fast moving cars with drivers often looking at their phone, drivers who do not follow the 4-7 no entry sign, we step on broken glass and dog poop when walking on their side of the sidewalk, even see drug deals and other crude happenings – it would be nice to have our street not be treated like garbage.
- Add mirrors to help Addison residents safely exit their driveways – especially since the street will be full of parked cars, it is already a crapshoot pulling out as you cannot see.
- Widen Addison 1A entrance, people come off the highway very fast and there will be more traffic on the street creating a potentially dangerous situation (even without the Addison egress, with the 144 Addison address, delivery vehicles and others who don't or can't park in the garage will be coming on the street)
- Change a portion of the units to ownership
- Most importantly, decrease the unit count substantially

I guess I did end up writing a lot. Oops!

Thank you again Raul.

10/26/2018

City of Boston Mail - 144 Addison St Comments

Melissa



Raul Duverge <raul.duverge@boston.gov>

144 Addison Street

1 message

Megan Wyand [REDACTED]

Wed, Oct 3, 2018 at 7:10 PM

To: raul.duverge@boston.gov

Dear Mr. Duverge,

I am writing to you in support of the residential project for [144 Addison Street](#). A little about myself, I have been a resident of East Boston for just about 2 years now. I bought a condo in November of 2016 and actually just recently bought a second property about a month ago. This neighborhood has grown on me a lot in the couple years I have been here and I have witnessed a significant boom in the area. I also attend the Planet Fitness gym right next door so am very familiar with the project area.

Mainly, I am in support of the project for the simple facts of practicality and aesthetics. The lot right now is a bit of an eye sore and waste of space in my opinion. Creating housing will not only add living space to the area but will improve the appearance, therefore, increasing small business revenue as well as property value. Some of my neighbors have already benefitted from the residential boom in Eastie. They have experienced increased business at their small shops/restaurants as well as the ability to sell their property and move to bigger houses to accommodate their families outside the city.

Boston is a city that can only expand in so many directions and Eastie has now broken that seem. Living right in the city is affordable for few people and East Boston is the perfect combination of affordability and location. Creating affordable housing will benefit the community much more than a lot for rental cars.

Thank you for taking the time to read my email of support.

Warmly,

Megan

Raul Duverge
Senior Project Manager
Boston Planning and Development Agency
One City Hall, 9th Floor
Boston, MA 02201

RE: 144 Addison Community Benefits Request

12/3/2018

Dear Mr. Duverge,

I am writing as a member of the IAG to make the following suggestions regarding Community Benefits for the proposed development at 144 Addison St. As an initial matter, I would like to commend the BPDA and the Developer for working closely with the community on a variety of issues that arose during the vetting of this project. I am generally pleased with the changes that have been made, and the respectful manner in which abutters' concerns were addressed.

That said, I would like to suggest that the total amount of community benefits be **\$500,000**. I have reached this figure by ascribing a \$2,000 Community Benefit fee to each of the proposed 250 units. This is a reasonable request given the size and scope of the project, the fact that East Boston remains an economically disadvantaged community, and the fact that \$2,000 per unit amounts to approximately one month's rent, per the proponent's own figures.

As to how that \$500,000 should be allocated, please accept the following suggestions:

- **\$100,000 to the Marty Pino Center** for physical plant upgrades, or as seed money for a future new center. I echo the comments of IAG member Joe Ruggerio, who noted that the Pino Center is outdated, and could use a major refurbishment.
- **\$100,000 to the Ohabei Shalom Cemetery**. The Cemetery, its buildings and grounds, are listed in the PNF as Historical Assets falling within the Area of Potential Effect of the Project (see. PNF Page 6-11, 12). The Jewish Cemetery Association (JCAM) currently manages the Cemetery, and is in the midst of a major project to rehabilitate the historic

burial chapel on Wordsworth St. as the East Boston Immigration Center. The Center will serve as an exhibit hall which will chronicle the story of the early immigrant experiences of those who came through the Port of Boston in during 1800s and early 20th century. JCAM also wishes to replace the chain link fencing on Byron St., which is currently an eyesore to the neighborhood, with a decorative wrought iron fence, similar to the historic fencing currently present on Wordsworth St. Attached, please find a letter from the JCAM and an estimate for the fence.

- **\$100,000 for the East Boston Foundation.** This is a well-established group that funds worthy initiatives within East Boston. Many commenters have requested that Community Benefit funds stay within East Boston; this is a sensible way to do so.
- **\$100,000 to the Friends of the East Boston Greenway (Friends).** The Friends was the group responsible for making sure the Greenway did not just dead end at Wood Island, rather connected all the way to Constitution Beach. The Friends continue to advocate for the extension of the Greenway (to Winthrop and Revere Beach), program art and cultural events on the Greenway, and advocate for increased access to the Greenway. Of particular importance to the Harbor View neighborhood, the Friends is working to design a Greenway access point at the Byron St. bridge over the Blue Line (intersection of Byron and Cowper St.); this location has been identified by residents as the optimal location for a Greenway egress/ingress. I echo the comments of Ernani DeAraujo, who is a neighborhood resident and former constituent services liaison to East Boston under the late Mayor Menino, in this request.
- **\$50,000 for Grace Church Federated,** a historic church that operates a food pantry for the neighborhood. Grace Church is also working to raise funds to install a handicap ramp so that its premises can be accessible to all. I echo the comments of IAG member Skip Marcella in this request.

- **\$30,000 to commission an East Boston-based artist** to create a sculpture/work of art, or series thereof, to be placed on the project site, and/or by the pedestrian overpass to Constitution Beach (intersection of Bennington and Trident streets). East Boston is sorely lacking in public art when compared to nearby communities such as Cambridge and Somerville; conversely, East Boston is home to many talented artists (e.g. HarborArts and Atlantic Works Gallery).
- **\$10,000 to the Orient Heights Neighborhood Council**, and
- **\$10,000 to the Harbor View Neighborhood Association**. Both of these neighborhood associations have worked together with the proponent to help shape this project. Both associations are run by volunteer boards and could use these funds to program events that benefit the community, such as block parties, educational speakers, and neighborhood beautification. The HVNA is a 501(c)(3) non-profit organization.

