

**Boston Water and
Sewer Commission**



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

June 18, 2018

Mr. Lance Campbell
Senior Project Manager
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201

Re: 30 Thorn Street, Hyde Park
Small Project Review Application

Dear Mr. Campbell:

The Boston Water and Sewer Commission (Commission) has reviewed the Small Project Review Application (SPRA) for the proposed residential development located at 30 Thorn Street in Hyde Park. This letter provides the Commission's comments on the SPRA.

The proposed project site consists of an existing 10,821 square foot vacant lot. The project proponent, Thirty Thorn LLC, proposes to construct a new 38,760 gross square foot, six-story, 45 unit residential building. There will be 21 parking spaces in a semi-below grade garage.

The Commission water distribution system has an 8-inch Southern High CICL water main installed in 1964 in Thorn Street.

For sanitary sewer and storm drain service, there is a 10-inch sanitary sewer and a 10-inch storm drain in Thorn Street.

Water usage and sewage generation estimates were not provided in the SPRA.

The Commission has the following comments regarding the SPRA:

General

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



2. All new or relocated water mains, sewers and storm drains must be designed and constructed at Thirty Thorn LLC's, expense. They must be designed and constructed in conformance with the Commission's design standards, Water Distribution System and Sewer Use regulations, and Requirements for Site Plans. The site plan should include the locations of new, relocated and existing water mains, sewers and drains which serve the site, proposed service connections, water meter locations, as well as back flow prevention devices in the facilities that will require inspection. A General Service Application must also be submitted to the Commission with the site plan.
3. The Department of Environmental Protection (DEP), in cooperation with the Massachusetts Water Resources Authority and its member communities, is implementing a coordinated approach to flow control in the MWRA regional wastewater system, particularly the removal of extraneous clean water (e.g., infiltration/inflow (I/I)) in the system. In April of 2014, the Massachusetts DEP promulgated new regulations regarding wastewater. The Commission has a National Pollutant Discharge Elimination System (NPDES) Permit for its combined sewer overflows and is subject to these new regulations [314 CMR 12.00, section 12.04(2)(d)]. This section requires all new sewer connections with design flows exceeding 15,000 gpd to mitigate the impacts of the development by removing four gallons of infiltration and inflow (I/I) for each new gallon of wastewater flow. In this regard, any new connection or expansion of an existing connection that exceeds 15,000 gallons per day of wastewater shall assist in the I/I reduction effort to ensure that the additional wastewater flows are offset by the removal of I/I. Currently, a minimum ratio of 4:1 for I/I removal to new wastewater flow added is used. The Commission supports the policy, and will require proponent to develop a consistent inflow reduction plan. The 4:1 requirement should be addressed at least 90 days prior to activation of water service and will be based on the estimated sewage generation provided on the project site plan.
4. The design of the project should comply with the City of Boston's Complete Streets Initiative, which requires incorporation of "green infrastructure" into street designs. Green infrastructure includes greenscapes, such as trees, shrubs, grasses and other landscape plantings, as well as rain gardens and vegetative swales, infiltration basins, and paving materials and permeable surfaces. The proponent must develop a maintenance plan for the proposed green infrastructure. For more information on the Complete Streets Initiative see the City's website at <http://bostoncompletestreets.org/>
5. The water use and sewage generation estimates were not provided in the SPRA. The Commission requires that these values be calculated and submitted with the Site Plan. Thirty Thorn LLC should provide separate estimates of peak and continuous maximum water demand for residential, irrigation and air-conditioning make-up water for the project. Estimates should be based on full-site build-out of the proposed project. Thirty



Thorn LLC should also provide the methodology used to estimate water demand for the proposed project.

6. Thirty Thorn LLC should be aware that the US Environmental Protection Agency issued the Remediation General Permit (RGP) for Groundwater Remediation, Contaminated Construction Dewatering, and Miscellaneous Surface Water Discharges. If groundwater contaminated with petroleum products, for example, is encountered, Thirty Thorn LLC will be required to apply for a RGP to cover these discharges.
7. It is Thirty Thorn LLC's responsibility to evaluate the capacity of the water, sewer and storm drain systems serving the project site to determine if the systems are adequate to meet future project demands. With the site plan, Thirty Thorn LLC must include a detailed capacity analysis for the water, sewer and storm drain systems serving the project site, as well as an analysis of the impacts the proposed project will have on the Commission's water, sewer and storm drainage systems.

