

**245 Sumner Street**

**Comment Letters submitted during the Comment Period**

5/22/2014

TO MR Raul Suarez,  
BRA

I Am A Resident of the Elder Complex  
Near MAVERICK Station and the  
Fire house in EAST Boston.

I Am IN FAVOR of having the property  
developed at 245 SUMMER STREET  
IN EAST Boston, Boston Ma. INTO  
39 Residential APARTMENTS.

Sincerely  
FRANCIS Foy

245 S  
I like

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I own the property located at 41 West Eagle Street. The developers of the proposed redevelopment of 245 Sumner St. into a 5 story 39 Residential and 1 commercial unit with 39 parking spaces are building a new 4 unit 4 story building across the street from where I live. They have done a beautiful job in blending the look of their new building into the look and feel of the neighborhood.

Initially I was skeptical and thought their building would be too large. Now that it is complete it has truly enhanced the neighborhood. In fact it has caused me to do some improvements to the front of my house. On a personal note I have gotten to know Brian and Michael

And they are honest and hard working. Any neighborhood should be glad to have them as property owners. When it snows they don't only shovel in front of their property they do the sidewalks up and down the street for the neighbors.

I know the old crystal foods import building at 245 Sumner St. I have seen their plans to redevelop the property. This will be a great enhancement to that neighborhood.

Sincerely,

**Joseph and Susan Winn**

I own the property located at 41 West Eagle Street. The developers of the proposed redevelopment of 245 Sumner St. into a 5 story 39 Residential and 1 commercial unit with 39 parking spaces are building a new 4 unit 4 story building across the street from where I live. They have done a beautiful job in blending the look of their new building into the look and feel of the neighborhood. Initially I was skeptical and thought their building would be too large. Now that it is complete it has truly enhanced the neighborhood. In fact it has caused me to do some improvements to the front of my house. On a personal note I have gotten to know Brian and Michael and they are honest and hard working. Any neighborhood should be glad to have them as property owners. When it snows they don't only shovel in front of their property they do the sidewalks up and down the street for the neighbors. I know the old crystal foods import building at 245 Sumner St. I have seen their plans to redevelop the property. This will be a great enhancement to that neighborhood.

Joseph and Susan Winn



Raul Duverge <raul.duverge@boston.gov>

## 245 Sumner Street

Patricia D'Amore <damorep@yahoo.com>  
Reply-To: Patricia D'Amore <damorep@yahoo.com>  
To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>

Tue, May 27, 2014 at 11:36 AM

Good morning Raul,

First I want to thank you for the professional manner in which you have conducted all the East Boston meetings that I have attended. You keep us on point and relatively cordial.

As for the subject of 245 Sumner Street:

I have told the developer and his representative at many meetings that I think the building envelopes that he has proposed are ugly and do not reflect the character of East Boston, especially as this is the building that will act as a gateway into Jeffries Point.

The building is too high. Five stories is just out of character for the area.

I do appreciate that he has committed to 1 parking space per unit, and has space for bicycles.

### 245 Sumner Street

I like the latest iteration for the Orleans Street façade. This could be carried to the Sumner Street façade.

The corner tower reminds me of a prison guard tower - just a square block.

Again, thank you for your consideration at all the meetings.

If possible, could you please add me to a list of people to be informed of BRA meetings in East Boston.

Sincerely,

Patricia J. D'Amore

damorep@yahoo.com

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If possible, could you please add me to a list of people to be informed of BRA meetings in East Boston.

Sincerely,



# 245 Sumner Street, East Boston, MA 02128 | Proposed Development

**Thomas Mario** <c21tmario@yahoo.com>  
To: raul.duverge@cityofboston.gov

Tue, May 27, 2014 at 2:02 PM

I own the property located at 154 Sumner Street in East Boston. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit, with 39 parking spaces. This will give the neighborhood the much needed development to keep pushing East Boston forward. Thank you for your time and consideration.

Thomas Mario  
Century 21 Mario Real Estate  
620 Bennington Street  
East Boston, MA 02128

617-569-6044

Thomas.mario@century21.com  
To: raul.duverge@cityofboston.gov

I own the property located at 154 Sumner Street in East Boston. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit, with 39 parking spaces. This will give the neighborhood the much needed development to keep pushing East Boston forward. Thank you for your time and consideration.

Thomas Mario  
Century 21 Mario Real Estate  
620 Bennington Street  
245 Sumner Street

Thomas Mario  
raul.duverge@cityofboston.gov

5/23/2014

**Raul Duverge**  
**Boston Redevelopment Authority**

**RE: 245 Sumner Street**  
**East Boston, MA 02128**

**Dear Raul**

**This letter is to strongly support this development being proposed at the property. I have been to several meetings regarding the development. This would boost the development in East Boston and make this property a showcase piece as the gateway of Jeffries Point.**

**This would be great project for East Boston!**

**Sincerely**



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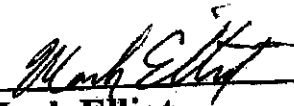
**Joseph Mario**  
**Lifelong Resident and Realtor in East Boston**

5/22/2014

**To: Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02001**

**I owned a property 2 houses from 245 Sumner Street, East  
Boston MA 02128.**

**I am strongly in support of the development being proposed  
for 39 Residential and one commercial property.**

  
**Mark Elliot  
265-267 Sumner Street  
East Boston, MA 02128**

**SUMNER DEVELOPMENT PARTNERS LLC**

PO Box 1046  
Brookline, MA 02446

May 20, 2014

Boston Redevelopment Authority  
City Hall Plaza  
Boston, MA 02110

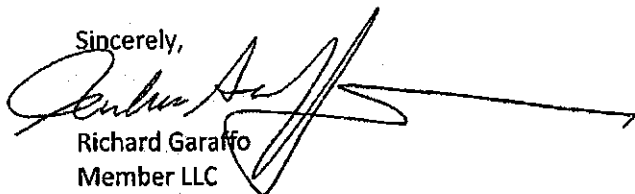
RE: 245 Sumner Street Development  
East Boston, MA - Ward 1

Gentlemen:

As an abutter at 387 to 391 Sumner Street, East Boston, MA , we wholly support the redevelopment as planned for the parcel at 245 Sumner Street. We have reviewed the plans and proposal and feel this new development project will be a major asset to the area, provide jobs and a much needed boost to the local environment here in East Boston.

Please accept this project for development as submitted with our full support.

Sincerely,



Richard Garafio  
Member LLC





mailto:raul.duverge@boston.gov

# Support for 245 Sumner St. East Boston

**kate sullivan** <kategalway@yahoo.com>  
Reply-To: kate sullivan <kategalway@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Tue, May 27, 2014 at 5:15 PM

Mr. Duverge,

I am pleased to offer these words of support for the proposed project at 245 Sumner St. in East Boston. The proposed project is a significant improvement on the current closed business. In addition to being an attractive building that fits nicely with our existing streetscape, It will provide much needed 3 bedroom housing, along with other units and commercial space. I strongly believe that including commercial space is important for the neighborhood. Having it in this location in particular, just down the street from a small cluster of restaurants supports those businesses, by not only creating a point of interest but also helping to draw people from Maverick Sq. towards them. My one reservation about this project was parking, as I do not want East Boston to turn into the parking nightmare that South Boston is, and I don't believe that being a 'commuter neighborhood' means that we don't need parking. But, I see that this project does include a number of parking spaces equal to the number of units. Well done, I say. I look forward to seeing shovels in the dirt.

Should you have questions about my support for this project, my number and address are below.

Kate Sullivan  
3172 Cottage St. #3  
East Boston, MA 02128  
617-834-2825

Reply-To: kate sullivan <kategalway@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>  
From: "Mr. Duverge" <raul.duverge@boston.gov>  
Subject: Support for 245 Sumner St. East Boston  
I am pleased to offer these words of support for the proposed project at 245 Sumner St. in East Boston. The proposed project is a significant improvement on the current closed business. In addition to being an attractive building that fits nicely with our existing streetscape, It will provide much needed 3 bedroom housing, along with other units and commercial space. I strongly believe that including commercial space is important for the neighborhood. Having it in this location in particular, just down the street from a small cluster of restaurants supports those businesses, by not only creating a point of interest but also helping to draw people from Maverick Sq. towards them. My one reservation about this project was parking, as I do not want East Boston to turn into the parking nightmare that South Boston is, and I don't believe that being a 'commuter neighborhood' means that we don't need parking. But, I see that this project does include a number of parking spaces equal to the number of units. Well done, I say. I look forward to seeing shovels in the dirt.



## 245 Sumner Street - Article 80 Review Comment

David Aiken <daiken1@gmail.com>  
To: raul.duverge@cityofboston.gov  
Cc: David Aiken <daiken1@gmail.com>

Wed, May 28, 2014 at 8:41 AM

Mr. Duverge,

Thank you for taking the time to review comments regarding the proposal for 39 units and commercial space at 245 Sumner Street in Jeffries Point and for the notes you took during the Article 80 public meeting. I reside nearby near Everett Street and Lamson Street and have been there for just over a year.

The developer has been working on this proposal for several months and I am quite disappointed at the product they have produced so far, which does little to enhance the gateway that they state in their filing they are trying to create into the point. I do not believe the design has been improved upon, except in some ways on the Orleans Street side with the doors and entry ways. The interaction of the building with the corner of Orleans and Sumner is quite miserable.

I do not oppose residential development, nor commercial development at 245 Sumner Street but the proposal in front of you is poorly done, incomplete and lacking in professionalism. If you review the floor plans you will notice there are units that do not have entry doors, some that show the entrance to the unit leading directly into the bathroom in order to pass into the living space, and other poor use of space. Included in this is at least one 2-BR unit that is under 700sf, which is abysmal. Mechanicals as I understand are slated to be on the roof over Sumner Street, certainly a poor view when one comes up the slight rise from Maverick Square into Jeffries Point. There is too much focus on having a "penthouse" rental unit at the top in this building. The only upside is that it is an elevator building, and there are many people who need housing that is not walkup, and this will prove useful to some people or families.

I am not opposed to some additional height in new buildings to help address the need for housing in our neighborhoods, but it must come from development teams who have some understanding of what they are doing. I have concerns that this team has a true lack of capacity to undertake a project of this size and I do not believe they understand what they are trying to create, from the architect down to the owners. The developer has been represented at all meetings only by his attorney, and as far as I can recall the architect has been only at a few of the meetings, at most. The developer has sat in the audience and made no comments. As a project manager for a developer working within Boston, and surrounding towns, I find this to be a terrible way of doing business and the lack of expertise has been translated in the quality of the building design.

Lastly, the BRA has a true responsibility on the planning side to look at the proposals that are once again pouring in, especially from the waterfront, up Orleans Street. The City should be collectively working to address the local needs for housing, commercial, parking, transit, etc., in light of this new development. There is a poorly managed intersection at Orleans and Sumner which requires some traffic mitigation, such as a 4-way stop, or bump outs to enhance pedestrian crossing, and to date I have not heard any discussion of how modifications here will be handled. I am an advocate for less than 1:1 parking in certain situations, but also managing the fact that parking is needed and we need to improve our roads and intersections to address quality of life for both people and vehicles. I am not overly concerned about traffic given these uses will not add significant vehicle trips to roads all day, but more about the design of how we're keeping our streets and sidewalks enjoyable and safe.

I believe that the BRA should be rejecting the current proposal for 245 Sumner and pushing harder on the developer to bring a better development to the City and neighbors for review, while also seeking to comprehensively review the 3-4 proposals that are on the table for this street.

5/29/2014

Sincerely,

David Aiken  
128 Everett Street, Apt #2  
Boston, MA 02128  
daiken1@gmail.com  
610-324-3442 (m)

VIA EMAIL raul.duverge@boston.gov

May 27, 2014

Mr. Raul Duverge  
Boston Redevelopment Authority  
Boston City Hall – Room 900  
Boston, MA 02201

Re: 245 Sumner Street

Dear Mr. Duverge:

My name is Mary Lou McDonough-Fernandez and I am a homeowner and lifelong resident of Jeffries Point. I presently own and reside at 293-295 Webster Street and drive by the property at 245 Sumner Street everyday.

When I first heard that this property was being developed I was concerned that it was going to remain a warehouse. I am very happy to hear that the proposal is to create residential housing for this site which has long been neglected. Jeffries Point is in need of good development and quality housing. I am happy to see how popular Jeffries Point has become over the years and I look forward to that continuing. Projects like this one will help build this neighborhood and continue to bring new people to our community.

The attorney for the project, Richard Lynds, who I have known for many years has shared the plans with me and my family. We like the feel and look of the proposed building and think that it will compliment the other projects that are planned for our neighborhood.

I would like to be recorded as strongly "in favor" of this proposal.

Very truly yours,

Mary Lou McDonough  
293-295 Webster Street  
East Boston, MA 02128  
Marylou2127@gmail.com



## 245 Sumner St

**Patrick Manley** <patrick.manley@oracle.com>  
To: raul.duverge@boston.gov  
Cc: rclyndsesq@lorcl.com

Wed, May 28, 2014 at 1:40 PM

Mr. Duverge,

I am pleased to offer these words of support for the proposed project at 245 Sumner St. in East Boston. The proposed project is a significant improvement on the current closed business. In addition to being an attractive building that fits nicely with our existing streetscape, it will provide much needed 3 bedroom housing, along with other units and commercial space. I strongly believe that including commercial space is important for the neighborhood. Having it in this location in particular, just down the street from a small cluster of restaurants supports those businesses, by not only creating a point of interest but also helping to draw people from Maverick Sq. towards them. My one reservation about this project was parking, as I do not want East Boston to turn into the parking nightmare that South Boston is, and I don't believe that being a 'commuter neighborhood' means that we don't need parking. But, I see that this project does include a number of parking spaces equal to the number of units. Well done, I say. I look forward to seeing shovels in the dirt.