In sum, I believe that this project has been well conceived and amended, and will serve as a net positive for the neighborhood. I ask only that the BPDA take a more aggressive stance with MassDOT and Massport in advocating for major transportation improvements for East Boston. Our roadways are outdated, our bus services inadequate, and our subway service increasingly under strain. While no one project will make or break such systems, their cumulative impact will result in further degradation of services, negatively impacting quality of life for all residents, old and new alike. The planning component of the BPDA's mission must include advocating State agencies for investments in the City. Finally, should the Community Benefits mandate be less than \$500,000, I would ask that you still consider funding all of the worthy initiatives mentioned herein.

Sincerely,



Matthew K. Barison, Esq.
124 Coleridge St.

President
Laurence K. Richmond
Vice Presidents
Scott A. Joseph
Jay Sage
Treasurer
Howard Hirsh
Assistant Treasurer
Howard S. Gold
Treasurer Emeritus
Kenneth D. Elgart
Clerk
Sander A. Rikleen
Assistant Clerk
Stephen Hamburger



(617) 244-6509
(800) 752-JCAM
FAX (617) 928-1926
www.jcam.org

189 Wells Avenue, Third Floor, Newton Centre, MA 02459

November 30, 2018

Matthew Barrison
Harborview Neighborhood Association
Byron St.
East Boston, MA 02128

Ref: Ohabei Shalom Chapel & Cemetery – Wordsworth St.

Dear Matthew:

As per our conversation today, I am submitting a request that should there be funding allotted to JCAM for the historic Ohabei Shalom Cemetery, we would be so grateful for a donation toward the restoration of the interior of the 1903 Chapel that sits at the entrance to the cemetery. We have recently completed the exterior restoration of the building. The refurbished and restored chapel will be used as the East Boston Immigration Center, which will chronicle the story of the early immigrant experiences of those who came through the Port of Boston in during 1800s and early 20th century. We are planning for the chapel to be used as an exhibit hall and also as a resource center for the existing immigrant community that lives in East Boston for concerts, lectures and community events.

Also enclosed is an estimate I received for the rear fence work at the cemetery to replace the existing chain link fence that faces Byron Street, with a new ornamental steel black fence that will closely match the fence at the front of the cemetery.

I look forward to hearing from you and we appreciate the work that the Harborview Neighborhood Association advocates to enhance the beautification of East Boston. We appreciate you considering the Ohabei Shalom Cemetery & Chapel.

Sincerely,

Lisa Berenson
Director of Development

Palermo Fence Co.

35 Prince St.
Danvers, MA 01923

Fence Proposal

978-762-4811 Danvers
978-531-7043 Peabody
978-317-8080 Mobile



Job No.

DATE 11-8-18

NAME <i>Jewish Cemetery Assoc.</i>	JOB LOCATION <i>Byron ST</i>
STREET <i>Assoc. 189 Wellb Ave</i>	<i>East Boston</i>
CITY <i>Newton</i> STATE <i>MA</i> ZIP <i>02459</i>	DIRECTIONS

CONTACT PERSON <i>Barry</i>	HOME PHONE	BUSINESS PHONE	SITE PHONE
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PAYMENT SCHEDULE
TERMS: (50% WITH ORDER
BALANCE ON COMPLETION)

DEPOSIT \$ *0*

BALANCE \$ *10,271.91*
PAYABLE BY CASH; CERTIFIED CHECK
OR MONEY ORDER
SPECIAL TERMS:

RETAINAGE

CUSTOMER'S SIGNATURE

ESTIMATOR'S SIGNATURE

OFFICE ACCEPTANCE

CHECK LIST

ERECTING CONDITIONS

FENCE LINE STAKED

ELECTRICITY

WATER

CLEAR FENCE LINE

BY

RACK/STEP SECTIONS

CURVE/RADIUS SECTIONS

FINISH FACE OUT/IN

UNDERGROUND PIPES/CABLES

OBSTRUCTIONS

FENCE TO FOLLOW GRADE

TOP OF FENCE LEVEL

BUILD SECTIONS ONJOB

TYPE OF TERRAIN

QUANTITY

DESCRIPTION

UNIT

TOTAL

	<i>Echelon Plus Ameristar</i>		
	<i>Ornamental Steel Black</i>		
	<i>Majestic</i>		
<i>2154</i>	<i>5' High Three</i>		
<i>27</i>	<i>5x8 sections</i>		
<i>28</i>	<i>post post</i>		

SPECIAL NOTES:

installed on wall

TOTAL SALE

TAX

TOTAL

10,271.91

REVISED

CHECK LIST

POSTS CEDAR/P.T.

POST TOPS

GATE

GATE OPENS IN/OUT

REMOVAL OF OLD FENCE

BY

GALVANIZED VINYL

BARB TOP KNUCKLE TOP

COMPRESSOR

FT OF HOSE

DISPOSAL OF OLD FENCE

BY

ROCK/CORE DRILL

PINS \$20.00 EA IF NEEDED

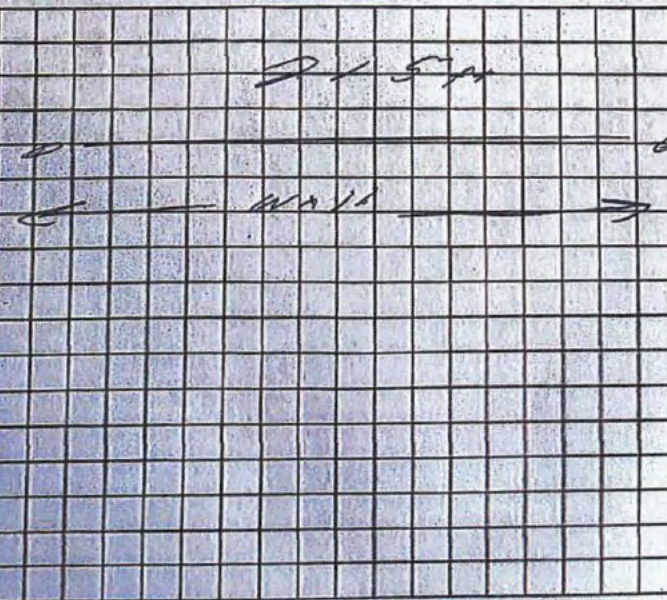
Accepted:

Date:

Check #

Date

Amount





Raul Duverge <raul.duverge@boston.gov>

Re: 144 Addison Street- 11/7/18 IAG Meeting Follow up

1 message

Mary Berninger [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Fri, Nov 16, 2018 at 12:12 PM

Good afternoon, Raul.