Water

1. Thirty Thorn LLC must provide separate estimates of peak and continuous maximum water demand for residential, commercial, industrial, irrigation of landscaped areas, and air-conditioning make-up water for the project with the site plan. Estimates should be based on full-site build-out of the proposed project. Thirty Thorn LLC should also provide the methodology used to estimate water demand for the proposed project.
2. Thirty Thorn LLC should explore opportunities for implementing water conservation measures in addition to those required by the State Plumbing Code. In particular, Thirty Thorn LLC should consider outdoor landscaping which requires minimal use of water to maintain. If Thirty Thorn LLC plans to install in-ground sprinkler systems, the Commission recommends that timers, soil moisture indicators and rainfall sensors be installed. The use of sensor-operated faucets and toilets in common areas of buildings should be considered.
3. Thirty Thorn LLC is required to obtain a Hydrant Permit for use of any hydrant during the construction phase of this project. The water used from the hydrant must be metered. Thirty Thorn LLC should contact the Commission's Meter Department for information on and to obtain a Hydrant Permit.
4. The Commission is utilizing a Fixed Radio Meter Reading System to obtain water meter readings. For new water meters, the Commission will provide a Meter Transmitter Unit (MTU) and connect the device to the meter. For information regarding the installation of MTUs, Thirty Thorn LLC should contact the Commission's Meter Department.



Sewage / Drainage

1. In conjunction with the Site Plan and the General Service Application Thirty Thorn LLC will be required to submit a Stormwater Pollution Prevention Plan. The plan must:
 - Identify specific best management measures for controlling erosion and preventing the discharge of sediment, contaminated stormwater or construction debris to the Commission's drainage system when construction is underway.
 - Include a site map which shows, at a minimum, existing drainage patterns and areas used for storage or treatment of contaminated soils, groundwater or stormwater, and the location of major control structures or treatment structures to be utilized during the construction.
 - Specifically identify how the project will comply with the Department of Environmental Protection's Performance Standards for Stormwater Management both during construction and after construction is complete.
2. The Commission encourages Thirty Thorn LLC to explore additional opportunities for protecting stormwater quality on site by minimizing sanding and the use of deicing chemicals, pesticides, and fertilizers.
3. The discharge of dewatering drainage to a sanitary sewer is prohibited by the Commission. Thirty Thorn LLC is advised that the discharge of any dewatering drainage to the storm drainage system requires a Drainage Discharge Permit from the Commission. If the dewatering drainage is contaminated with petroleum products, Thirty Thorn LLC will be required to obtain a Remediation General Permit from the Environmental Protection Agency (EPA) for the discharge.
4. Thirty Thorn LLC must fully investigate methods for retaining stormwater on-site before the Commission will consider a request to discharge stormwater to the Commission's system. The site plan should indicate how storm drainage from roof drains will be handled and the feasibility of retaining their stormwater discharge on-site. Under no circumstances will stormwater be allowed to discharge to a sanitary sewer.
5. The Massachusetts Department of Environmental Protection (MassDEP) established Stormwater Management Standards. The standards address water quality, water quantity and recharge. In addition to Commission standards, Thirty Thorn LLC will be required to meet MassDEP Stormwater Management Standards.
6. Sanitary sewage must be kept separate from stormwater and separate sanitary sewer and storm drain service connections must be provided. The Commission requires that



existing stormwater and sanitary sewer service connections, which are to be re-used by the proposed project, be dye tested to confirm they are connected to the appropriate system.

7. The Commission requests that Thirty Thorn LLC install a permanent casting stating “Don’t Dump: Drains to Neponset River” next to any catch basin created or modified as part of this project. Thirty Thorn LLC should contact the Commission’s Operations Division for information regarding the purchase of the castings.
8. The enclosed floors of a parking garage must drain through oil separators into the sewer system in accordance with the Commission’s Sewer Use Regulations. The Commission’s Requirements for Site Plans, available by contacting the Engineering Services Department, include requirements for separators.
9. The Commission requires installation of particle separators on all new parking lots greater than 7,500 square feet in size. If it is determined that it is not possible to infiltrate all of the runoff from the new parking lot, the Commission will require the installation of a particle separator or a standard Type 5 catch basin with an outlet tee for the parking lot. Specifications for particle separators are provided in the Commission’s requirements for Site Plans.

Thank you for the opportunity to comment on this project.

Yours truly,

John P. Sullivan, P.E.
Chief Engineer

JPS/afh

cc: Mark J. Seck, Thirty Thorn LLC
K. Ronan, MWRA via e-mail
M. Zlody, BED via e-mail
P. Larocque, BWSC via e-mail



CITY of BOSTON

Martin J. Walsh, Mayor

To: Lance Campbell, BPDA
From: Zach Wassmouth, PWD
Date: July 13, 2018
Subject: 30 Thorn Street - Boston Public Works Department Comments

Included here are Boston Public Works Department comments for the 30 Thorn Street SPRA.