245 S

Should you have questions about my support for this project, my number and address are below.

Pat Manley  
172 Cottage St. #2  
East Boston, MA 02128  
603-674-8138



Patrick Manley | East Regional Manager, Business Development  
781.565.1655 | Oracle Direct | Mobile 603.674.8138  
4 Van de Graaff Drive | Burlington MA 01803

*I can help you cross the bridge to our Application, Technology or Hardware Teams, ask me how.*



Raul Duverge <Raul.Duverge@boston.gov>

# Fwd: Project Comment Submission: 245 Sumner Street

Holly Masek <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Fri, May 16, 2014 at 12:40 PM

more

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

From: <kentico@cityofboston.gov>  
Date: Fri, May 16, 2014 at 12:25 PM  
Subject: Project Comment Submission: 245 Sumner Street  
To: iBRAWebContent@cityofboston.gov

5/16/2014

CommentsSubmissionFormID: 122

Form inserted: 5/16/2014 12:25:03 PM

Form updated: 5/16/2014 12:25:03 PM

Fwd: Project Comment Submission

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

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

Origin Page Url: /projects/development-projects/245-sumner-street

more

First Name: Jesse

Last Name: Purvis

Date: Fri, May 16, 2014 at 12:25:03 PM

Organization: East Boston Resident

To: Raul

Email: kollins@gmail.com

5/16/2014

Street Address: 551 Sumner St.

Address Line 2: #2

City: East Boston

State: MA

Document ID: 245 Sumner Street

Phone: (805) 252-1071

Document Path: /Projects/Development Projects/245 Sumner Street

Zip: 02128

Origin Page Url: /projects/development-projects/245-sumner-street

Comments: Dear BRA, I attended your community meeting for 245 Sumner St. project and I wanted to remind those BRA members who were unable to attend that 1. Of the over 50 people who attended your meeting EVERY resident in attendance had serious concerns and a vast MAJORITY viewed the project more negatively than

positively. Of the two comments in outright support of the project, the commentators did NOT live in East Boston. 2. While there were certainly positive aspects to the project, the initial premise of needing to rezone the entire area for residential or mixed use (residential/commercial) instead of adaptive reuse for current use (commercial), is not acceptable. Many areas, like those in Cambridge and Somerville have adapted commercial space to new technology / commercial art spaces. These alternatives have yet to be explored by the community. 3. The extremely excessive height variance request was completely unacceptable to a majority of the audience. 4. Many felt the lack of a modern master plan for East Boston, combined with the HUNDREDS of units coming online in the next few years, in a TWO BLOCK radius, shows the lack of a holistic and community approach by the BRA. Thank you for taking the time to meet with us -Jesse Purvis PS. I saw this letter to the editor in the paper the day before the meeting. <http://www.bostonglobe.com/opinion/editorials/2014/05/12/mayor-could-get-some-perspective-from-gaming-panel-vote/jdgfVTUqzqNV0cMm8H3I1O/story.html> Please don't let this be the same letter I am going to write the globe, should the BRA choose to ignore the overwhelming view of the neighborhood.

State:  
Docu:  
Phone:

Holly L. Masek  
**Web Content Manager | Boston Redevelopment Authority**  
O: (617) 918-4443 | F: (617) 742-4464

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State:  
Docu:  
Phone:

Holly L. Masek  
**Web Content Manager | Boston Redevelopment Authority**  
O: (617) 918-4443 | F: (617) 742-4464

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State:  
Docu:

Boston Redevelopment Authority  
One City Hall Square,  
Boston, MA 02201

RE: Public comment regarding development at 245 Sumner Street and other developments

I am writing to provide my opposition in written testimony to the development at 245 Sumner Street and any other development proposal that is submitted prior to the completion of an updated East Boston master plan. Currently, development proposals come one at a time before the community asking for support of variances without a holistic view of all the potential proposals. Excluded is the potential impact on the community's infrastructure. If there is no plan, every proposal becomes a variance. We need to consider impacts of the additional population on traffic, parking, the MBTA, and all emergency public services. We are developing with a very short sited vision and need to take a longer term view. We need to take a critical look at the entire neighborhood and determine what type of development meets the character, design, culture, aesthetic and housing needs for the local community. I am asking for the BRA's support with resources, and am asking that the City of Boston help the community to complete this plan. We reside in one of the most unique urban settings in the world; there are many unique opportunities yet to be developed and we should make sure that decisions are well thought out. We can choose to be reactive to development proposals or we can partner with the city and investors to fulfill the neighborhood's vision while benefiting from community partnerships.

Regards,

Brian Gannon and Alyssa Vangeli

198 Everett Street

East Boston, MA 02128.





Re: [Illegible]

**245 Sumner Street**

Alex Hodara <alexhodara@gmail.com>  
To: Raul.duverge@boston.gov

Fri, May 16, 2014 at 7:04 PM

Raul,

I own the property located at 45-47 Orleans street, which is directly across the street on the opposite corner of Orleans and Sumner St. from the proposed project (245 Sumner Street). I have gone through Michael Patrick's plans and support the proposed redevelopment of 245 Sumner st. into a 5 story 39 Residential and 1 commercial unit with 39 parking spaces. This will give the corner and the Jeffries Point neighborhood a much needed improvement.

Please feel free to call me to discuss further: (617) 851-2835.

**Alex Hodara**

Owner of Hodara Real Estate Group LLC  
Real Estate Development  
Top 30 Under 30 Forbes & Businessweek  
P (617) 851-2835

Alex Hodara <alexhodara@gmail.com>  
To: Raul.duverge@boston.gov

Raul,

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Please feel free to call me to discuss further: (617) 851-2835.



Raul Duverge <raul.duverge@boston.gov>

# Fwd: Project Comment Submission: 245 Sumner Street

Message

Holly Masek <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Thu, May 15, 2014 at 3:58 PM

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

From: <kentico@cityofboston.gov>  
Date: Thu, May 15, 2014 at 3:57 PM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 120

Form inserted: 5/15/2014 3:57:12 PM

Form updated: 5/15/2014 3:57:12 PM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Carolyn

Last-Name: Little

Organization: Ms.

Email: carolyn@livethrive.com

Street Address: 410 Sumner St

Address Line 2:

City: Boston

State: MA

Phone: (302) 753-6984

Zip: 02128

Comments: I'd like to advocate that any development taking place in this neighborhood stay within the current height (around 3 stories) of the buildings around it. The height of this project is concerning along with the look which is very modern and industrial, quite different from the townhouses around it. What is being proposed for the commercial space on the 1st floor? Thank you



Raul Duverge &lt;raul.duverge@boston.gov&gt;

**245 Sumner Street, East Boston**

2 messages

**Steve Holt** <steve@thebostonwriter.com>  
To: raul.duverge@boston.gov

Thu, May 15, 2014 at 1:22 PM

Dear Raul,

Thank you for coming out to East Boston last night to take note of residents' feelings about the proposed development at 245 Sumner Street. As you probably observed, many concerns exist in the community about this proposal. On one hand, you have some who think that ANY development is good development and that we should automatically welcome any developers' investment in our neighborhood. (incidentally, one of the speakers backing the project last night doesn't even live in East Boston)

On the other side -- and I believe we represent the majority of those who have spoken out about this project -- many neighbors have taken issue with the look/feel of the building compared to the buildings around it, especially relating to its height. As you observed, the proposed development will dwarf the buildings around it at nearly twice their height. This is simply inappropriate and unfitting.

I'd also encourage you to take seriously the comments that were made about East Boston's master plan. As was mentioned last night, East Boston DOES have a master plan, though it is outdated. As you know, master planning is important because it looks at neighborhoods as living systems, where buildings and trees and roads and people interact in a symbiotic way. Without a master plan, continuity is lacking and developers are left on their own to build and build and build with little regard for what surrounds their projects. As a first order of business, I humbly request that the BRA find East Boston's master plan, dust it off, and work with community members to update it. Until that happens, proposals should be looked at warily.

Finally, as someone said last night, we consistently approve new developments in our community. We are not anti-development. We realize East Boston is changing and growing. But precisely because of this last fact, we are not forced to take the first plan that we are shown for such a crucial piece of land in Jeffries Point. In fact, we'd be stupid to do so. That parcel will be developed, and we will wait until either a) the current developer adheres to the suggestions we've made regarding height and look/feel or b) another developer comes along with a more fitting plan for the gateway to our section of East Boston.

Thank you again for your presence last night, and I look forward to working with you on this and future development proposals.

Best Regards,

**Steve Holt**  
68 D Marginal Street  
East Boston, MA 02128

617-447-6519

**Raul Duverge** <raul.duverge@boston.gov>  
Draft To: Steve Holt <steve@thebostonwriter.com>

Thu, May 15, 2014 at 1:38 PM

Thank you for taking the time to submit your comment. Regarding the master plan, as soon as I came in this morning that was one of the first things I discussed with one our senior staff members.

[Quoted text hidden]

Sincerely,

Raul Duverge

Project Assistant

Boston Redevelopment Authority

One City Hall Square

Boston MA, 02201

(617)918-4492



Q Have an account? Sign in ▾



**John C**  
@Johnfpc

+ Follow

@BostonRedevelop No luv 4 Eastie? 40 neighbors show up 2 express concern for 245 Sumner while the bruins on and u send 1 emp? @marty\_walsh

↩ Reply ↻ Retweet ★ Favorite ⋮ More

3:53 PM - 14 May 2014

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Full name

Email

Password

Text follow **Johnfpc** to **40404** in the United States





## 245 Sumner St.

**Robin L. Maguire** <rmaguire@sover.net>  
To: raul.duverge@boston.gov

Sun, May 11, 2014 at 7:50 PM

Dear Mr. Duverge,

I will try to attend the meeting at Logan regarding the proposed development of 245 Sumner St. on 5/14, but I will probably be late due to work. In the event that I do not make it to the meeting, I would like to comment here.

I reside at 42 Webster Street, which is directly behind 245 Sumner. In fact, the back wall of that property is on the property line to my backyard. I have a number of concerns regarding the proposed building, which include:

- 1) The size of the building. The proposed structure has no buffer from my yard or the sidewalk on the Orleans St. side, which I believe makes it look like a giant block shoved into a too small space.
- 2) The height of the building. Currently, the zoning laws allow for buildings 35 feet high in East Boston. There's a reason for that. Anything higher is out of scale to the rest of the neighborhood. Also, my yard gets light from that side all morning, and that will be negated if this project goes through as planned. I have a peach tree in my yard, which will be affected by the lack of sunlight.
- 3) I am also concerned about the back of my yard being bordered by a garage. Fumes from idling and running cars will be channeled right into my space.
- 4) Privacy. Right now, I have a space where I can relax, and entertain friends, which will become a public place once this building is erected.
- 5) Parking. It is disingenuous to think that each unit is going to have only one car. East Boston is basically an island. The only ways out are to drive, or take the T and the T doesn't go everywhere. Parking in this neighborhood is a nightmare, already. Adding this many more units will just compound that.
- 6) And, finally, the aesthetics of the building. Much of this area is graceful old 3 or 4 story brick buildings, especially on Webster St. and the upper area of Sumner St. with Zumix having rehabilitated the old firehouse, and the house on the corner of Orleans and Sumner across from 245 Sumner, that corner could continue this trend, and be something more in keeping with the architecture in the neighborhood. As it stands, it looks like a giant institutional building, rather than a residence. The only green space planned is a courtyard that will be invisible to the neighborhood, and less than ideal for recreation for the residents of the proposed building, as one side of it is the blank brick wall of the fire station.

All in all, many of the reasons I choose to live in this house will be negated by this building, as proposed, and the quality of my life will be greatly impacted.

I appreciate that the old building at 24 Sumner has to have something done with it. It is an eyesore, and a health hazard due to the vermin which live there. But I think we have an opportunity to make that corner an integral part of the neighborhood, one which will blend in with the surrounding buildings, and improve the aesthetics of that corner. Replacing an eyesore with a monstrosity doesn't make sense to me.

Thank you for your consideration of my concerns,

Robin L. Maguire

5/14/14

City of Boston Mail - 245 Sumner St.

42 Webster St.  
East Boston, MA 02128  
rmaguire@sover.net  
802-922-6969



# 245 Sumner Street

1 message

Melissa Tyler <melissa@tummytoys.com>  
To: raul.duverge@boston.gov

Wed, May 7, 2014 at 5:06 PM

Raul,

As a resident, developer and property owner here in East Boston I have written to you before about the excessive height that developers are requesting and receiving in our neighborhoods. Many of us are enraged, we have a height limit and parking requirement that is being ignored by the BRA and City Zoning.

The proposed 245 Sumner Street development is too tall, 5-6 stories (much higher at the back) with no mention of the head house/penthouse and mechanicals. This building will dominate the street-scape and neighborhood and is in poor design taste. As a neighbor parking in this area is difficult at the best of times. You have 3 proposals for about 55 units, a restaurant, a gym, another large building slated for development and a 6 family home that will be finished later this year. That is at least 100 more cars a day looking for places to park, even with the proposed parking spaces. Oh and need you be reminded a HUGE waterfront project.