I am writing to reiterate my suggestions for a community benefits package relative to the development of [144 Addison Street](#). My earlier thought still seems reasonable. A yearly donation of \$100,000.00 for a term of ten years will go a long way to securing funding for important programs in our neighborhood. The six organizations you listed in your email reflect what was discussed at the latest IAG meeting and I agree with those suggestions. The developer's wanting to pay the benefits up front seems reasonable. Might I suggest that the funds be deposited into the East Boston Foundation? That mechanism has worked well over many years. I presume there could be a separate fund created at the EBF to keep track of the grants, etc., because it is a true neighborhood funding source and the board/staff are familiar with dispersing donations.

Regarding the lengthy list of public benefits and mitigation you distributed: My thought is that those are things that any developer should be doing for such a large-scale project. Therefore, I am hopeful that there will be two pools of funds: one to do the roadway improvements, etc. and one that will be dedicated to worthy community organizations.

Thank you for the opportunity to serve on the IAG. I wish the developer well as he works to secure his permitting and to begin construction.

Sincerely,

Mary Berninger

On Fri, Nov 9, 2018 at 5:26 PM Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon:

As a follow up to our recent IAG meeting on 11/7/18 regarding the [144 Addison Street](#) project, I have attached and included the following items for your review:

1. Meeting agenda
2. Presentation from the meeting (includes project updates)
3. Draft list of community benefits and mitigation for the project (this list was/is not final) and is simply drafted for discussion purposes only

***Please send me back any feedback you may have with respect to the proposed updates to the project (limited egress, unit reduction, building setback, etc.) and your thoughts relative to the draft mitigation and community benefits list that the development team put together and shared at the meeting (please let me know if you have other ideas that should be considered). Please be mindful that the City and BPDA will ask for certain mitigation measures as well, so I will do my best to balance all requests and expectations.

Additionally, as we had discussed, below are the local organizations that were suggested as possible recipients for some level of community benefit support:

1. Salesian Boys and Girls Club
2. Grace Church Federated (Food Pantry)
3. Ohabei Shalom Chapel (as well as new fencing)
4. Pino Community Center (pending conversation with BCYF staff regarding planned improvements to the facility)
5. [Ashley St. YMCA](#)
6. East Boston Little League



Raul Duverge <raul.duverge@boston.gov>

144 Addison Street Comment Letter

1 message

Marisa DiPietro [REDACTED]

Mon, Oct 22, 2018 at 6:10 PM

To: raul.duverge@boston.gov

Dear Raul,

My name is Marisa Di Pietro and I am a lifelong resident of East Boston. I work in East Boston, currently own a condo here, and love this community fiercely.

For this reason I would like to express my support of the [144 Addison Street](#) Project.

The developers of this lot of land have been very receptive of public and abutters input in their project. They have made a number of changes and modifications in height, size and design to satisfy the concerns expressed about the property. It is now an exceptionally great project, and such a major improvement over what the site looks like now.

The current asphalt parking lot is barren, deteriorating, unsafe, unsightly; a real eyesore. With developer's plans for private security cameras, on site management staff, new lighting and landscaping, new sidewalks, and new open space, it will be dramatically improved and safe.

The proposed project is such a major benefit to the neighborhood, not only esthetically but also providing market rate and affordable housing that will give more affordable options to those priced out of the Boston housing market.

Again, I wholeheartedly support the [144 Addison Street](#) project.

Sincerely,

Marisa

Marisa Di Pietro

[72 Lubec Street](#)

[East Boston, MA 02128](#)

10/23/2018

City of Boston Mail - 144 Addison Street Comment Letter

Development Director

East Boston Social Centers

(Office) [REDACTED]

(Cell) [REDACTED]

[REDACTED]

East Boston Social Centers, Inc.

Celebrating 100 years of service to the community

1918 ~2018



Raul Duverge <raul.duverge@boston.gov>

Letter for 144 Addison Street

1 message

Lisa [REDACTED]
To: raul.duverge@boston.gov

Sat, Oct 6, 2018 at 6:52 PM

Dear Sir,

My name is Lisa Capogreco. I am a lifelong resident of East Boston. I grew up in Orient Heights and currently reside in the Day Square section of East Boston.

I am writing in support of [144 Addison Street](#), East Boston. The proposed project will aesthetically improve the neighborhood from its current state. I've had experience working with the current owners and find that they are community friendly and eager to work with the neighbors of East Boston.

The planned proposal brings up specific issues particularly with the abutters; which they are willing to work with in regards to issues like traffic (vehicles entering and exiting on Addison Street).

All in all, as long as proper dialogue continues to exist between developers and neighbors, I feel that this project will improve our neighborhood.

Best,

Lisa Capogreco



Raul Duverge <raul.duverge@boston.gov>

IAG Comments for 144 Addison Street

1 message

Ernani DeAraujo [REDACTED]

Thu, Nov 8, 2018 at 1:56 PM

To: Raul Duverge <raul.duverge@boston.gov>

Cc: Lydia Edwards <lydia.edwards@boston.gov>, Jose Garcia-Mota <jose.garcia-mota@boston.gov>

Dear Raul:

As an IAG member, I write this note in continued support of the proposal for multi-family housing at [144 Addison Street](#), East Boston. Transforming this current parking lot into homes for families will add to the social and economic fabric of our neighborhood. I do have some additional comments based on the numerous meetings we've had that I hope will be addressed in the final submission:

- I want to echo the direct abutters on Addison Street in their concerns for a traffic plan that doesn't overly burden them. I hope the City, owners, and abutters arrive at a traffic flow that minimizes local impacts. I also ask that the plan be reviewed during the new East Boston transportation study to make sure it's working for East Boston residents. The owners should also contribute to the funding of that study given the size of their investment.
- The number of handicap accessible units should be increased. There is a severe shortage of these types of units in East Boston and this development is a good opportunity to create more to meet our needs.
- I continue to support the density and dimensions of the project but believe there are too many parking spots. Garaged parking will encourage would be commuters to own vehicles and increase local congestion. Better to use the building space to house more people or amenities instead of cars.
- During construction, it is important that the owners work closely with abutters (both business and residential) on minimizing impacts including dust and noise.
- To encourage other modes of transport, the owners should contribute toward bike accessibility and access to the East Boston Greenway.