Private Way:

Please note that Thorn Street is only partially a public way and that this site is located on the private portion of the street. See enclosed plan L-9798 showing the limits of the public portion of Thorn Street. Any maintenance (sidewalks, roadway, etc.) of a private way is the responsibility of the abutting property owner(s). If the developer wishes to convert this section of Thorn Street to a public way, they will need to contact the Public Improvement Commission to initiate this process.

All of the comments below are applicable to any work done within any section of the public right-of-way in relation to this project.

Site Plan:

Developer must provide an engineer's site plan at an appropriate engineering scale that shows curb functionality on both sides of all streets that abut the property.

Construction Within The Public Way:

All work within the public way shall conform to Boston Public Works Department (PWD) standards. Any non-standard materials proposed within the public way will require approval through the Public Improvement Commission (PIC) process and a fully executed License, Maintenance and Indemnification (LM&I) Agreement with the PIC.

Sidewalks:

Developer is responsible for the reconstruction of the sidewalks abutting the project and, wherever possible, to extend the limits to the nearest intersection to encourage and compliment pedestrian improvements and travel along all sidewalks within the Public Right of Way (ROW) within and beyond the project limits. Additionally, consideration to the reconstruction of the deteriorated sections of sidewalk on the opposite side of Thorn Street should be given in conjunction with this project to provide a comfortable accessible walking environment to the new users of this street. The reconstruction effort also must meet current ADA/AAB guidelines, including the installation of new or reconstruction of existing pedestrian ramps at all corners of all intersections. Plans showing the extents of the proposed sidewalk improvements associated with this project must be submitted to the Public Works Department (PWD) Engineering Division for review and approval.

The developer is encouraged to contact the City's Disabilities Commission to confirm compliant accessibility within the public right-of-way.

Discontinuances:

Any and all discontinuances (sub-surface, surface or above surface) within the Public ROW must be processed through the PIC.



PUBLIC WORKS DEPARTMENT

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499



CITY *of* BOSTON

Martin J. Walsh, Mayor

Easements:

Any and all easements associated with this project must be processed through the PIC.

Landscaping:

Developer must seek approval from the Chief Landscape Architect with the Parks and Recreation Department for all landscape elements within the Public ROW. Program must accompany a LM&I with the PIC.

Street Lighting:

Developer must seek approval from the PWD Street Lighting Division, where needed, for all proposed street lighting to be installed by the developer, and must be consistent with the area lighting to provide a consistent urban design. The developer should coordinate with the PWD Street Lighting Division for an assessment of any street lighting upgrades that can be considered in conjunction with this project. All existing metal street light pull box covers within the limits of sidewalk construction to remain shall be replaced with new composite covers per PWD Street Lighting standards. Metal covers should remain for pull box covers in the roadway.

Roadway:

Based on the extent of construction activity, including utility connections and taps, the Developer will be responsible for the full restoration of the roadway sections that immediately abut the property and, in some cases, to extend the limits of roadway restoration to the nearest intersection. A plan showing the extents and methods for roadway restoration shall be submitted to the PWD Engineering Division for review and approval.

Project Coordination:

All projects must be entered into the City of Boston Utility Coordination Software (COBUCS) to review for any conflicts with other proposed projects within the public right-of-way. The Developer must coordinate with any existing projects within the same limits and receive clearance from PWD before commencing work.

Green Infrastructure:

The Developer shall work with PWD and the Boston Water and Sewer Commission (BWSC) to determine appropriate methods of green infrastructure and/or stormwater management systems within the public right-of-way. The ongoing maintenance of such systems shall require an LM&I Agreement with the PIC.

Please note that these are the general standard and somewhat specific BPWD requirements applicable to every project, more detailed comments may follow and will be addressed during the PIC review process.

If you have any questions, please feel free to contact me at zachary.wassmouth@boston.gov or at 617-635-4953.

Sincerely,

Zach Wassmouth

Chief Design Engineer
Boston Public Works Department
Engineering Division

Enclosure

CC: Para Jayasinghe, PWD

**PUBLIC WORKS DEPARTMENT**

Boston City Hall • 1 City Hall Sq Rm 714 • Boston MA 02201-2024

CHRIS OSGOOD • Chief of Streets, Transportation, and Sanitation

Phone (617) 635-2854 • Fax (617) 635-7499

EXHIBIT 18 – ERSNA LETTER OF SUPPORT

January 9, 2018

Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201

Christine Araujo, Chairwoman
Board of Appeal
1010 Mass. Ave., 5th floor
Boston, MA 02118

Re: 30 Thorn Street, Hyde Park, Boston, MA
Article 80 Small Project Review Residential Development

Dear Director Golden and Chairwoman Araujo:

On behalf of the East River Street Neighborhood Association, I am writing to inform you of our non-opposition to the proposed project and acceptance for the developer to proceed with the BPDA's Article 80 Small Project Review Process, with the understanding that we would continue to review and discuss the overall development upon filing.