You and the people of the BRA should come and look at our neighborhood and see first hand how congested we are. We see that our housing stock is mainly 3 stories and we have a community here. The abutters do not need to have behemoths built next to them dominating the skyline, sun and air flow.

As a member of this community I speak for many who do not want to see or have to fight about projects that are over 4 stories and do not have parking for all the cars that renters and owners will have. (people who earn that money don't do without a car)

Raul,

Several of us would like to have a meeting with you and the staff at the BRA to air our concerns.

As a resident, developer and property owner here,

Also I must add that you have given developers difficulty over 8 inches but have then given other multiple stories. The blatant unfairness of who gets what also needs to end. The waterfront project on Marginal street was reduced in height due to the bitter complaints of a BRA staff member. The Savil project on Meridian Street was given extra height even though the neighborhood association disagreed with the height and the poor parking layout.

Melissa Tyler  
Chief Navel Officer  
www.tummytoys.com  
melissa@tummytoys.com  
617-571-9031

You and the people of the BRA should come and look at our neighborhood and see first hand how congested we are. We see that our housing stock is mainly 3 stories and we have a community here. The abutters do not need to have behemoths built next to them dominating the skyline, sun and air flow.

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

# Proposal and meeting for 245 Sumner street. East Boston

John Tyler <john@154maverick.com>  
To: raul.duverge@boston.gov

Wed, May 7, 2014 at 5:28 PM

Raul,

I will keep this email brief.

This proposed development is way too tall and is not in keeping with the neighborhood. We should not have to even deal with proposals like this in an area zoned for 35 feet believe it is. Please tell the developer that he is out of his mind and propose something that is in scale.

Thank you.

John Tyler  
Resident, Jeffries point, East Boston

Proposed development for 245 Sumner Street

John Tyler <john@154maverick.com>  
To: raul.duverge@boston.gov

Wed, May 7, 2014 at 5:28 PM

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Proposed development for 245 Sumner Street

John Tyler <john@154maverick.com>  
To: raul.duverge@boston.gov

Wed, May 7, 2014 at 5:28 PM

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[raul.duverge@boston.gov](mailto:raul.duverge@boston.gov)

---

**Fwd: Project Comment Submission: 245 Sumner Street**

1 message

---

**Holly Masek** <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Thu, May 15, 2014 at 11:57 AM

You're getting some good stuff today.

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

From: <kentico@cityofboston.gov>  
Date: Thu, May 15, 2014 at 11:40 AM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 119

Form inserted: 5/15/2014 11:39:41 AM

Form updated: 5/15/2014 11:39:41 AM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Allison

Last Name: Eng

Organization: resident and owner

Email: allison8243@yahoo.com

Street Address: 126 Everett Street

Address Line 2:

City: East Boston

State: MA

Phone: (617) 850-2561

Zip: 02128

Comments: I am writing to share my opinion about this new development. As a life long Jeffries Point resident I feel this new development will be a wonderful asset to the neighborhood. We need more housing and market rate. It saddens me to see so many houses in disrepair and absentee landlords. I wish for nothing more than to see this neighborhood become like the seaport and South Boston. Please lets see this development come to light.



Raul Duverge <raul.duverge@boston.gov>

## 245 Sumner St East Boston

1 message

**Sean Calista** <scalista@athenahealth.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Thu, May 15, 2014 at 10:45 AM

Hey Raul,

I'd like to give my support for the 245 Sumner St. East Boston project. I truly believe that this is what our neighborhood needs. The developer is very reputable and the project provides much needed housing to our neighborhood. The current building is an eyesore that needs to be changed. I believe this project provides the perfect amount of housing with 1 spot each for parking. It also allows a local business to grow as the project provides commercial space. Please consider approving this project as East Boston needs some serious change. I'm also in support of this project keeping the Affordable housing % minimum as I believe East Boston has a large amount of section 8 and low income housing as it is.

Thank you and I hope this project gets approved.

Regards,

Sean Calista  
402 Meridian St. #1  
E. Boston, MA 02128



Raul Duverge &lt;raul.duverge@boston.gov&gt;

**Fwd: Project Comment Submission: 245 Sumner Street**

1 message

**Holly Masek** <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Thu, May 15, 2014 at 10:50 AM

Just let me know when you've closed the comment period and I'll help you download these.

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

From: <kentico@cityofboston.gov>  
Date: Thu, May 15, 2014 at 10:29 AM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 118

Form inserted: 5/15/2014 10:28:38 AM

Form updated: 5/15/2014 10:28:38 AM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Sean

Last Name: Calista

Organization:

Email: scalista@athenahealth.com

Street Address: 402 Meridian St.

Address Line 2: Unit 1

City: East Boston

State: MA

Phone: (617) 419-0404

Zip: 02128

Comments: I am in full support of this project. This warehouse building is an eyesore to the neighborhood and should be turned into something wonderful. This project is just what we need in the neighborhood as it provides plenty of housing (including parking) to satisfy the demand of residents. I am in full support of the project the way it is and believe that the retail commercial space will be wonderful as it will thrive a local business opportunity.

5/15/2014

City of Boston Mail - Fwd: Project Comment Submission: 245 Sumner Street

Please approve this project ! We really need some change in East Boston.

—  
Holly L. Masek

**Web Content Manager | Boston Redevelopment Authority**

O: (617) 918-4443 | F: (617) 742-4464



Raul Duverge <raul.duverge@boston.gov>

## Parks Department Comment Letter for 245 Sumner Street

1 message

**Carrie Marsh** <carrie.marsh@boston.gov>

Thu, May 15, 2014 at 10:52 AM

To: Brian Golden <brian.golden@boston.gov>, Christopher Cook <christopher.cook@boston.gov>, Liza Meyer <liza.meyer@boston.gov>, Heather Campisano <heather.campisano@boston.gov>, Raul Duverge <raul.duverge@boston.gov>

Hello -

Attached please find the comment letter from the Parks Commission for 245 Sumner Street in East Boston, in response to the Article 80 review.

This project is seeking a zoning variance for provision of onsite open space. A community contribution towards the enhancement or maintenance of the adjacent East Boston Greenway warrants consideration as appropriate.

This project will also require further review under Section 7.4-11, as it is within 100' of a public park or playground. We encourage the applicant to contact this Department at its earliest convenience regarding this design review process.

Thank you.

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

---

 **245 Sumner Street East Boston Comment Letter 041414.pdf**  
46K

# BOSTON

Martin J. Walsh, Mayor

May 14, 2014

Mr. Brian P. Golden  
Acting Director  
Boston Redevelopment Authority  
One City Hall Square  
Boston, MA 02201

**RE: 245 Sumner Street, East Boston**

Dear Mr. Golden:

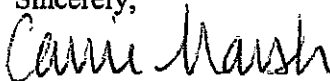
The Boston Parks and Recreation Department is responding to the Article 80 Small Project Review for the proposed development at 245 Sumner Street. The proposed project will be four story plus penthouse, and will include 39 residential units, one ground floor commercial unit use of approximately 2154 sf, and 39 parking spaces. Open space onsite appears to be provided through a courtyard that is roughly 30' x 72' at its widest, and balconies at some units.

This project is located within 100' of the East Boston Greenway. Municipal Code Section 7.4-11 requires the approval of the Parks Commission for any construction or alteration within 100' of a public park or parkway. This approval is provided after all other approvals have been granted for the project, and prior to the issuance of building permits. The proponent should contact this department at its earliest convenience to begin this design review process.

With regard to the Article 80 review - the proponent is seeking a variance from the provision of onsite open space which requires 300 sf of open space per unit. This project will rely on the East Boston Greenway to provide open space amenity that is not provided onsite to residents. The opportunity to benefit this open space through a community contribution warrants discussion.

Please contact me if you have questions at 617-961-3074 or [carrie.marsh@boston.gov](mailto:carrie.marsh@boston.gov).

Sincerely,



Carrie Marsh, Executive Secretary  
Boston Parks and Recreation Commission

cc: Christopher Cook, Interim Commissioner, Boston Parks and Recreation Department  
Liza Meyer, Chief Landscape Architect, Boston Parks and Recreation Department  
Heather Campisano, Chief of Staff, Boston Redevelopment Authority  
Raul Duverge, Project Manager, Boston Redevelopment Authority



**Boston Parks and Recreation Department**

1010 Massachusetts Ave., Boston, MA 02118 / Tel.: 617-635-4505 / Fax: 617-635-3173

**John J. DaMore, Jr.**  
**673 Revere Beach Boulevard**  
**Revere, MA 02151-4709**

May 22, 2014

Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall Square, 9<sup>th</sup> Floor  
Boston, MA 02201

RE: Redevelopment of 245 Sumner Street, E. Boston

Dear Mr. Duverge:

I own the property located at 246 Sumner Street, which is located directly across from the proposed development referenced above. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit with 39 parking spaces, as I think this development will greatly improve the neighborhood.

Additionally, I lease my property to the East Boston Neighborhood Health Center and feel the new development could be a potential residence for its employees, as it is within walking distance to their employment and would greatly decrease pollution by eliminating vehicle transportation.

Should you wish to further discuss, feel free to contact me at 617-413-5900.

Sincerely,

John J. DaMore, Jr.



# RESIDENTIAL REDEVELOPMENT

245 SUMNER ST.  
E. BOSTON, MA 02128

I the undersigned have seen the plans and support the proposed redevelopment of 245 Sumner St. into a 5 story 39 Residential and 1 commercial unit with 39 parking spaces. This will give the corner and the Jeffries Point neighborhood a much needed improvement.

NAME	ADDRESS	PHONE
Carlos Santamarie	254 Sumner St.	617 913 0840
Helen Pargiale	32 Orleans St	617-567-2184
Joseph Price	83 Webster St.	617-567-0612
MCCARTHY, CHRIS	108 ORLEANS ST.	617-935-1656
Katerine Granda	347 Princeton St.	781-363-9417
<del>DESSA DeFranco</del>	<del>Grand St</del>	<del>617 544 4887</del>
Joanna Hannigan	242 Webster St.	617-448-6531
Kristen Rahien	93 Webster St	617-909-4352
Maria Mira	120 Webster Str.	
SAMIA Makhoul	18 Bosdet St	957-249-6993
John Gilberto	16 Cottage St	
Donna L. Higley	39 Orleans St	
Dave DeFazio	116 Webster St. Apt 2	(608) 902-6737

**Thomas Mario**

---

**From:** Thomas Mario <c21tmario@yahoo.com>  
**Sent:** Tuesday, May 27, 2014 2:02 PM  
**To:** 'raul.duverge@cityofboston.gov'  
**Subject:** 245 Sumner Street, East Boston, MA 02128 | Proposed Development

I own the property located at 154 Sumner Street in East Boston. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit, with 39 parking spaces. This will give the neighborhood the much needed development to keep pushing East Boston forward. Thank you for your time and consideration.

Thomas Mario  
Century 21 Mario Real Estate  
620 Bennington Street  
East Boston, MA 02128  
617-569-6044  
thomas.mario@century21.com

Thomas  
From:  
Sent:  
To:  
Subject:

I own the property located at 154 Sumner Street in East Boston. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit, with 39 parking spaces. This will give the neighborhood the much needed development to keep pushing East Boston forward. Thank you for your time and consideration.

Thomas Mario  
Century 21 Mario Real Estate  
620 Bennington Street  
East Boston, MA 02128  
617-569-6044  
thomas.mario@century21.com

Thomas  
From:  
Sent:  
To:  
Subject:

I own the property located at 154 Sumner Street in East Boston. I support the proposed redevelopment of 245 Sumner Street into a 5 story, 39 residential and 1 commercial unit, with 39 parking spaces. This will give the neighborhood the much needed development to keep pushing East Boston forward. Thank you for your time and consideration.

5/29/2014



mailto:raul.duverge@boston.gov

# Fwd: Project Comment Submission: 245 Sumner Street

Message

Tue, May 27, 2014 at 3:30 PM

Holly Masek <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

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

From: <kentico@cityofboston.gov>  
Date: Tue, May 27, 2014 at 3:29 PM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 127

Form inserted: 5/27/2014 3:29:20 PM

Form updated: 5/27/2014 3:29:20 PM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: James

Last Name: Zarella

Organization:

Email: jv.zarella@nemoves.com

Street Address: c/o 319 Sumner Street

Address Line 2:

City: East Boston

State: MA

Phone: (617) 285-8365

Zip: 02128

Comments: Dear Mr. Duverge: As the property owner of the properties located at 317 Sumner Street, 319 Sumner Street, 241 Maverick Street, 65 Frankfort Street, 25 Chelsea Street, 43 Chelsea Street, and 315-318 Meridian Street, I am requesting that the BRA note my support for the proposed mixed use development at 245 Sumner Street, East Boston. I have reviewed the plans (including the most recent iterations) and strongly support

5/29/2014

City of Boston Mail - Fwd: Project Comment Submission; 245 Summer Street

this type of development for the neighborhood (including the proposed height and density). Please contact me with any questions. Thank you. James Zarella

Holly L. Masek  
Web Content Manager | Boston Redevelopment Authority  
O: (617) 918-4443 | F: (617) 742-4464

State

Phone

Dept

City

Country

Company

Address

Zip

City

State

Country

Phone

Dept

City

Country

Company

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Everett Development Partners, LLC  
P.O. Box 1046  
Brookline, MA 02446

May 27, 2014

Mr. Raul Duverge  
Boston Redevelopment Authority  
Boston City Hall – Ninth Floor  
Boston, MA 02201

Re: Support for 245 Sumner Street

Dear Mr. Duverge:

As a neighbor at 1 Everett St. (Corner of Orleans and Everett) and concerned property owner, I am writing to express my strong support for the proposed residential development at 245 Sumner Street, East Boston. For some time the building at this address has sat vacant and in disrepair casting a shadow on the work being done to improve the Maverick Square and Jeffries Point neighborhoods. With the repurposing of the building for residential use, the site will be reactivated bringing life and energy to the area.