Thank you for your consideration and I look forward to the start of this project.

Ernani Jose DeAraujo

[68A – 68B Horace Street, East Boston](#)

--

Ernani J. DeAraujo
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

114 Addison st

Erin Delehanty [REDACTED]
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Tue, Oct 23, 2018 at 6:41 PM

Hello Raul,

My name is Erin Delehanty and I am writing to you regarding the [114 Addison Street](#) apartment project. I grew up in the East Boston area and am currently an East Boston resident.

I believe that the Addison Street project is going to have a positive impact on my neighborhood. First, this apartment project will beautify the area. Currently, the area has a very industrial look, it is essentially a large parking lot nestled into a residential area. By putting the space exclusively to a residential use, the neighborhood will have a more pleasing and welcoming look. It is an improvement on what is there currently. Additionally, I really like the design of the building. I am especially excited that the developers are increasing the amount of green spaces with trees and grass.

Second, I believe that this project will attract a higher income demographic, who will encourage a variety of interesting businesses, restaurants, and bars to move into our neighborhood. As a resident of East Boston, I plan to utilize these local businesses. Rather than traveling into Boston to meet up as I currently do, I would be very happy to stay close to home in East Boston on Friday and Saturday nights to see friends at local establishments.

Thank you so much for considering my feedback on the project.

Sincerely,

Erin Delehanty
[REDACTED]



Raul Duverge <raul.duverge@boston.gov>

Proposed project at 144 Addison St. East Boston

Daniel Noe [REDACTED]
To: raul.duverge@boston.gov

Thu, Nov 1, 2018 at 5:30 PM

Hi Raul,

Just wanted to write in to support this project. My business partner and I are both East Boston residents and business owners and we love this idea. We currently rent a couple of shop spaces at [175 McClellan Hwy](#) and think this would be an overall benefit for the neighborhood.

Hope this helps.

All the best,
Daniel

Daniel Noe

Managing Partner

Lighthouse Woodworks

m: [REDACTED]

a: [175 McClellan Highway, Boston, MA 02128](#)

w: www.lhboston.com [REDACTED]





Raul Duverge <raul.duverge@boston.gov>

Fwd: comments on 144 Addison street project

1 message

Jason Ruggiero <jason.ruggiero@boston.gov>
To: Raul Duverge <raul.duverge@boston.gov>
Cc: Kristina Ricco <kristina.ricco@boston.gov>

Tue, Oct 23, 2018 at 9:46 AM

Hi Raul:

Please see below comments for 144 for Addison Street.

Thanks,
Jason

----- Forwarded message -----

From: **Carl Verro** [REDACTED]
Date: Tue, Oct 23, 2018 at 9:15 AM
Subject: comments on [144 Addison street](#) project
To: jason.ruggiero@boston.gov <jason.ruggiero@boston.gov>
CC: [REDACTED]

Buildings are too high, minimize green space, build three 40 foot high buildings,

Eliminate island on highway at end of Addison street, add lights like end of Boardman street.

These fixes are what I at [834 Saratoga street](#) would like to see!!!!

Carl J. Verro

--

Jason Ruggiero
Community Engagement Manager
617.763.2356

**boston planning &
development agency**

August 17, 2018

Mr. Raul Durverge
Senior Project Manager
Boston Planning & Development Agency (BPDA)
One City Hall Square
Boston, Massachusetts 02201

Re: 144 Addison Street, East Boston, Massachusetts Draft Project Impact Report (DPIR).

Dear Mr. Duverge,

The Boston Transportation Department (BTD) has reviewed the above mentioned document and pleased to submit the following comments for you review.

Project Description

The proponent proposes to redevelop the project site into a residential development which is currently used as a parking lot for approximately 980 vehicles creating 270 housing units with 179 parking spaces. Associated with this development will be substantial landscape and streetscape improvements. The proposed design is composed of two separate buildings. The south building fronting Addison will provide three to five stories of residential units over **structured parking spaces**. The building on the northside will have accessibility to the existing private driveway connection to Route 1A and provide five stories of residential units over **structured parking spaces**.

Transportation

BTD supports the Preferred Alternative as it provides access and egress from 175 McClellan Highway via either Route 1A or the Hotel Driveway. Garage egress will also be provided to Addison Street via the Addison Driveway.

As the project is totally residential, BTD does not anticipate substantial traffic impacts in the surrounding neighborhood since the primary entrance to the site will be from Route 1A. The Addison Street driveway will be for exiting only. This was an important component with regards to the abutting neighbors to allay any fears of substantial traffic impacts that extended to Orient Heights Square. Finally, We also believe that the Urban Court provides a necessary location for drop-off and pick-up service while not resulting in any negative impacts to neighborhood residents.

Finally, we expect the project to follow all BTM guidelines, while the recommendations, transportation demand management and transportation mitigation all align with the intent of the Go Boston Vision and Action Plan.

Mitigation

Discussions with the proponent have been numerous due to the proximity to abutting residents on Saratoga Street and the agreements they had with the prior owner of the property. Although not legally binding, the current proponent has made a strong commitment to abide with the prior commitments agreed upon by the prior owner. In fact, they have actually agreed to further expand this commitment by constructing a legal curb-cut to the rear of the homes on Saratoga Street and providing substantial buffering by installing trees and shrubs to help the visual impacts as well as providing noise abatement to said residents.

In closing, I would like to add, that this project will provide a vast improvement over what is currently a very unsightly parking lot and will enhance the quality of life for those residents living in close proximity to it.