As a group of abutting and nearby residents on River Street and the immediate Hyde Park area, we have organized and participated in two (2) neighborhood meetings with the development team of 30 Thorn Street, resulting in certain project modifications and design considerations. The current proposal, which we will continue to discuss and process with them, includes the development of a vacant and underutilized property site with a new 6 (six) story residential building of approximately 36,881 gross square feet, including approximately 40 residential units (of various bedroom sizes), on-site parking for 21 vehicles and related improvements in site, landscaping, pedestrian and vehicular access.

Since September, the developer has worked with us in a respectful and productive manner, and we are supportive of the proposed revitalization of this underutilized site with a vibrant residential development that fits in with our community. In this regard, we will continue to meet and work together with the development team to address any project related concerns, as part of the BPDA's Article 80 process.

Thank you for your time and attention.

Barbara Hamilton

Barbara Hamilton, Coordinator
East River Street Neighborhood Association

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy

Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201

Christine Araujo, Chairwoman
Board of Appeal
1010 Mass. Ave., 5th floor
Boston, MA 02118

Re: 30 Thorn Street, Hyde Park, Boston, MA
Article 80 Small Project Review Residential Development
BOA#799147

Dear Director Golden and Chairwoman Araujo:

I am an abutter to this property at 30 Thorn Street in the Hyde Park neighborhood. I am writing to express my strong support for the applicant's proposal for the development of a vacant and underutilized property site with a new 6 (six) story multifamily residential building of approximately 38,760 gross square feet, including approximately 45 residential units (of various bedroom sizes), on-site parking for 21 vehicles and related improvements in site, landscaping, pedestrian and vehicular access.

Mark Seck and his team have presented at multiple neighborhood meetings and made subsequent changes based on feedback obtained. For several months now, the developer has worked with us in a respectful and productive manner, and we are supportive of the proposed revitalization of this underutilized site with a vibrant residential development that fits in with our community. In this regard, we will continue to meet and work together with the development team to address any project related concerns, as part of the related community outreach process.

Additionally, I have had the opportunity to review the project plans and discuss them with the developer and property owner. I feel that this project would be an improvement to the immediate neighborhood – by revitalizing an underutilized property site and replacing it with a new residential development, including affordable units, that is architecturally thoughtful/design forward and includes residential on-site parking. The project will reasonably redevelop the subject premises and will also help accommodate the area's increased demand for high-quality residential housing in close proximity to various modes of public transportation.

I ask that you approve this proposal and that you record me in support. Thank you.

Sincerely,

Name: Eveline Augustin Eveline Augustin
Address: 10 Thorn Street #5 Hyde Park MA 02136
Date: 8/18/18

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy

**Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201**

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I ask that you approve this proposal and that you record me in support. Thank you.

Sincerely,

Name: JESSICA VPIIAR
Address: 20 Thorn Street #2 Hyde Park MA 02136
Date: 8/8/18

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy

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Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201**

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I ask that you approve this proposal and that you record me in support. Thank you.

Sincerely,

Name: Xael Tejeda 
Address: 20 Thorn St. #4 Hyde Park MA 02136
Date: 8/8/18

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy

Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
Boston, MA 02201

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I ask that you approve this proposal and that you record me in support. Thank you.

Sincerely,

Name: Jose Landa Katerin Morales
Address: 10 Thorn St. #4 Hyde Park MA 02136
Date: 8/8/2018

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy

Brian Golden, Director
Boston Redev. Authority
City Hall, 9th floor
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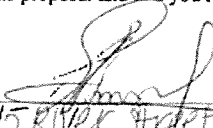
Sincerely,

Name:

Address:

Date:

cc: Lance Campbell, BPDA
Bryan Flynn, Mayor's Office of Neighborhood Services
Stephen Maguire, City Councilor McCarthy


Jean Bunnell, M.D.
145 River Street, Hyde Park
8/12/2014

Comment-00001898

Comment Name	Comment-00001898	Opinion	Support
Organization	NA	Project	30 Thorn Street
First Name	Daniel	Contact	Daniel Trubman
Last Name	Trubman	Email	[REDACTED]
Street Address	10 Copenger St	Phone	[REDACTED]
Address Line 2	Apt 1	Approval Status	Approved
City	Boston	Display on Web	✓
State	MA		
Zip	02120		
CommentsSubmissionFormID	3,651		