After review of the plans and speaking with the development team, I respectfully request that the BRA look favorably upon this proposal and approve the proposed development at 245 Sumner, East Boston.

If you have any questions, please do not hesitate to contact me.

Thank you,

Paul D. Marks, Manager  
Everett Development Partners, , LLC



Printed on: 5/29/2014 10:00:00 AM

**Fwd: Contact Us Submission: # 533**

**Holly Masek** <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Wed, May 28, 2014 at 9:09 AM

Hi Raul,

Is this an active project or wishful thinking? Just wanted to pass it along.

Best,  
Holly

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

From: <kentico@boston.gov>  
Date: Tue, May 27, 2014 at 5:30 PM  
Subject: Contact Us Submission: # 533  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 533

Fwd:   
Form inserted: 5/27/2014 5:29:43 PM

Form updated: 5/27/2014 5:29:43 PM

To: Raul  
Document Name: Contact Us

Hi Raul,  
Document Name Path: /About Us/Contact Us

Is this  
Origin Page Url: /about-us/contact-us

First Name: Edward

Last Name: Ascolillo

Organization:

Street Address: 6 Everett Court  
Address Line 2:  
City: East Boston

State: MA

Phone: (617) 908-8908

Zip: 02128

Origin

Comments: As a lifelong resident of Jeffries Point I wish to extend my support to the project to redevelop the Cheese Factory at Orleans and Sumner. The place is an eyesore and does not fit in the neighborhood. There are a lot of good things happening in East Boston and Jeffries Point. This project will help that continue. I hope the City supports this project and approves it. Sincerely, Ed Ascolillo

From:  
Organ:  
Subject:  
Email:

Holly L. Masek  
**Web Content Manager | Boston Redevelopment Authority**  
O: (617) 918-4443 | F: (617) 742-4464

Source:  
Header:  
City:  
Email:  
State:  
Date:  
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Caption:  
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Raul Duverge  
City of Boston  
Redevelopment Authority  
Boston City Hall, Room 901  
Boston, MA 02101

Re: Support for 245 Sumner Street, East Boston

Dear Raul:

My wife Teresa and I are the owners of 549B Sumner Street in East Boston, which is one of the newer condominium projects in the Jeffries Point Neighborhood. When we built the project, we intended to sell all 8 of the units. However, after we finished construction we decided to retain one of the units and keep it as a residence because of the spectacular views we enjoy along with our neighbors in the community. We have since sold the remaining seven units in the development to a host of new comers who have also discovered the charm and convenience that East Boston and Jeffries Point has to offer

We love the Jeffries Point Neighborhood and are happy about all of the positive things that are happening in the community. We have owned property here since the 1990s and continue to also own a three family dwelling at 537 Sumner Street, which we are in the process of updating and rehabilitating.

When we saw the plans for the redevelopment of 245 Sumner Street, we were extremely happy with the project and that someone has decided to clean up that corner. We drive by this location on our way to our Condominium. The project will serve as a cornerstone for the Jeffries Point Neighborhood and will eliminate an unsightly building, which seems very incompatible with the surrounding residential neighborhood. As a developer and property owner in Jeffries Point, I am encouraged by this type of development and investment and hope to see more of it.

My wife and I ask that we be recorded in strong support of this proposal for 39 Units with 39 parking spaces at 245 Sumner Street.

Thank you.

Sincerely,



Peter Keane

549B Sumner Street  
East Boston, MA 02128  
hollymountinc@aol.com





# Fwd: Project Comment Submission: 245 Sumner Street

Holly Masek <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Mon, May 19, 2014 at 8:55 AM

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

From: <kentico@cityofboston.gov>  
Date: Sat, May 17, 2014 at 11:18 PM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 123

Form inserted: 5/17/2014 11:17:49 PM

Form updated: 5/17/2014 11:17:49 PM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Ryan

Last Name: Persac

Organization:

Email: ryan@ryanpersac.com

Street Address: 3 Seaver St

Address Line 2: #3

City: East Boston

State: MA

Phone: (617) 223-1821

Zip: 02138

Comments: Dear Sirs, As a local resident/Realtor in the Jeffries Point neighborhood I wish to express my support for this project. I feel this project will fill a great need for new housing in the neighborhood. I feel that the 39 parking spaces allotted with building will greatly lessen any impact to the immediate parking to the area. The construction of this building as proposed would be a welcomed improvement from the abandon warehouse which

is there now. Thank you for your consideration Ryan Persac

Street  
Holly L. Masek  
Web Content Manager | Boston Redevelopment Authority  
O: (617) 918-4443 | F: (617) 742-4464

City:  
Form:  
State:  
Phone:  
Fax:  
Zip:

Comments: ...  
is there ...

Street:  
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5/20/2014

City of Boston Mail - 5 story 39 residential units and 1 commercial unit with 39 parking spaces, 245 Sumner Street, East Boston



City of Boston - 245 Sumner Street, East Boston, MA 02128

**5 story 39 residential units and 1 commercial unit with 39 parking spaces, 245 Sumner Street, East Boston**

Anna DiMaria <mada23@verizon.net>  
To: raul.duverge@boston.gov

Mon, May 19, 2014 at 9:20 AM

Dear Mr. Duverge:

As a resident of Orleans Street for more than 18 years, and after having an opportunity to view the schematics, I support the proposed above mentioned redevelopment.

5 story 39 residential units and 1 commercial unit with 39 parking spaces, 245 Sumner Street, East Boston, MA 02128

Anna R. DiMaria, Esq.  
23 Meridian Street, East Boston, MA 02128

T(617) 567-7400

F(617) 569-5962

Mada23@verizon.net

Orleans Street  
opportunity to view the schematics, I support the proposed  
redemption.



# Fwd: Project Comment Submission: 245 Sumner Street

**Holly Masek** <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Mon, May 19, 2014 at 11:30 AM

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

From: <kentico@cityofboston.gov>  
Date: Mon, May 19, 2014 at 11:11 AM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 124

Form inserted: 5/19/2014 11:10:26 AM

Form updated: 5/19/2014 11:10:26 AM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Jennifer

Last-Name: Cruickshank

Organization: resident

Email: jrcruickshank@gmail.com

Street Address: 271 Webster St

Address Line 2: Apt 4

City: East Boston

State: MA

Phone: (617) 794-3335

Zip: 02128

Comments: I am writing to express my strong support for the 245 SUMNER STREET project in East Boston. As a homeowner in Jeffries Point, this project is critical to ensuring the continued growth and restoration of our neighborhood. Currently, an unsightly and seemingly vacant warehouse sits at the corner of Sumner and Orleans Streets. This project would not only provide 39 desirable residential units, but would also ensure 2000 SF of

5/20/2014

City of Boston Mail - Fwd: Project Comment Submission: 245 Sumner Street

commercial space on main level of the building. Our neighborhood lacks new commercial space to attract local businesses and offer Jeffries Point residents a place they can walk to for shops and services. The development would also provide parking for 39 vehicles so it will not congest on-street parking for current neighborhood residents. If our neighborhood is going to capitalize on our beautiful waterfront and close proximately to downtown, we should support responsible development projects like 245 SUMNER STREET. I strongly encourage the BRA to advance this proposal. Thank you.

Holly L. Masek

**Web Content Manager | Boston Redevelopment Authority**

☎ (617) 918-4443 | F: (617) 742-4464

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## 245 Sumner Street Residences

Joshua Scott <1986joshuascott@gmail.com>

Mon, May 19, 2014 at 10:16 PM

To: raul.duverge@boston.gov

Good Evening,

My name is Joshua Scott and I am a homeowner and local resident of East Boston and wanted to take a moment to send an email to voice my support for this development. I have seen the renditions and comments from my neighbors, however, it is my belief that the exterior looks nice and that this development will further allow East Boston to develop further and allow for more housing that this city needs for the ever increasing number of people seeking to make this city home.

I like that it will allow for 39 off street parking being the same as the number of proposed apartments. I believe this will be more than adequate as I am fully aware of the location of this development and know that it is very near to Maverick Station.

Please contact me should you have any questions regarding my thoughts.

Best Regards,

Joshua



**RE: The Residences at 245 Sumner Street- Community Meeting information**

Tom and Mary Berninger <sail58@hotmail.com>

Mon, May 19, 2014 at 4:32 PM

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

May 19, 2014

Dear Mr. Duverge,

Thank you for allowing the community to submit commentary regarding the proposed project to be located at 245 Sumner Street in East Boston.

I believe the new structure will serve many purposes. It will remove an eyesore from the property rolls, i.e., the existing "cheese factory," a warehouse that has outlasted its usefulness for the business community and that has long been eyed by residents as an edifice that contributes no value to the other properties in the vicinity. Therefore, I commend the developer for wanting to invest in East Boston. Razing a building that calls out for that action and, then, adding much-needed housing stock in a neighborhood that cries out for those units is exactly the kind of commitment that should be welcomed in East Boston.

Having read that there have been many redesigns of the structure based upon community input signals that the developers are anxious to please abutters and other interested parties. As in the past, I am always pleased when the closest abutters are given the most consideration in these development conversations. These developers should be commended for participating in the community process to such a degree.

Regarding specifics of the design, may I make just two suggestions? Would it be possible for the top floor to be brick and could that floor's overhang be designed with external dental moulding? Could the vertical edges of the facade have a more interesting detail added to the drawings? I believe those two changes, although minor from a design/construction perspective, would serve to answer those who have voiced concerns that the design is too modern and that it is not in keeping with the neighborhood. The brick work, dental moulding and edging details mirror what can be found on existing structures in Jeffries Point, Eagle Hill and Orient Heights. Therefore, the changes I have suggested will align this new development with established styling throughout East Boston.

Again, thank you accepting my ideas. I look forward to the completion of the project in my community.

Sincerely,

Mary Berninger  
156 Saint Andrew Road  
East Boston, MA 02128  
617-569-3643

Rand Duverge  
Boston Redevelopment Authority  
One City Hall Square, 9th floor  
Boston, MA 02201

Sir:

I went to the meeting on May 14 concerning the project at 245 Summer St.

My first and spontaneous reaction to the images was that this building is ugly as sin.

I know that such opinions can easily be seen as personal and individual, without much value beyond that. However, I am a professional artist, and I have taught history of art and architecture on college and university levels. Thus, at the very least, you should accept my opinion as educated, and thus of some value.

Also, a number of people at the meeting spoke of the necessity for plantings, trees and bushes. This indicated to me a desire to camouflage the building.

The main objection to the building however is its size. It is much too big for its location, a predominantly residential neighborhood. It reads like a hotel among homes.

Some defend it as being a sort of gateway to Jefferys Point. A much better gateway, and one that would benefit those living in the area, would be a nice park. At the very least, it should be compatible with the style and size of the neighborhood, a series of residences, not a huge block.

A further concern of mine is that it is located diagonally across from Zumbi, a center that services up to a thousand inner city children from age 7 on up into high school. The density, the traffic,



etc., could make it a very dangerous place located ~~next~~<sup>so close</sup> to the heavy child use. ~~so close to it~~. That would be my strongest objection to it.

My feeling is that while a number of people liked the proposed buildings, particularly in contrast to what is on that location currently, I think that there could be a much better solution. I already suggested a park. A second solution could be a series of individual, maximum 3 story buildings compatible with what already exists in the area.

It seems the presenters themselves were somewhat uncomfortable with the size issue. One person asked several times what the total height of the building would be. The presenters did not seem to be able to answer that question. They also insisted that the building was 3-4 stories tall. They refused to acknowledge that the pent-house added another ~~story~~ story to the building. All this reinforced the reservations most people seemed to have about the building, primarily its size, and seemed to indicate that the presenters themselves were uncertain about this issue.

So to sum up, I feel that the current proposal is unacceptable. Any of a number of other solutions would be preferable. I hope that you will rethinking the entire issue.

John Storzynski  
109 Webster St #5  
East Boston MA 02128

15 May 2014



## 245 Sumner Street - East Boston

John Casamassima <john.casamassima@gmail.com>

Fri, May 16, 2014 at 9:54 AM

To: raul.duverge.bra@cityofboston.gov

Cc: salvatore.lamattina@cityofboston.gov, corinne.petraglia@cityofboston.gov, Mayor@cityofboston.gov, John Casamassima <john.casamassima@gmail.com>

Raul,

Thank you for hosting the forum Wednesday night in East Boston regarding 245 Sumner St. As you probably observed, there are many concerns in the community about this proposal. Development for the sake of development does nobody any favors. With the recent onslaught of proposed 'developments' in East Boston, particularly, Jeffries Point, I believe we need a partner on the side of residents and I'm hoping that partner is the BRA.