If you have any questions, please feel free to call me 617-635-3076 or email me at bob.damico@boston.gov

Sincerely,

Robert D'Amico
Senior Planner
Boston Transportation Department



Raul Duverge <raul.duverge@boston.gov>

Letter of Support for 144 Addison Street

1 message

Beatriz Lopez [REDACTED]
To: raul.duverge@boston.gov

Mon, Oct 15, 2018 at 3:17 PM

Hi Raul,

My name is Beatriz and I am a resident of East Boston and I have lived both near the waterfront as well as near the Eagle Hill area. I have been living on East Boston for the last 3 years and have witnessed a lot of the new developments and projects that are both completely and in construction in the area.

In my opinion, I think that this project is great! As someone who likes to walk/train to work, walk around my neighborhood to do groceries, etc. I fully support this project due to the impact it will have in the area it is in. I think having a residential project that will bring more open space and transform this empty parking lot into a more inviting space will allow for a more walkable neighborhood. I also fully support bringing more housing to East Boston that is reasonably priced is very important. I think that will benefit both new people moving to East Boston, as well as the existing community and local shops, restaurants, etc.

I am fully in support of this project and can't wait to see the positive impacts it will have on the East Boston community.

Best,

Beatriz

Hello,

My name is Anthony DeMeo. I am the longest standing resident that abuts this proposed property on 144 Addison street, for upwards of 60 years. I'm writing this letter because I can not attend this meeting due to a personal injury. I write in support of this building project. For many years living here, I've had to deal with Looking out my windows and seeing over 800 rent-a-cars being delivered and picked up all night long by tractor trailers making it impossible to sleep and I hear the constant complaining of the people who live around here. We also look out to see unpleasant barb wire fencing. I've seen enough and dealt with enough. I look forward to seeing beautiful buildings and landscaping and a drastically reduced number of cars. I've seen many of the projects in East Boston but my hat goes off to Damian Szary of Gate Residential Properties and the respect that he has given the abutters. I have been involved in many stages of this project and given options on the location of the building, placement wise, the driveways, design, and landscaping. Several times he has come to my house and sat down with me, I don't know any other developer who would do this and for that I am grateful. This is why I am in support.

Signed,

Anthony DeMeo



Raul Duverge <raul.duverge@boston.gov>

IMG_2190.JPG

Comcast 2 [REDACTED]
To: raul.duverge@boston.gov

Wed, Aug 22, 2018 at 4:20 PM

Greetings Raul

Hope all is well!

I wanted to make some comments about the project at 144 Addison after receiving the latest document about the project. I think more should be done to help with the impacts being felt by the community and mainly the abutters specifically in regards to the density of the project and even more so the traffic impacts this will cause.

We have been abutters to this property for 38 yrs and we have worked with the landlord to make it all work for everyone. We have endured many things over the decades which includes things like cars being left with their radios on all night and at times our roadway to the rear of our homes (agreed upon between landlord and abutters) not being plowed, and landscaped. We still at the end of the day work with assisting one another.

The project being proposed has fell on deaf ears from the continuous concerns made by abutters and community members. We have discussed the density and the traffic woes repeatedly and we would like these addressed. The picture shown below is what was proposed for the site at the Orient Heights Association, which I attended. The current rendering has changed the building to face the abutters at the addresses of 858, 860, 862 and 864 Saratoga Street. All of these houses will now be looking at another building. We abutters will not have the same privacy and quality of life based on the latest renderings and we feel these should be revised once again to make it work for both the abutters and the surrounding community. No abutter should be in their backyard and face another building from this project. I look forward to discussing this in our next meeting.

Sincerely

Anthony Dello Iacono

Sent from my iPhone

**IMG_2190.JPG**
94K

Petition against the current proposal of 270 residential units with 179 parking spaces at 144 Addison Street

Petition summary and background	A proposal is being made to develop a project at 144 Addison Street, East Boston, MA that includes 270 residential units with 179 parking spaces. A project of that size would be detrimental to the existing residents and neighborhood due to the amount of new residents and vehicles being introduced.
Action petitioned for	We, the undersigned, are concerned citizens and abutters who want it known that we are against the current proposal of 270 residential units with 179 parking spaces at 144 Addison Street. We also urge our leaders to act now and speak against this proposal.

Name	Address	Phone number
Brittany Thomas	236 Webster St. Apt 2.	
Carmel Brangfort	178 Cooper St	
Phillip Brangfort	178 Cooper St	
Rick Cresta	150 Orleans St	
Mohamed Djingo	102 Orleans St	
Briscilla O'Brien	185 Everett St	
Julia Burrell	187 Everett St	
Cary Silva	403 Summer St	
THOMAS SNYDER	65 BARNS AV	
Diana Cruz Stollenberg	67 Saratoga St	
Mark Stollenberg	67 Saratoga St	
Ana Castro	278 Maverick St	
Jane O'Reilly	150 Orleans #407	
John Forbes	104 Byron St	
Cynthia Forbes	104 Byron St	

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Name	Address	Phone number
John FITZGERALD	95 ADDISON ST	[REDACTED]
CAROL ANN SACCO	25 BOARDMAN ST.	[REDACTED]
Thomas J Briand	83 Byron St	[REDACTED]
Patricia Briand	83 Byron St	[REDACTED]
William Briand	83 Byron St	[REDACTED]
Louise Vivolo Hallahan	719 Bennington St.	[REDACTED]
Rosemarie P. Cosgrove	719 Bennington St.	[REDACTED]
Heidi DeRosa	179 B Coladstone St	[REDACTED]
Dayna Antenucci	235 Leyden St	[REDACTED]
Helen Antenucci	235 Leyden St.	[REDACTED]
Lisa DeAngelico	240 Leyden St.	[REDACTED]
Joe Ruggiero	2 St Andrew Rd	[REDACTED]
Clara Gagnolo	21 Seal St	[REDACTED]
Janet Kennedy	44 Leyden St.	[REDACTED]
Barney Tauri	896 SARIATOGA ST	[REDACTED]

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Name	Address	Phone number
Nicole Petillo	118 Bremen Street	
Joseph Bruno	720 Remington St E.B.	
Dom DiMery	75 St Andrew Rd E.B.	
Rita Lindoroli	63 Wordsworth St. E.B.	
Jerry A. Encarnacion	242 EVERETT ST. E.B.	
Goul Battaglia	225 Maverick St. E.B.	
Juan Melara	1122 SARATOGA ST. AP. F	
Jerry Zeman	104 WALDENMAR. E.B.	
Jerry Zeman	13 SEA VIEW DR E.B.	
Charvotine Babin	265 Bandyupre Dr E.B.	
Christopher Babin	" "	
Theresa Babin	" "	
Mark Babin	" "	
Brian Babin	" "	
Colette D'Amico	70 BARNES AVE E.B.	