I counted 47 residents in attendance, all of whom (except for the one individual who resided in South Boston and the one man in which nobody knew) expressed similar concerns over the height and design. I think the significant turnout during game 7 of the Bruins and at a less than convenient location shows the level of concern our neighbors have about this important development.

John Casamassima <john.casamassima@gmail.com>

Fri, May 16, 2014 at 9:54 AM

To: raul.duverge.bra@cityofboston.gov  
Cc: salvatore.lamattina@cityofboston.gov, corinne.petraglia@cityofboston.gov, Mayor@cityofboston.gov, John Casamassima <john.casamassima@gmail.com>

I'm asking you to support the residents of Jeffries Point. Many have questioned whether additional apartments are necessary in this location. With the significant number proposed for the East Boston waterfront, it is questionable as to whether 39 new apartments are the right use for this parcel. Additionally, East Boston is currently 75% rentals. I think what our community needs more middle class housing in the form of condos, not more apartments, especially with the several hundred proposed or under construction less than a block away.

I've attended three or four of these community meetings about this project and two things have remained consistent, the residents of the neighborhood are against the near doubling of the height allowed under current zoning and that our concerns over height have fallen on deaf ears thus far. The buildings next door are around 30 feet high and this proposal calls for a 58 foot building. This is unfitting of the character of the neighborhood, or the desired character of the neighborhood. Additionally, the current renderings are amateur at best. There are no architectural details, the landscaping plan is bare, there is no brick being proposed and the only green space is not visible from the street.

John Casamassima <john.casamassima@gmail.com>

Fri, May 16, 2014 at 9:54 AM

one individual who resided in South Boston and the one man in which nobody knew) expressed similar concerns over the height and design. I think the significant turnout during game 7 of the Bruins and at a less than convenient location shows the level of concern our neighbors have about this important development.

Orleans Street between Sumner and Maverick is a two way street that is nearly impossible. Adding another 40 cars on top of the hundreds headed our way on the waterfront would be a mistake. Additionally, there is nothing about this project that shows any unique thought or design. This building is the gateway to Jeffries Point. Do we really want a plain behemoth of an apartment building welcoming everyone to the neighborhood? I think not.

John Casamassima <john.casamassima@gmail.com>

Fri, May 16, 2014 at 9:54 AM

I believe this is the wrong project for this location. If variances are to be granted I believe they should be due to the significant benefit of the surrounding community. Unfortunately, I think the height, design, and density of this project is actually to the detriment of the neighborhood. I urge you and the BRA to scale down the project to the 30 foot range and

ensure the developer hires an experienced architect to design something fitting and pleasing to the neighborhood.

I would like to reiterate that we in Jeffries Point are not against development. We just unanimously approved a different project at last month's Jeffries Point Neighborhood Association Meeting and have supported many more. We must however ensure that we are developing wisely and not just for the sake of developing. This building will be here for the next hundred years, it should look like it fit in at some point in East Boston's rich history.

I'd also encourage you to listen to the comments that were made about East Boston's master plan. This neighborhood is red hot with developers and we need the BRA to assist us by supporting us as we cast a wary eye on all these buildings that require such extensive zoning relief. Please work with us to address the much needed update to the master plan for East Boston.

Thank you again for attending last night and I look forward to working with you on the many proposed developments in Jeffries Point. Please feel free to reach out to me if there are any questions or additional clarification is needed.

Sincerely,  
John Casamassima

150 Orleans St. Unit 206

East Boston

508-864-4882

Thank you again for attending last night and I look forward to working with you on the many proposed developments in Jeffries Point.

Sincerely,

John Casamassima

150 Orleans St. Unit 206

East Boston

508-864-4882



# Proposed Redevelopment of 245 Sumner St in East Boston

Ricardo Andrés Robiglio Giannitrapani <rikyrobi\_2002@hotmail.com>

Fri, May 16, 2014 at 9:36 AM

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

Cc: "michael@velkor.com" <michael@velkor.com>

Dear Raul,

I own the house located at 28 Orleans Street in East Boston, which is one house away from the proposed project of 245 Sumner Street. I support the proposed redevelopment of this location into a 5 story residential building with also commercial use and parking spaces. I think this will give my block and the neighborhood of East Boston a much needed improvement.

Sincerely,

Ricardo Robiglio  
857-383-1704

## Proposed Redevelopment of 245 Sumner St in East Boston

Ricardo Andrés Robiglio Giannitrapani <rikyrobi\_2002@hotmail.com>  
To: "Raul.duverge@boston.gov" <raul.duverge@boston.gov>  
Cc: "michael@velkor.com" <michael@velkor.com>

Dear Raul,

I own the house located at 28 Orleans Street in East Boston, which is one house away from the proposed project of 245 Sumner Street. I support the proposed redevelopment of this location into a 5 story residential building with also commercial use and parking spaces. I think this will give my block and the neighborhood of East Boston a much needed improvement.

Sincerely,

Ricardo Robiglio

## Proposed Redevelopment of 245 Sumner St in East Boston

Ricardo Andrés Robiglio Giannitrapani <rikyrobi\_2002@hotmail.com>  
To: "Raul.duverge@boston.gov" <raul.duverge@boston.gov>  
Cc: "michael@velkor.com" <michael@velkor.com>

Dear Raul,



Project Comment Submission Form

# Fwd: Project Comment Submission: 245 Sumner Street

Holly Masek <holly.masek@boston.gov>  
To: Raul Duverge <Raul.Duverge@boston.gov>

Fri, May 16, 2014 at 12:40 PM

more

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

From: <kentico@cityofboston.gov>  
Date: Fri, May 16, 2014 at 11:43 AM  
Subject: Project Comment Submission: 245 Sumner Street  
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 121

Form inserted: 5/16/2014 11:43:38 AM

Form updated: 5/16/2014 11:43:38 AM

Document Name: 245 Sumner Street

Document Name Path: /Projects/Development Projects/245 Sumner Street

Origin Page Url: /projects/development-projects/245-sumner-street

First Name: Phillip

Last Name: Gutowski

Organization: East Boston Real Estate, LLC

Email: phillip.gutowski@gmail.com

Street Address: 412 Sumner Street

Address Line 2: 2

City: Boston

State: MA

Phone: (716) 713-9182

Zip: 02128

Comments: Dear BRA, I'm happy this parcel is going to be developed, and I don't have any trouble with the building's height. However, if you study the report titled "A Place to Start, A Place to Stay" that was written by Dr. Karl Seidman and the graduate students from his Revitalizing Urban Main Streets Class at the Sloan School in 2011 for East Boston Main Streets, you will discover the need for more commercial space in our neighborhood.

One of their five key findings was, "Limited space for business expansion in the District." The District's low commercial vacancy rate limits opportunities for new businesses to locate and expand in East Boston. This project is already located on a commercially zoned property. East Boston businesses need more physical space to grow into. I am happy that this development has planned to incorporate some commercial space, but the amount allocated is just not enough. Please take into consideration the success of ground floor retail in the new developments in areas like the Fenway, and Kendall Square. In my opinion, the ENTIRE first floor of this BUSY corner block should be dedicated to commercial space for new business. Regards, Phil Gutowski Eastie Resident Owner, East Boston Real Estate, LLC LiveEastie.com

Address:  
Room:  
City:  
Postal:  
State:

Holly L. Masek  
**Web Content Manager | Boston Redevelopment Authority**  
O: (617) 918-4443 | F: (617) 742-4464

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Reply to: raul.duverge@boston.gov

## 245 Sumner Street, East Boston

**April Abenza** <aprilrainbows@yahoo.com>  
Reply-To: April Abenza <aprilrainbows@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Fri, May 16, 2014 at 1:12 PM

Dear Raul,

I am writing to express my concern regarding the proposed development for 245 Sumner Street. As a property owner, it is disconcerting to see the vast volume of units proposed to come on the market blocks from my home. I worry that no one is looking at proposed developments as a whole, and we're rushing to put a Band-Aid on the current low housing stock. From my count, I've heard of nearly 1000 units slated for a 4 by 3 block area. I would like to state, I am not against development. In fact, I'm on the look out for a larger property to buy and move into. I'm worried that a flood of supply will fall vacant and my property value will plummet. This is the reason, I am adamantly opposed to granting a height variance for the proposed development. With future projects on the horizon, there is no reason for a building of this size. It is simply too tall and sets the wrong precedence for future projects.

Aside from the height, the design is lacking any creativity and imagination. I think you took note of the gasps of horror from those of us at Tuesday's meeting. There is nothing of architectural significance in the proposed renderings. This building could be on Sumner Street or D Street in South Boston. Nothing speaks to the neighborhood comprised of triple deckers, converted factories, brownstones, and some of Boston's best parks. It is boxy and imposing to those walking past it. (Or for those of us who look out their living room windows at it.)

I live in a 45 unit condo made up of one and two bedrooms. We have one deeded parking spot per unit and visitor parking too. I live an equidistance from Maverick T stop as the proposed building. The lack of parking is absurd. Parking is dear to me and my neighbors. Because spots are so precious, available spots are auctioned for the highest rent. Any sort of parking variance is out of the question. Proximity to the T has little value in Eastie where we live in the best of urban/suburban worlds. I drive daily, regardless of the fact that my husband and I both walk to work.

I would like to state again that I am not against developing this site. There is a real need for condominiums, a market and countless other businesses that could thrive in this location. I find nothing in this proposal beneficial to me and my neighbors.

Thanks for your time,  
April Abenza

**245 Sumner Street**

**Comment Letters submitted after the Comment Period**





Raul Duverge &lt;raul.duverge@boston.gov&gt;

---

**Regarding Proposed Development for 245 Sumner St. East Boston**

---

Celeste Myers &lt;celeste.myers@gmail.com&gt;

Mon, Jun 2, 2014 at 10:24 AM

To: raul.duverge@boston.gov

Good Morning Mr. Duverge,

I am writing to express concern with regards to the proposed development for 245 Sumner St. in East Boston.

As I've spoken with residents of the Jeffries Point and Maverick neighborhoods - their objections are to the size and of the project as well as to the overall proposed style of the development. Considering that the neighborhood the proposed development will be situated in already bears far more than it's share of traffic burdens with more on the horizon from developments already in progress, I'm inclined to echo the concerns of the residents.

Additionally the approval of this development would seem to be indicative of a trend in East Boston that is allowing developers to enjoy a maximum return on investment and residents a diminished quality of life. That's a scary trend.

Thank you for your consideration of this and other messages of concern and your thoughtful consideration of the project approval.

Sincere Regards,  
Celeste Ribeiro Myers  
East Boston Resident  
617-913-3332

6/2/2014

City of Boston Mail - URGENT - opposition to the proposed development at 245 Sumner Street, East Boston



## URGENT - opposition to the proposed development at 245 Sumner Street, East Boston

Madeleine Steczynski <msteczynski@zumix.org>

Mon, Jun 2, 2014 at 8:17 AM

To: raul.duverge@boston.gov

Cc: john.barros@boston.gov, "Joyce T. Linehan" <joyce.linehan@boston.gov>, marty.walsh@boston.gov, Sal Lamattina <salvatore.lamattina@cityofboston.gov>, Janet Knott <Janet.Knott@cityofboston.gov>, Mary Ellen Welch <maryellen225@yahoo.com>, Melissa Tyler <melissa@tummytoys.com>, John Casamassima <john.casamassima@gmail.com>, Shiela Dillon <sdillon.dhd@cityofboston.gov>

June 1, 2014

Dear Raul,

Thank you for taking time to meet with East Boston residents on Wednesday, May 14, 2014 regarding the proposed development for 245 Sumner Street. I am the Founder and Executive Director of ZUMIX, a nationally recognized youth development organization located in the newly renovated firehouse directly across the street from this site. I have lived in East Boston for 23 years, have dedicated my life to this neighborhood, and **I am strongly opposed to this project.**

I first heard about the proposed project at 245 Sumner Street at the monthly JPNA meeting on November 20, 2014. Since that time, I have attended 6 JPNA meetings, 6 Planning & Zoning meetings, 1 East Boston visioning meeting, and 1 BRA Public Comment meeting – all regarding the proposed project at 245 Sumner Street. This is a particularly important site, as it marks the gate-way to all of Jeffries Point. In each of these meetings, residents have expressed strong concerns: the proposed structure is way too tall; the design is out of character with the neighborhood; within two blocks of Orleans Street, there are 175 units of housing slated to open this fall and three proposed developments which would bring the total number of new housing units to 255! Orleans Street was not designed for this density and the traffic implications are dangerous.

East Boston, and particularly Jeffries Point, is in urgent need of the BRA's support. We are, don't want our neighborhood development to mimic that of the South End, South Boston, or Chinatown, which have all been "developed" at the expense of many residents. We are pleased to hear Mayor Walsh voice his concern for working families, his vision for a socioeconomically diverse city, and his commitment to fighting for the underdog. We respectfully ask that you put a halt to the project, and any other proposed projects that are outside of the current zoning code (particularly in terms of the 35 foot height limit). Larger buildings will New construction will increase the cost of housing, and in a neighborhood primarily comprised of humble, 3-family wooden structures, larger buildings will drastically change the character of our neighborhood. The residents of Jeffries Point are in favor of thoughtful development, and would like to work with the BRA to create updated guidelines for local development.

At the BRA's community meeting on May 14<sup>th</sup>, I counted 50 people in the room, 48 of them were opposed to this

6/2/2014

City of Boston Mail - URGENT - opposition to the proposed development at 245 Sumner Street, East Boston

project, while only 2 were in favor. Of those 2, both were real estate agents and neither of them lived in the neighborhood

I believe this is the wrong project for this location, I am concerned by this particular developer's lack of response to over 7-months of community feedback, I do not want to see the neighborhood I love and have fought for sold to the highest bidder. East Boston is an incredibly vibrant and eclectic neighborhood. We are asking you to help steward our growth in a thoughtful and inclusive manner.

Thank you for your time and consideration. I would be happy to meet with you in person at any time.

Sincerely,

Madeleine Steczynski

103 Webster Street

East Boston

617-568-9777

**Madeleine Steczynski**  
Founder/Executive Director  
ZUMIX  
260 Sumner St.  
East Boston, MA 02128

Tel: (617) 568-9777 x104  
Fax: (617) 568-9797  
msteczynski@zumix.org  
www.zumix.org



*This spring, join us for Jazz at the Firehouse, featuring the Sofia Rei Quartet, the Marshall Wood Quartet with Donna Byrne, the Greg Hopkins Nonet, and the Paul Broadnax Trio with Eula Lawrence. Each show will open with emerging musicians from ZUMIX's youth programs. Guest MC's include, José Massó of WBUR's ¡Con Salsa!, Steve Schwartz, of Jazz on WGBH, Eric Jackson, of WGBH's Eric in the Evening, and Richard Vacca, author of The Boston Jazz Chronicles. Get more info and purchase tickets here!*

Made  
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ZUMI  
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Tel:  
Fax:



East Boston Development Authority

# 245 Orleans st, East Boston, proposed development: OPPOSED

Jane O'Reilly <oreillyjane05@gmail.com>

Mon, Jun 2, 2014 at 9:06 AM

To: raul.duverge@boston.gov

Cc: John Casamassima <john.casamassima@gmail.com>, "mayor@cityofboston.gov" <mayor@cityofboston.gov>, corinne.petraglia@cityofboston.gov

The proposed development for the corner of Orleans and Sumner Street is wrong on every possible count: too big in every direction for the neighborhood, at direct odds with the transformation even now going on in that very block ... most notably with the firehouse transformation done by Zumix directly on the same crossing, successfully designed to be the lodestar of the Jeffries Point Entrance.

The internal drawings are insultingly inadequate, obviously presented to pass without real examination before any reorganization occurs at BRA or in the City of Boston. The number of variances required is a joke. The size of the building and the traffic to be added to an already overburdened streetscape seems to have been planned for the windswept plains of the innovation district of six years ago.

In short: no no no.

But most of all: no to the facade. It appears to be a monument to crony construction. We demand better: lower, more discrete units, more deftly designed (there are, after all, existing examples of good design already on the streets of Jeffries point) and East Boston generally, including one entire public housing project, less crassly greedy projects.

Sincerely,

Jane O'Reilly  
150 Orleans St  
Apartment 407  
Boston 02128

617 567 1880

Jane O'Reilly  
150 Orleans St  
Apartment 407  
Boston 02128

6/2/2014

City of Boston Mail - 245 Sumner opposition



Webster St #2 Boston MA 02118

## 245 Sumner opposition

**Kim Dawson** <kimmied11@gmail.com>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 9:11 AM

My name is Kimberly Dawson and I live at 239 Webster St #2 Boston MA. I am opposed to the development at 245 Sumner St.

Thank you

245 S

Kim Dawson  
To: raul.duverge@boston.gov

My name is  
245 S

Thank you

245 S

Kim Dawson  
To: raul.duverge@boston.gov



View Details | Write to the Mayor | Reply

# opposed to the current development proposal at 245 Sumner Street

Jenny Shulman <jenny.shulman@gmail.com>

Mon, Jun 2, 2014 at 9:32 AM

To: raul.duverge@boston.gov

Hello,

I am Jenny Shulman, an East Boston resident at 44 Everett Street #2.  
I am writing to let you know I am strongly opposed to the current development proposal at 245 Sumner Street.

Thank you for your time in listening to my thoughts.

Jenny M Shulman

0000

Jenny

To: raul

Hello

I am

I am

Thank

Jenny

Jenny

To: raul

Hello

I am

I am



mailto:raul.duverge@boston.gov

**Re: 245 Sumner Street**

Mon, Jun 2, 2014 at 9:54 AM

**Trent Sheppard** <sheppard.trent@gmail.com>  
To: raul.duverge@boston.gov

Dear Sir,

My name is Trent Sheppard, I'm a chaplain for college students, and my family and I live in East Boston.

We're very concerned about the proposed development at 245 Sumner Street, particularly because that address represents the gateway to Jeffries Point - our neighborhood and home - in a unique way.

As I am sure you are aware, we are at a critical moment of development in this community, and the proposal for 245 Sumner is not fitting with the family-friendly, rooted, community-oriented way of life that the residents of Jeffries Point and our wider Eastie neighbors are working so hard to preserve. The present proposal is too high and far too dense.

I urge you, on behalf of my family and our neighborhood, to reconsider this proposal.

East Boston is quickly becoming a hotspot for development in the city, and now - more than ever - we must seek to attract investors and developers who have the best in mind for this community.

Many thanks for your work,

Trent Sheppard  
253 Webster St.  
East Boston, MA  
02128

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253 W  
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02128



Raul Duverge <raul.duverge@boston.gov>

# Against 245 Sumner St Development!

**Elizabeth Ferguson** <liskoferguson@yahoo.com>  
Reply-To: Elizabeth Ferguson <liskoferguson@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Mon, Jun 2, 2014 at 9:51 AM

I am against the proposed development at 245 Sumner St as it is too dense, too high, unattractive, and does not fit in with the neighborhood. This is the gateway to Jeffries Point, we deserve better.

Elizabeth Ferguson  
150 Orleans St  
#404  
East Boston, MA 02128





View this message in your mailbox

# Proposed building

Rick Cresta <ricksr5@hotmail.com>

Mon, Jun 2, 2014 at 10:03 AM

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

Dear Raul,

I am writing to offer my opinion on the proposed building at the corner of Summer and Orleans Streets in East Boston. I am a long time resident and live at 150 Orleans Street. I have attended several community meetings about this project. I am in favor of developing that lot for residential use. However the proposed building is too large and does no fit in with the surrounding buildings.

Thank you,  
Sincerely,  
Richard Cresta

Proposed building

Rick Cresta <ricksr5@hotmail.com>

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

Dear Raul,

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Sincerely,  
Richard Cresta

Proposed building

Rick Cresta <ricksr5@hotmail.com>

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

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Raul Duverge <raul.duverge@boston.gov>

**245 Sumner St., East Boston, MA**

JEAN <jeanniegri19@comcast.net>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 10:06 AM

Dear Mr. Duverge.

Dear Mr. Duverge:

Thank you very much for your attendance and guidance at the Jeffries Point Yacht Club a couple of week ago.

I have lived here in the Jeffries Point section all of my life.

I am strongly against the proposed development at 245 Sumner St as it is too dense, too high (almost 6 stories), unattractive, and does not fit in with the neighborhood. We deserve better than this hideous structure for the gateway to Jeffries Point.

Thank you for your consideration..

JEAN <  
Jeannie Grieci  
150 Orleans St.  
East Boston, MA 02128

Dear

Thank  
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JEAN <  
jean  
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Dear



mailto:raul.duverge@boston.gov

**245 Sumner Street**

**Vanessa Fazio** <vanessafazio@gmail.com>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 10:27 AM

Hello Raul - I am writing express my opposition to the proposed development at 245 Sumner St. The proposal is too dense and too tall for the area; it does not fit in with the Jeffries Point neighborhood. The are much better uses for the property that will not detract from the neighborhood.

Thank you for your consideration -  
Vanessa Fazio



# 245 Sumner street

Mon, Jun 2, 2014 at 10:31 AM

**liz nofziger** <liz@nofzilla.com>  
To: raul.duverge@boston.gov

Dear Raul,

I have lived at 109 Lexington st. in East Boston since 2002. I love our neighborhood. I do not think the proposed development for 245 Sumner Street is a good fit. The structure is too large, and there is already a large amount of new housing underway in the near vicinity.

One of East Boston's virtues from the beginning of its development has been that it is truly a mixed use neighborhood....residential and commercial property both from the start. I would urge you to keep 245 sumner a commercial property as it is currently zoned. This small industrial space would be an incredible maker space or small business incubator.

Thank you for your consideration. My best, Liz

109 Lexington , Boston, MA 02128  
617.504.1237

Liz Nofziger  
nofzilla.com



## 245 Sumner Street Project/East Boston

**Bonaparte Enterprises** <bonaparte@bonapartemagic.com>  
To: Raul.duverge@boston.gov

Sat, May 31, 2014 at 12:46 PM

Hello Raul,

I own the property located at 52 West Eagle Street in historic East Boston.

It is my understanding that there is a proposed redevelopment of 245 Sumner Street into a 5 story 39 Residential and 1 Commercial unit with 39 parking spaces.

The same developers that have submitted that proposal are building a new 4 unit, 4 story building next to where I reside at the West Eagle Street address. They have done an excellent job incorporating the look of their new building into the look and feel of this neighborhood.

Initially I was skeptical and thought their building would be too large. Now that it is complete it has truly enhanced the neighborhood. On a personal note I have gotten to know Brian and Michael and they are good neighbors. They have demonstrated a sincere interest in the neighborhood and I believe that any community would be glad to have them as property owners.

One example of their community spirit is that when it snows, not only do they shovel the sidewalk of their property--they take the time to shovel the sidewalks of the neighbors adjacent to them.

I am familiar with the old Crystal Foods Import building at 245 Sumner Street. I have also seen Brian and Michael's plans to redevelop the property. I believe that their vision—once realized will be a great enhancement to that neighborhood.

The purpose of this email is to demonstrate my support to these developers in this new project at 245 Sumner Street in East Boston.

Thank you.

Sincerely,

Subject:

John Bonaparte

52A West Eagle Street

East Boston, MA 02128

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[www.bonapartemagic.com](http://www.bonapartemagic.com)

617-561-9152



## 245 Sumner Street East Boston

Mary Ellen Welch <maryellen225@yahoo.com>  
Reply-To: Mary Ellen Welch <maryellen225@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Sat, May 31, 2014 at 4:56 PM

Dear Mr. Duverge,

As a lifelong resident of the Jeffries Point neighborhood in East Boston and a long time community activist on many civic issues I write to comment on the development proposal at 245 Sumner Street. Some years ago the Jeffries Point Neighborhood Association did a rezoning plan with the City in order to preserve the special feel of our neighborhood. At that time we were aware that there would be development pressures on this neighborhood because of our waterfront, nearness to transportation, and easy access to the city just one subway stop away.

There was a strong belief among residents that the neighborhood should maintain a scale of development that didn't overpower the homes, streetscapes, and open spaces that give character to this area. In addition, we were strong in our belief that the height of any new development be constrained and that the neighborhood not be walled off from the harbor.

Over the years, residents of the Point have been active in preserving and protecting this historic neighborhood. Residents have worked tirelessly to advocate for parks and open space development, control the negative impacts of airport operations, and create an open and welcoming environment for families, new residents and visitors.

Residents have been responsive and serious with developers who came with plans for new homes. A neighborhood planning and zoning process entertains proposals from developers, provides a forum for discussion and input on the proposals, offers ideas and suggestions to developers on ways to improve the proposals then supports or opposes the development at the ZBA, BRA, and other City agencies and to elected officials.

Since last summer the 245 Sumner Street development proposal has come up for discussion at several meetings. This building is at a key intersection at the entrance to Jeffries Point. At each meeting residents have offered suggestions for an improved design which would make the building fit in among the mostly lower sized buildings in the area. Residents have offered design suggestions to make the building more aesthetically appealing on the outside. Many residents objected to the massive size and height of the building which is viewed as out of proportion to the rest of the neighborhood.

Most of the design and size suggestions were not accepted by the developer. There were some changes made but the density and size and architectural design elements were not changed or enhanced. Therefore there is a belief in the neighborhood that the developer doesn't respect the neighborhood opinions. As many people have said at the meetings there is no opposition to development but the development has to fit in with the scale and character of the surrounding neighborhood.

People believe that the city planners should initiate a community planning process to take a broader look at the neighborhood, by studying existing proposals and conceptual proposals with a view toward planning what kind and what size development is acceptable in

the neighborhood. All of a sudden there are numerous development proposals surfacing in the community. They are coming one after the other, so quickly that many residents don't know about them. One suggestion is that the City place a hold on development until a community-City review is done on what is an appropriate number, kind and size of developments in the neighborhood. Such a review need not be a lengthy one. The zoning variances being sought by the developers would change the character and style of the neighborhood in a drastic way. So many additional cars would be traveling through and on very narrow streets that it would be difficult to move about the neighborhood.

Councilor Michael Flaherty made an important point at a recent City Council hearing when he said that neighborhood residents shouldn't have to worry about a developer's financial situation. A developer goes into any development proposal with his eyes wide open and understands all the development risks. Councilor Flaherty has a legislative proposal at the City Council which would provide for a comprehensive look at planning and zoning issues in the neighborhoods. He described issues such as those facing Jeffries Point and East Boston as the reason for taking a comprehensive look at overall development and zoning through his legislation. Slowing down the development pace in East Boston wouldn't prevent development but would rather provide appropriate, neighborhood oriented development.