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Name	Address	Phone number
Thomas Henderson	861 Saratoga St	
Marie Lawrence	512 Bennington St.	
Wes Paer	854 SARATOGA ST	
Anthony F DeMeo	866 Saratoga St	
Jane DeMeo	860 Saratoga St	
Lina DeMeo	860 Saratoga St	
Angela DeMeo	860 Saratoga St	
Ralph Frazzelle	854 SARATOGA ST.	
Edo DeCulo	854 Saratoga St	
Virginia Malaguti	854 Saratoga St	
Laurie Maffer	854 Saratoga St	
Giulio DeLo Iacono	862 SARATOGA ST E Boston	
Valentin Nelli	862 Saratoga St E Boston	
Jamie Henderson	869 Saratoga St E Boston	
Bibi DeDeo	873 Saratoga St E Boston	

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Name	Address	Phone number
Lynette Kumpi	54 Orleans St apt #102	[REDACTED]
Salvatore Polera	54 Orleans St 417	
Ernest J. Gattuso	54 Orleans St E. Boston	
Roberta Pajec	APT 101 54 Orleans St E.B.	
Red M	AK1007 54 Orleans St E.B.	
Elizabeth Dolan	54 ORLEANS ST E.B. 208	
Craig Mattson	54 ORLEANS 402	
Justine Luce	54 ORLEANS 202	
Tom Greenwood	54 Orleans St. 404	
Constance Mason	52 Everett St. E.B.	
Josephine Greenwood	54 Orleans St E.B.	
Deirdre Godwin	54 Orleans St. E.B.	
Gloria Zagarella	" " Apt 116 "	
Jane Malt	245 Brockton #44	
Patrick Calcutt	2 Msa. Jacobbe H 145	

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Name	Address	Phone number
<i>Arnold DeFeo</i>	<i>54 ORLEANS APT 213 E. B. MA</i>	
<i>Ed. Terenzi Jr.</i>	<i>54 ORLEANS ST APT 215 E. BOSTON MA.</i>	
<i>Ruth Figaro</i>	<i>54 ORLEANS ST EB #211</i>	
<i>Everlynn Bocchino</i>	<i>201 Falcon St. EB</i>	
<i>Paul W. Wood</i>	<i>201 Falcon St EB</i>	
<i>Josee Poirier</i>	<i>apt 319 54 Orleans St EB</i>	
<i>Paul Wilkes</i>	<i>APT. 418 54 ORLEANS ST E. BOSTON</i>	
<i>Tom D'Angelo</i>	<i>54 ORLEANS E. BOSTON</i>	
<i>Yolinda Luciani</i>	<i>APT. 214 EB</i>	
<i>Narima Meola</i>	<i>APT- 219 54 Orleans St.</i>	
<i>Helen Marun</i>	<i>APT- 218 54 Orleans St EB.</i>	
<i>Louise Ferrara</i>	<i>APT- 413 54 Orleans St EB</i>	
<i>Frances Fay</i>	<i>54 Orleans St. 602</i>	
<i>Rose Marie O'Connell</i>	<i>54 Orleans St.</i>	
<i>Esther Ayres</i>	<i>54 Orleans St #106</i>	

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Name	Address	Phone number
Chris Leone	66 Byron Street	[REDACTED]
Joseph Tazidi	10 Moore St. Apt. 306	[REDACTED]
Dorothy Marcella	178 Wardsworth St	[REDACTED]
WILLIAM CHINW	156 coteridge	[REDACTED]
Virginia Curran	156 Coleridge	[REDACTED]
Joyce Myette	92 Moore St	[REDACTED]
Joe Myette	92 Moore St.	[REDACTED]
David Capone	66 Honor St	[REDACTED]
THOMAS A GRANARA	635 SARATOGA	[REDACTED]
Joseph E Steffano Sr.	677 Saratoga St	[REDACTED]
Liliana Isack Snyder	19 Swift St.	[REDACTED]
James J. [unclear]	512 Benning St	[REDACTED]
Doreen M Manning	5 Neptune Cir #30	[REDACTED]
Maryann Saramayya	135 Addison St	[REDACTED]
Steph Harty	700 SARATOGA	[REDACTED]

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Name	Address	Phone number
<i>Jean Stanopoli</i>	<i>732 Bennington St.</i>	[REDACTED]
<i>Mike Forbes</i>	<i>104 Byron</i>	[REDACTED]
<i>John Forbes</i>	<i>715 Bennington</i>	[REDACTED]
<i>Leah Forbes</i>	<i>715 Bennington St Andrew Rd</i>	[REDACTED]
<i>Bernadette Tritto</i>	<i>140 Byron St</i>	[REDACTED]
<i>Janelle Tritto</i>	<i>140 St Andrew Rd</i>	[REDACTED]
<i>Erika Olivas</i>	<i>723 Bennington St.</i>	[REDACTED]
<i>Andrew Rinaldi</i>	<i>1916 Trenton St.</i>	[REDACTED]
<i>Terrie [Signature]</i>	<i>700 Bennington St</i>	[REDACTED]
<i>[Signature]</i>	<i>12 ORIENT AVE</i>	[REDACTED]
<i>Theresa Healy</i>	<i>795 Saratoga St. C.B</i>	[REDACTED]
<i>Manuel Martinez</i>	<i>118 Cooper St</i>	[REDACTED]
<i>Dan Perrone</i>	<i>1054 Bennington St.</i>	[REDACTED]
<i>Roberta Luvarsons</i>	<i>152 Standbury Park Dr.</i>	[REDACTED]
<i>Charles Burr</i>	<i>91 Concord St.</i>	[REDACTED]