So I ask the BRA design team to evaluate the 245 Sumner Street proposal in the context of how it fits in the neighborhood and to consider how to make it a better proposal in terms of density, height and design.

Sincerely,

Mary Ellen Welch  
225 Webster Street  
East Boston, 02128





Home | Work | ...

**245 Sumner Street**

Margaret Farmer <farmer\_margaret@yahoo.com>  
Reply-To: Margaret Farmer <farmer\_margaret@yahoo.com>  
To: Raúl Duverge <raul.duverge@boston.gov>

Sun, Jun 1, 2014 at 10:18 PM

Hello Raul,

As a resident of Jeffries Point I would like to register my issues with the proposed development at 245 Sumner Street.

This is the only street entering into the Jeffries Point community. This space will be passed by every resident a minimum of once a day. The developer is stating that something will be developed in this space. Something WONDERFUL could be in this space. This design is not it.

The current design is not in any way representative of East Boston, or Jeffries Point. This large, box like space does not welcome people to the neighborhood but instead is imposing and non welcoming. Also, it towers over the adjacent buildings and firehouse.

The current laws state that building height should be 35 feet. Current plans show the building topping at 58 feet. With 44 feet over the street scape and over the abutting house. This is a bad design in an overwhelming size. Our neighborhood deserves better.

Margaret Farmer



Raul Duverge - raul.duverge@cityofboston.gov

**Re: 245 Sumner Street in East Boston**

Janeponcia@aol.com <Janeponcia@aol.com>  
To: Raul.Duverge.BRA@cityofboston.gov

Mon, Jun 2, 2014 at 8:17 AM

Dear Mr Duverge

I came to both meetings - at the new Airport Community Meeting Room and the second one at Jeffries Point. I was stunned by the ugliness of the proposed building at both meetings.

It is heartbreaking that BRA could be considering such a building, when they presumably had something to do with the painstaking rehabilitation of the Old Fire House - now Zumix - making sure that it was renovated correctly and remained true to its original design. Zumix now proudly marks the corner. It will be eclipsed if 245 Sumner St. is developed according to this plan.

I understand that this must be a costly undertaking for the developer, and that's he needs to get a return on his money, but it is ONE FLOOR TOO HIGH. It will dwarf the nearby buildings and deprive them of light.

But the other glaring problem is the design. It is CHEAP AND UGLY. Well, on Sumner Street it is. Following complaints at the first meeting I believe the architect made changes, and the Orleans side has an acceptable "townhousey" look. Why could he not modify the whole design to give it more elegance? Those windows on Sumner St. have a cheap glued-on look, and are too big and flashy. The corner tower resembles a prison.

After the first meeting I spoke to the architect. He seemed a very nice man and I regret making these negative remarks. But he will probably never see the building again once it is completed, whilst we East Boston dwellers will constant remember that we should have fought harder.

Remember that East Boston has already been ravaged by Airport development. At this moment the A/P is constructing something on a patch near me that was previously green. We MUST fight bad town planning.

I have read online some of the approving letters you have received. I understand a yearning to see the end of the ruined concrete building on the Sumner/Orleans corner now. But that at least has no pretensions.

Sincerely yours

Jane Poncia  
160 Cottage Street, # 202  
East Boston, Ma. 02128  
(617) 569-0596



Raul Duverge <raul.duverge@boston.gov>

**245 Sumner Street, East Boston**

teshy413@aol.com <teshy413@aol.com>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 12:15 PM

Hi

I am writing to oppose the suggested building proposal for 245 Sumner Street. The building proposes is too high, unattractive which does not fit the character of the neighborhood of Jeffries Point, East Boston. The proposed design has not regard for the community.

Best

Theresa M. Malonek

150 Orleans Street #307  
East Boston, Ma 02128

245 Sumner Street, East Boston

teshy413@aol.com <teshy413@aol.com>  
To: raul.duverge@boston.gov

I am writing to oppose the suggested building proposal for 245 Sumner Street. The building proposes is too high, unattractive which does not fit the character of the neighborhood of Jeffries Point, East Boston. The proposed design has not regard for the community.

150 Orleans Street #307  
East Boston, Ma 02128

245 Sumner Street, East Boston

teshy413@aol.com <teshy413@aol.com>  
To: raul.duverge@boston.gov



Raul Duverge <raul.duverge@boston.gov>

# Comments on Proposed Development at 245 Sumner St, East Boston

Matthew Neave <mdneave@gmail.com>

Mon, Jun 2, 2014 at 1:11 PM

To: raul.duverge@boston.gov

Mr. Duverge,

I'm writing to express my concern with the proposed 39 unit residential structure at 245 Sumner St. in East Boston. I do not believe that the current design fits well with the surrounding neighborhood. I don't agree that the tall box structure serves the intended purpose of providing a gateway to the neighborhood, but rather that it would serve to cut off the neighborhood from Maverick Square. As a resident of East Boston, I would much rather see the space stay commercial to help maintain the unique residential/commercial balance that our neighborhood enjoys.

Thank you,  
Matthew Neave  
116 Lexington St.

## Comments on Proposed Development at 245 Sumner St, East Boston

Matthew Neave <mdneave@gmail.com>

To: raul.duverge@boston.gov

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Thank you,  
Matthew Neave  
116 Lexington St.

## Comments on Proposed Development at 245 Sumner St, East Boston

Matthew Neave

To: raul.duverge@boston.gov



Raul Duverge <raul.duverge@boston.gov>

**245 Sumner Street**

tkmaddal@aol.com <tkmaddal@aol.com>  
To: Raul.Duverge@boston.gov

Mon, Jun 2, 2014 at 2:04 PM

Dear Mr Duverge,

I am opposed to the proposal at 245 Sumner Street as it is now designed. It is much too high and too dense for that corner. A better design, lower height and fewer units would be a better choice for that area. The current design dwarfs the surrounding buildings and that number of cars coming and going onto narrow Orleans Street will be a problem for the neighborhood.

I appreciate your attention to my concerns.

Sincerely,

Karen Maddalena 4 Lamson Street, East Boston, MA 02128

245 Sumner Street

tkmaddal@aol.com <tkmaddal@aol.com>  
To: Raul.Duverge@boston.gov

Dear Mr Duverge,

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Karen Maddalena 4 Lamson Street, East Boston, MA 02128

245 Sumner Street

tkmaddal@aol.com <tkmaddal@aol.com>  
To: Raul.Duverge@boston.gov

Dear Mr Duverge,



Printed on recycled paper with 10% post consumer waste.

# NO on 6-Story Housing Development

Sara Cristal Pena Coffin <s.cristal.p@gmail.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Mon, Jun 2, 2014 at 10:53 AM

Raul,

For the last 8 years I've been an east boston resident, and I have enjoyed the peaceful and humble neighborhood. Since new developments have been working their way into east Boston my husband and I have found it more difficult to afford our apt.

We're both full time musicians and are independent contractors which already makes taxes incredibly strenuous to keep up with not to mention our hundreds of thousands of dollars in student loans debt. East boston has been bar none an incredible and affordable place to be apart of. It's also been the best location for us in terms of commuting to and from work.

Please don't allow commercial/major developments to shove us out of our home.

Thank You.

Sara Cristal Pena Coffin  
38 Paris Street  
Apt 2  
East Boston, Ma 02128

To: raul

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Please don't allow commercial/major developments to shove us out of our home.

Thank

NO on

Paris

Apt 2

Raul

For the

Since

6/2/2014

City of Boston Mail - Opposed to development at 245 Sumner St, East Boston



Raul Duverge - raul.duverge@boston.gov

# Opposed to development at 245 Sumner St, East Boston

Mon, Jun 2, 2014 at 10:55 AM

Nick Grondin <ngrondin@gmail.com>

To: raul.duverge@boston.gov

Hello Mr. Duverge,

My name is Nick Grondin at 39 Haynes St, East Boston. I am writing to say that I'm opposed to development at 245 Sumner St, East Boston.

I live down the street from 245 Sumner St, which is at an already a congested, narrow intersection. Most importantly, it will totally change the character of the neighborhood and will price out many residents nearby. And 6 stories will be way too tall to fit with the other buildings.

Thank you for considering the residents of the neighborhood,

Nick Grondin

Oppo

Nick Grondin

To: raul.duverge@boston.gov

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Nick Grondin

Nick Grondin

Oppo

Nick Gr

To: raul.duverge@boston.gov



Raul Duverge <raul.duverge@boston.gov>

(no subject)

margaret hammond <margaretehammond@hotmail.com>  
To: "Raul.duverge@boston.gov" <raul.duverge@boston.gov>

Mon, Jun 2, 2014 at 11:09 AM

Good Morning Raul,

I wanted to touch base to express my adamant non support of the 245 Sumner Street East Boston Project. I know we have discussed it but unfortunately feel there could be better communication between Jeffries Point neighborhood association and the BRA. I would love to streamline the process when projects come before you so that you have the communities comments before hand and can look at the project with their opinions in mind.

1. For this project specifically, since the beginning we have voiced our clear objection to the scale and quality of the project. Most projects never take so many community meetings, however the developers did not change our biggest issue of height
2. Quality- We are very concerned about the quality of the buidling and architecture. This should be a statement building like other projects in city. These developers lack experience in this scale, and I have major concerns they can complete the project with limited finances and a very non innovative architect
3. Relationship with community- the developers have shown disregard for the neighbors feelings, and defiance in the building height. A 4 story building would not be a big deal if the site was not sloped. The reality is, official or not the building will be over 5 stories tall in the back. This sets a precedent that we do not want in the neighborhood.
4. At this point I truly believe it would be most beneficial if the current developers were not granted zoning relief and abandoned the project. I think in the difference of a year many more sophisticated and experienced developers who have demonstrated the ability to satisfy economic, real estate market and community needs would be a better choice. We do not need to approve and grant variances to these developers!
5. The BRA website shows a very close margin on letters of support/ opposition. However we have on record over 64 letters of opposition and these letters are from current residents. I ask that you verify eligibility of the support letters to those that are current Jeffries Point residents.

Regards,  
Meg

Margaret E. Hammond  
508-320-7058  
margaretehammond@hotmail.com





Raul Duverge <raul.duverge@boston.gov>

**Fwd: 245 Sumner St., East Boston, MA**

Nibo53 <nibo53@aol.com>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 11:27 AM

Dear Mr. Duverge:

Thank you very much for your attendance and guidance at the Jeffries Point Yacht Club a couple of week ago.

I have lived here in the Jeffries Point section all of my life.

I am strongly against the proposed development at 245 Sumner St as it is too dense, too high (almost 6 stories), unattractive, and does not fit in with the neighborhood. We deserve better than this hideous structure for the gateway to Jeffries Point.

Thank you for your consideration..

Thomas Lanzilli  
38 Marginal St.  
East Boston, MA 02128

Dear Mr. Duverge:

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I have lived here in the Jeffries Point section all of my life.

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Thank you for your consideration..

Thomas Lanzilli  
38 Marginal St.  
East Boston, MA 02128

CRAIG BUTTNER, ARCHITECT  
59 WEBSTER STREET, HEADHOUSE  
EAST BOSTON, MASSACHUSETTS 02128

To: Raul Duverge  
From: Craig Buttner – 59 Webster Street, East Boston  
Re: **245 Sumner Street Development**

May 30, 2014

Dear Mr. Duverge,

For a site as significant in scale as 245 Sumner Street, and within a critical location that acts as the *true entry point* to Jefferies Point, many design solutions exist.

In the case of this project, only **one approach** has been explored and presented.

Although there have been slight variations, the overall concept & massing has remained the same. In this case, this design is the **wrong approach for this site**.

My biggest criticism, beyond the non-creative/general massing, has been that this project as designed could be located almost anywhere. There is no gesture to the surrounding community, or to the history of East Boston.

This building has the ability to meet both the developer's goals, but also be an active participant through its design.

This can still be the **perfect community project**, in which 2-3 approaches are explored and presented, and a true dialogue takes place within the neighborhood.

As an architect who has lived and worked in the immediate neighborhood for 15 years, I always look at buildings as a 200 year proposition that can have a wide impact on many people over generations.

I urge the BRA to request a **restart** of the design process for 245 Sumner Street, and make this a project all of East Boston can be proud part as they enter and leave Jefferies Point.

This project can be a "win-win" for all, I know it.

Sincerely,



Craig Buttner  
On behalf of 4 Buttners and 2 Andersens (422 Sumner Street)

617-567-2228



Raul Duverge <raul.duverge@boston.gov>

# proposed development at 245 Sumner St, East Boston

**Pedro Morales** <pedro.n.morales@gmail.com>  
To: raul.duverge@boston.gov  
Cc: Madeleine Steczynski <msteczynski@zumix.org>

Mon, Jun 2, 2014 at 2:59 PM

Dear Mr. Duverge,

This might be the first time I ever write to a city employee to register my disapproval of a proposed development (and there have been many in the last 10 years since I lived here in EB). My name is Pedro Morales and I am a student at Harvard Divinity School, when I moved to East Boston I wanted to raise a family and be part of an active community and generally I can say that our neighbors and us try hard to make this neighborhood a good place to live. I am sure you understand that the proposed developments, taken together with the developments currently under way, would make the intersections of Orleans and Maverick Streets a bottleneck for transit in and out of Jeffrey's Point. We do want to see development but we strongly believe that it must be done in a way that the surrounding properties and families can see that regard for their wellbeing and their quality of life is not sacrifice at the altar of personal gain.