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Name	Address	Phone number
Thomas Henderson	869 Saratoga St	[REDACTED]
Paul Leggiero	861 Saratoga St	[REDACTED]
Derek DiSicco	851 Saratoga St	[REDACTED]
Collin Jung	852 Saratoga	[REDACTED]
Maura [unclear]	[REDACTED]	[REDACTED]
Diana Figuera	864 Saratoga street	[REDACTED]
David Figuera	864 Saratoga street	[REDACTED]
Alicia Aguilar	864 Saratoga St	[REDACTED]
Mercedes Guardado	864 Saratoga St	[REDACTED]
Ariana Magnan	861 Saratoga St	[REDACTED]
Alberto Alarcon S.	858 Saratoga St. East	[REDACTED]
CARL J. VERRO	834 SARATOGA ST	[REDACTED]
Laura Wolfram	113 Addison St.	[REDACTED]
Michael Sufano	28 Montmupenci Ave	[REDACTED]
James M. GRADY	755 SARATOGA ST.	[REDACTED]

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Name	Address	Phone number
Sheila DiPaolo	74 Orient Ave	[REDACTED]
Tom O'Keefe	74 Orient Ave	[REDACTED]
Richard Verone	728 Bennington	[REDACTED]
Josephine Tesoro	728 Bennington	[REDACTED]
Corinne Ciampa	853 Saratoga	[REDACTED]
Melvin Perez	858 Saratoga St.	[REDACTED]
Christen Curry	735 Bennington St	[REDACTED]
Lauren Cunniff	50 Lewis St #321	[REDACTED]
Marie Greenberg	703 Bennington St	[REDACTED]
Ashley Mayer	703 Bennington St	[REDACTED]
Michele Greenberg	77	[REDACTED]
Tim Lebanc	113 Addison Street	[REDACTED]
Antonetta Ciampa	80 Wordsworth St	[REDACTED]
Joe Ciampa	80 Wordsworth St	[REDACTED]
Vanessa Irzyk	854 Saratoga St.	[REDACTED]

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Name	Address	Phone number
Jane Fucina	160 Cottage St # 202	
R Petrella	248 Brandywine Dr	
Ashley Nowaczyk	29 Valler Rd	
Jan Amos	968 Bennett St.	
Clara Lopez	87 Addison St	
Elizabeth St Andre	516 Border St.	
Mary Fronduto	159 Falcon St	
Jennifer Fronduto	159 Falcon St	
Mary DeCarlo	159 Falcon St	
Ann Salim	Brandywine	
Joseph Doucet	Brandywine	
Jay Corneil	100 ORIENT AVE.	
Selen Hoshok	175 BRANDYWINE	
Anna Kijewski	153 BRANDYWINE DR	
Maria Mura	147 JACOBIA ST -	

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Name	Address	Phone number
Anthony Padini	273 Brandywine Dr	[REDACTED]
Marie Bolduc	37 Brandywine Dr	[REDACTED]
Conrad Kelly	132 Brandywine	[REDACTED]
Dorothy Grenelle	"	"
Natasha Gosselin	196 Brandywine Dr.	[REDACTED]
Isabel Hedy	170 Brandy Dr.	[REDACTED]
Joseph Poyzani	10 MOORE ST. E. B.	[REDACTED]
Kenya Cabrera	249 Brandywine Dr. E.B.	[REDACTED]
Jenise Cain	35 Truman Ter.	[REDACTED]
Theresa Campuz	744 Bennington	[REDACTED]
Margaret Campuz	744 Bennington APT#2	[REDACTED]
Paul [unclear]	740 Bennington St. #1	[REDACTED]
Ju Goldel	888A SARATOGA ST	[REDACTED]
Rosalie Petralia	171 Princeton St E-Boston, Ma	[REDACTED]
Denise M. Staropoli	732 Bennington St. E. Boston, Ma	[REDACTED]

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Name	Address	Phone number
D. Chmura	19 Bneedst. East Boston	
Matt Morin	186 Havre St. East Boston	
M Farmer	241 Webster East Boston	
Amilia DiFeo	75 Hubec St. E. Boston	
Onazio M. Clona	10 ANTRIM ST, E. BOSTON	
Sub W/for	251 WEBSTER ST E. BOSTON	
Samantha Feldman	16 Ford St E. Boston	
Matty Dewhurst	140 Byron St. East Boston	
Raymond M. Harris	43 trustman Ter. East Boston	
John East	110 MOORE ST. EAST BOSTON	
Richard Palushy	98 FAHON ST Q. B	
Ed Deveau	101 WOODSWORTH ST EB	
Carl G. Deveau	803 SACADOGA ST EB	
John Clowes	742 BENNINGTON ST E. BOSTON	
ANNE M DONOVAN	104 COWPER ST E BOSTON	

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Name	Address	Phone number
Rocky Fitzgerald	95 ADDISON ST.	[REDACTED]
Nancy Demson	135 ASHLEY ST	[REDACTED]
David LAHIJANIKHA	56 LONDON ST -	[REDACTED]
Melissa E Mangino	80 Orleans St	[REDACTED]
Celeste Ribeiro Myers	3 Seaview Rd.	[REDACTED]
Derek Aley	198 BYRN	[REDACTED]
Mariano Varega	204 SARATOGA ST.	[REDACTED]
Cynthia Joyce	539A SUMNER ST	[REDACTED]
Mike Frenkel	4 Weyburn ST	[REDACTED]
Ch	161 Saratoga St	[REDACTED]
TOM GARLEY	137 WEBSTER ST.	[REDACTED]
JACK SCALION	36 FRANKFORT ST.	[REDACTED]
Carl Swann	137 Webster St	[REDACTED]
Ronald W. Stein	183 Webster St	[REDACTED]
Kevin Hefferrod	23 Chelsea St	[REDACTED]

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Name	Address	Phone number
Richard SCARAMOZZA	135 Addison St	
Patricia Powers	252 Orient Ave	
Brian Teixeira	629 Saratoga St	
FRANK BIAGIOTTI	20 PRUMICIA R	
Joanne Pomodoro	683 Kennedy St.	
Maria Zella	18 Swan Ave EB	
Mary Hallahan	10 Leverett Ave	
Joseph Arango Jr.	19 Beachview Rd	
Sandra Arango	" " "	
Milo Russo	61 Roman Ave	
EDWARD FITZGERALD	131 ADDISON ST	
Deborah Tassinari	142 WORDSWORTH ST	
Thomas J. Tanman	142 Wordsworth St	
Melissa Campbell	135 Addison St	
Richard Scaramozza Jr.	135 Addison Street	

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Name	Address	Phone number
Patricia A. Billo	32 South Bremen St. East Boston Mass	[REDACTED]
336 Cordillo	54 ORLEANS ST	[REDACTED]
Gene Margini	365 SUMNER ST. E.B.	[REDACTED]
Keta DelBrote	254 Webster St E.B.	[REDACTED]
Alyssa, Cali	214 Bremen St Apt 1 EB	[REDACTED]
Sheila Cali,	54 Orleans St Apt 305, EB	[REDACTED]
Francine Cali-	54 Orleans St Apt 305, EB	[REDACTED]
Frank Cali II	214 Bremen St Apt 1, EB,	[REDACTED]
Salvatore Kijak	165 Cove St E. Boston	[REDACTED]
Ray DiGianthone	54 ORLEANS ST APT 104	[REDACTED]
My. His of Antona	54 Orleans St Apt 12	[REDACTED]
Frank Bocchius	96 Fairwood Ave	[REDACTED]
Michael Gobbi	80 Waldemar Ave	[REDACTED]
Judy Lewis	1122 Bernington St.	[REDACTED]

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Name	Address	Phone number
Ornar Gómez	852 Saratoga	[REDACTED]
Coninne Ciampo	853 Saratoga Street	[REDACTED]
JOSE GAMARRO	822 Saratoga St #2	[REDACTED]
FRANK TAPICCA	815 Saratoga St #1	[REDACTED]
Tony Di Chiro	92 Wordsworth St	
Barbara Di Chiro	92 Wordsworth St	
Deb + Fred Rowe	856 Saratoga St	
Fred + Christine Edgett	125 Addison St, E. Bos	
Adam Parolin	117 Addison St E. Boston MA.	
Eduard Mora	822 Saratoga St	[REDACTED]

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Name	Address	Phone number
Sarlene Fitzgerald	95 Addison St	
DERICK FITZGERAD	95 ADDISON ST.	
Eric Moragli	62 Putnam St E3	
Yusef Ali	710 Saratoga St E3	
<i>[Signature]</i>		
Luigi Salvati	710 Saratoga St	
John de la	710 Saratoga St	
<i>[Signature]</i>		
Michael J. P. Co.		
Tom Huggan		
George [Signature]		
Bruce Nyssen		
Matthew Tauro		
Jim Glennon		



Martin J. Walsh
Mayor

Article 37 Interagency Green Building Committee

November 14, 2018

Andrew Dulac
Addison Street Partners, LLC
c/o Bulgroup Colorado L.L.C.
224 12th Avenue
New York, NY 10001

Re: 144 Addison Street, East Boston – DPIR Article 37 Green Building Compliance Letter

Dear Mr. Dulac:

The Boston Interagency Green Building Committee (IGBC) has reviewed the Draft Project Impact Report (DPIR), the October 22nd Response Letter, and October 30th Climate Resiliency Report, and the November 7th IAG Meeting re-commitment to including solar PV, all provided in conjunction with this project for compliance with Boston Zoning Article 37 Green Buildings.

The filing commits the project to earning LEED Gold / 61 points using the LEED v4 Multifamily Midrise rating system and to including an 18,000 SF / 150kW solar PV system.

Based on the filings and referenced commitments the IGBC has determined that your 144 Addison Street project is demonstrating compliance with Boston Zoning Article 37 Green Building.

In support of the City of Boston's Resiliency and GHG emissions reduction goals including Carbon Neutral by 2050 the IGBC requests the project team:

- Include better performing windows with a U factor = 0.20 or lower.
- Identify and include strategies for achieving a LEED Platinum rating.

As the project progresses but prior to seeking the building permit, please check the [Article 37 Green Building and Climate Resiliency Guidelines](#) page for updated information. In order to demonstrate compliance with Zoning Article 37, the following documents must be submitted to your BPDA Project Manager and the IGBC for review and approval:

- Design / Building Permit Green Building Report, including an update LEED Checklist, final building energy model, and supporting information as need to demonstrate how each prerequisite and credit will be achieved.

Article 37 Interagency Green Building Committee

- Excel version of the updated LEED Checklist.
- Signed Design Affidavit.
- Updated Climate Resiliency Checklist (please update your earlier online Climate Resiliency report).

Please let me know if you have any questions or if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Dalzell', is positioned above the typed name.

John Dalzell, AIA, LEED Fellow
On behalf of the Interagency Green Building Committee

Cc: Raul Duverge, BPDA
IGBC



Raul Duverge <raul.duverge@boston.gov>

144 Addison Street

1 message

tony dell [REDACTED] Sat, Dec 29, 2018 at 11:40 AM
To: Raul Duverge <raul.duverge@boston.gov> [REDACTED]

Good morning Raul,
Happy Holidays!

I am writing to inform you that I personally met with Damian Szary of Gate Residential Properties, LLC and we have an understanding amongst the abutters on Saratoga Street of what our expectations and demands are for the proposed development of [144 Addison Street](#). We had a discussion of what we need as abutters in assuring all parties involved of what needs to happen throughout the project and Damian was very sincere in meeting these demands and requests that we have, which include cleanliness, maintenance, privacy, and many quality of life issues that will occur due to this project.

We feel that we can co-exist and make the neighborhood a better place with regards to the proposed development and we will continue to work with Damian to make this project work for everyone.

It is important for us as abutters and life long members of this community to work together and continue to make East Boston the place I am happy to call home.

If you have any questions or concerns, please feel free to contact me.

Sincerely
Anthony Dello Iacono

Happy New Year!