Therefore, I write to you to ask you to stop any and all developments currently **separately** envisioned for our neck of the woods and call for a neighborhood planning process where developers get to hear what folks are prepared to support. I believe that calling for such a process can ultimately lead to less headaches and more intense involvement of developers in communities that will have to live with the poor decisions that a handful of people will make for the rest of us.

At a personal level, more traffic and more density inevitably translates into more risk for my son. Conversely, any new development must include safety for children and a distribution of land use that makes the area more attractive to foot/bike traffic.

Mr., Duverge, I urge you, please stand up for our families and call for a comprehensive development plan for Jeffrey's Point in East Boston.

You can change the way things are done in Easite. Mr. Duverge, Raul, stand up and support our right to live in dignity and prosperity.

Best regards,

Pedro Morales  
103 Webster St  
East Boston



## Development at 245 Sumner Street, East Boston

**Troy Quimby** <tquimby@debt.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>  
Cc: Troy Quimby <troy@tquimby.com>

Mon, Jun 2, 2014 at 2:58 PM

Good Afternoon,

I wanted to take a moment to write in opposition of this proposed development. My biggest complaint is the height of the building. The design seems to block out parts of the neighborhood instead of connecting them. I also oppose the density.

We need buildings that enhance the fabric of our wonderful community. This building does not accomplish this.

Devel

Truly Yours,

Troy Quimby  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>  
Cc: Troy Quimby <troy@tquimby.com>  
Troy Quimby

150 Orleans Street

East Boston, MA

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Raul Duverge <raul.duverge@boston.gov>

## 254 Sumner Street - Public Comment

1 message

**Tanya Hahnel** <thahnel1@gmail.com>

Mon, Jun 2, 2014 at 3:11 PM

To: raul.duverge@boston.gov

Cc: Salvatore.LaMattina@cityofboston.gov, Anthony.petrucelli@state.ma.us, Carlo.Basile@mahouse.gov

Hi, Raul --

My name is Tanya Hahnel. I live at 551 Sumner Street Apt #2 in East Boston. I'm writing to inform the BRA that I do not support the proposed development at 245 Sumner Street which is currently under small project review by the BRA.

It is my opinion after attending numerous presentations at the Jeffries Point Neighborhood Association meetings, as well as the JPNA's zoning subcommittee meetings where this project has made presentations to the community, and then most recently the BRA's own project review meeting, that the development you are reviewing is not the right fit for that location. It is too dense for that location, and would increase traffic at an already clogged intersection, across the street from a building that serves a large number of youth in our community.

This intersection is critical as an entryway into Jeffries Point. There are upwards of 150 new units being developed as part of Phase 1 of the Portside at Pier One Development, which will access their building, and their parking, through this intersection. There's well over 500 apartments planned for Portside overall. Traffic will be increasing to our neighborhood, and nearly everyone who drives in or out of Jeffries Point will do so by crossing through this intersection. With all of this planned, it is critical that the BRA look at this site in the context of maintaining a neighborhood scale pedestrian corridor that maintains a safe, calm, and kid-friendly environment along this corridor, which is critical to maintaining our neighborhood's character.

I am writing to urge the BRA for a better planned development in Jeffries Point, which reflects areas that are suitable for dense new development, and areas that are not. I do not see a well-traversed, historic corridor such as Sumner Street as an appropriate area for development of this scale.

Thank you for your time, and consideration of my own, and many of my neighbor's concerns. We look forward to learning how we can work with you to foster thoughtful, sustainable development in our neighborhood.

Sincerely,

Tanya Hahnel  
551 Sumner Street #2  
East Boston, MA 02128

6/2/2014

City of Boston Mail - 245 Sumner Street.



## 245 Sumner Street.

**Nancy Lagro** <nlagro1009@gmail.com>  
To: raul.duverge@boston.gov

Mon, Jun 2, 2014 at 3:48 PM

Hi Raul

I wanted to let you know that I am opposed to the current proposed construction at 245 Sumner Street. I am East Boston resident as well as work across the street from this site.

I would like to see more thought put in about the whole neighborhood planning. This building if allowed to be built would be such a large structure on that corner. It would be out of character with the neighbor as well as bringing additional traffic to an already congested area.

thank you for your time on this matter

Nancy Lagro  
231 Gladstone Street  
East Boston, MA 02128

245 Sumner Street

Nancy Lagro <nlagro1009@gmail.com>  
To: raul.duverge@boston.gov

Hi Raul

I wanted to let you know that I am opposed to the current proposed construction at 245 Sumner Street. I am East Boston resident as well as work across the street from this site.

I would like to see more thought put in about the whole neighborhood planning. This building if allowed to be built would be such a large structure on that corner. It would be out of character with the neighbor as well as bringing additional traffic to an already congested area.

thank you for your time on this matter

Nancy Lagro  
231 Gladstone Street  
East Boston, MA 02128

245 Sumner Street



raul.duverge@boston.gov

**245 Sumner Street, East Boston**

**J. Justin Pasquariello** <theadoptionproject@yahoo.com>  
Reply-To: "J. Justin Pasquariello" <theadoptionproject@yahoo.com>  
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Mon, Jun 2, 2014 at 2:37 PM

Dear Raul:

I hope you are doing well!

I am writing concerning the proposed development at 245 Sumner Street. I appreciate the city's dedication to developing this parcel and continuing to improve the neighborhood of East Boston, while also creating more affordable housing.

However, I am writing to express my concern that the density and height are out of proportion for the location. I do think we should have more density and height as we move closer to Maverick Square, but I think it shouldn't be as much as is proposed with that development. The building also is not architecturally attractive and does not fit in with the surrounding neighborhood.

Finally, while I know East Boston is an outlying neighborhood, I do wonder if the developer might agree to include some improvements to neighborhood parks or other community improvements just as developers include for downtown developments.

Thank you for your consideration and your work with the people of East Boston!

Justin Pasquariello  
99 Gove Street, Unit 13, East Boston

Friday, May 30, 2014

Ernani Jose DeAraujo, Esq.  
147 Trenton Street, #1  
East Boston, MA 02128

Mr. Raul Duverge  
Boston Redevelopment Authority  
One City Hall Square, 9th floor, Boston, MA 02201

RE: **SUPPORT FOR 245 SUMNER STREET, WARD 1, EAST BOSTON**

Dear Mr. Duverge:

I write this letter in support of the proposal for 245 Sumner Street in Ward 1, East Boston. As a former East Boston Liaison for the Mayor's Office and active participant in East Boston's development, I believe this project will bring much needed high quality housing to our neighborhood. East Boston, the Jeffries Point area in particular, is seeing bidding wars over apartments in proximity to the waterfront and Blue Line train stations. The addition of 39 new units will alleviate the supply constraints that are contributing to skyrocketing rents.


I have some additional comments I hope the Board considers –

1. Brand new retail/commercial space is sorely lacking in the neighborhood and this project meets a significant community need. I hope that during design review the final design carefully knits the streetscape with the building (both on Sumner and Orleans). I defer to the designers on how to accomplish this, but note that there are many examples in East Boston of buildings that do not have a well-designed connection to the streetscape.
2. I think 39 parking spaces are too many and a waste of space that I suspect will go unused. I understand that the developers provided this many units in response to abutters' beliefs regarding parking trends. The building is within shouting distance of the Maverick train stop and I understand—both anecdotally and from a recent Globe article that cited traffic studies—that car ownership is going down in Boston, not up. I hope some of the spaces can be repurposed or at least rented to Zip Car which is seeking to expand locations in the neighborhood.
3. Finally, I hope the materials used in the building—especially for the exterior—are of high quality and reflective of the neighborhood's move toward modernization. I again defer to design experts on how to accomplish this.

Overall, I am very pleased that this developer is investing in our neighborhood and creating housing for new families (the 3 bedroom units in particular are much needed).

Thank you for your consideration of my support for this project.

Sincerely,



Ernani Jose DeAraujo, Esq.





## Opposition letter for 245 Sumner Street, East Boston

Salvatore Di Stefano <sal\_distefano@hotmail.com>  
 To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>  
 Cc: Maria Di Stefano <maria\_g\_distefano@hotmail.com>

Fri, May 30, 2014 at 9:05 AM

May 30, 2014

Dear Mr. Duverge,

My wife and I own 16 Murray Court in East Boston. It is an abutter to 245 Sumner Street. We live in a single family 1.5 story building on a small dead end street facing the proposed project. We have been living here over 10 years and Maria was born in East Boston. We opposed the project and expressed this opposition at two Jeffries Point Neighborhood Association meetings. Over 60 people in our neighborhood oppose this project. So far the developer has not made changes to our main concerns regarding density, height, design, requests for traffic studies, noise studies and additional requests.

Several of our neighbors oppose this project for the following reasons:

- 1) The proponent is increasing the height substantially which is out of character for the houses that surround the project. It is too high and there are too many units.
- 2) The project will block much needed sunlight, air flow on our street which is a dead end city street.
- 3) The project will result in a loss of a former historic building which housed a cheese factory.
- 4) The developer has made no effort to contact us, we only found out about this project from the Jeffries Point Neighborhood Association. No effort was made to contact abutters to attend the meeting.
- 5) This project is one of 4 projects being proposed that will add close to 100 units, not counting the waterfront development. We need a comprehensive planning study in Jeffries Point as we are adding too many units, too quickly without a plan.
- 6) This plan will add a large amount of traffic on a street which provides the only exit for Murray Court, Webster, and Marginal which is a truck route for the Massport owned port.

I strongly suggest that the BRA, and our elected officials oppose this project. We would support a project that would be smaller in scale and would be done responsibly. Thank you.

Sincerely,

Salvatore and Maria Di Stefano

16 Murray Court

East Boston, MA

617-981-0305



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## Cheese Factory project 245 Sumner St. East Boston

**Pamela t CARRUTHERS** <p.carruthers@verizon.net>  
To: raul.duverge@boston.gov

Fri, May 30, 2014 at 10:59 AM

Dear Mr. Duverge,

As a 14 year resident of 19 Murray Court, an abutter to 245 Sumner Street, I want to express my alarm at the scope of this project. Five storeys (not four as stated in the documents), forty residences plus a large commercial area, forty plus cars pulling in and out. It is simply too big.

Large buildings are out of character in this neighborhood. We will lose light and air and air quality should be of concern to all. On some mornings it is hard to breathe comfortably outdoors. I assume this is due to jet fuel, but adding this large complex in addition to those large apartment buildings recently built and under construction will certainly make it worse. There are special circumstances for those who live near Logan Airport; we need the buffer that more green space and trees will provide.

Given the need for rental housing, I do understand the need for development. However, other than the six units classed as "affordable," the market rate apartments will be out of reach for most of our families here, as has been the case with other new developments in East Boston.

An apartment building of smaller size, with green space and more affordable units could be a welcome addition to the neighborhood and would not have the negative effect on the quality of life that this project certainly would have.

I had a hard time obtaining your name and e-mail address and no answer at 617-635-4775. I appreciate receiving the post card from Board of Appeal, although it should be obvious that very few residents here are available to go to a 10:30 a.m. Tuesday morning hearing at City Hall, and an avenue for written comment by e-mail would be appreciated.

Thank you for your consideration,

Pamela Carruthers  
19 Murray Court  
617-720-3540



## Opposition for 245 Sumner Street, East Boston

Jodi Del Razo <jodi.delrazo@educatius.org>  
To: raul.duverge@boston.gov

Fri, May 30, 2014 at 11:06 AM

May 30, 2014

Dear Mr. Duverge,

My husband and I own and reside at 68 Marginal Street unit E, which is on the corner of Orleans and Marginal Streets. We also own a rental unit in Jeffries Point at 31 Cottage Street, East Boston (Corner of Webster and Cottage Streets). Our Marginal Street property is in very close proximity to 245 Sumner Street. We have been living here over 10 years and have chosen to raise our children in East Boston. We love East Boston for many reasons but our sense of community is one that is hard to find in many city neighborhoods. We opposed the project. Over 60 people in our neighborhood oppose this project. So far the developer has not made changes to our main concerns regarding density, height, design, requests for traffic studies, noise studies and additional requests.

We are looking for quality projects for our community, one's that will enhance the look and feel of our neighborhood. This project is not appealing in design and will only be a negative addition to our community. Look at the nice development completed about 8 years ago at 29 Cottage Street East Boston. Nicely completed row house type, brick townhouses. These is a quality development that the neighborhood can be proud of.

Several of our neighbors oppose this project for the following reasons:

- 1) The proponent is increasing the height substantially which is out of character for the houses that surround the project. It is too high and there are too many units.
- 2) The project will block much needed sunlight, air flow on our street which is a dead end city street.
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quickly without a plan.

6) This plan will add a large amount of traffic on a street which provides the only exit for Murray Court, Webster, and Marginal which is a truck route for the Massport owned port.

I strongly suggest that the BRA, and our elected officials oppose this project. We would support a project that would be smaller in scale and would be done responsibly. Thank you.

**Warm Regards**

**Jodi Del Razo and Rafael Del Razo**

**68 Marginal Street Unit E**

**East Boston MA 02128**