▼ Comment Information

Comments	<p>Please allow this building to be built! In the face on continued population growth, desperately need more housing. Additionally, this project has a lot of other elements that will advance the policy preferences of Boston Planning & the City of Boston.</p> <p>Adding new units in a walkable (walkscore of 85) neighborhood, with at least decent transit (transit score of 69) and bike (bike score of 67) infrastructure will help achieve environmental, vision zero, and affordability (by allowing residents to live in the city with only 1 car or even no cars) goals. And because this lot is currently vacant, there's fortunately no tenants that face the threat of eviction. Furthermore, adding more residents will add customers to local businesses, and increase tax revenue, which can help pay for essential services like schools, infrastructure maintenance, and public safety. The inclusion of 5 three-bedroom units will also help families who are too often forced to flee to the suburbs to find sufficiently sized units.</p> <p>Finally, though I'm sure some have complained a 6 story building is a monstrous "high-rise", that's obviously untrue. If we can't build this type of building in Boston with all of the positive effects it will bring, we should just admit we're not serious about building the type of city we claim to want, and that soon achieving the American dream in Boston is reserved strictly for those who already posses substantial means.</p> <p>Thank you for your time and consideration,</p> <p>Dan Trubman</p>
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Created By Data User, 8/6/2018 5:36 PM

Last Modified By Lance Campbell, 8/7/2018 9:57 AM

Approval History

8/7/2018 9:57 AM

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

8/6/2018 5:36 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001857

Comment Name	Comment-00001857	Opinion	Support
Organization	Haitian-American Public Health Initiatives	Project	30 Thorn Street
First Name	Jean-Marc	Contact	Jean-Marc Baptiste
Last Name	Baptiste	Email	
Street Address	10 Fairway Street, Suite 225	Phone	
Address Line 2	P.O. Box 260386	Approval Status	Approved
City	Mattapan	Display on Web	✓
State	MA		
Zip	02126		
CommentsSubmissionFormID	3,610		

▼ Comment Information

Comments	(Submitted on behalf of Jean-Marc Bapriste): I support this project as an Executive Director of Haitian-American Public Health Initiatives and as a leader in the Haitian community of Hyde Park and Mattapan. I've personally known the Developer and Principals as great contributors to our Haitian community since they opened their first elderly day-care center, Sant Belvi www.haitianadh.com , over 10 years ago. This 45-unit residential apartment building would be a much needed housing addition to the Hyde Park and Mattapan neighborhood, hopefully where a number of Haitian people would reside there.		
Created By	Data User, 7/26/2018 6:00 PM	Last Modified By	Lance Campbell, 8/9/2018 2:04 PM

Approval History**8/9/2018 2:04 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

7/26/2018 6:00 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001870

Comment Name	Comment-00001870	Opinion	Support
Organization	APM	Project	30 Thorn Street
First Name	Kiara	Contact	Kiara Pena
Last Name	Pena	Email	[REDACTED]
Street Address	733 River st	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Boston	Display on Web	✓
State	MA		
Zip	02136		
CommentsSubmissionFormID	3,623		

▼ Comment Information

Comments	This is such a great idea. I love the fact that u guys are building more homes! If it does happen i might be the #1 to put my name on the waiting list!		
Created By	Data User, 7/30/2018 4:34 PM	Last Modified By	Lance Campbell, 7/31/2018 9:23 AM

Approval History**7/31/2018 9:23 AM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

7/30/2018 4:34 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001850

Comment Name	Comment-00001850	Opinion	Support
Organization	APM	Project	30 Thorn Street
First Name	rocio	Contact	rocio lazaro
Last Name	lazaro	Email	
Street Address	10 THORN	Phone	
Address Line 2	APT 7	Approval Status	Approved
City	HYDE PARK	Display on Web	✓
State	MA		
Zip	02136		
CommentsSubmissionFormID	3,603		

▼ Comment Information

Comments THIS AREA IS VERY GOOD IN NEW BUILDING WILL IMPROVE MY NEIGHBORHOOD.

Created By Data User, 7/25/2018 3:53 PM Last Modified By Lance Campbell, 7/25/2018 3:54 PM

Approval History**7/25/2018 3:54 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

7/25/2018 3:53 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001865

Comment Name	Comment-00001865	Opinion	Support
Organization	Advanced Property Management	Project	30 Thorn Street
First Name	Gregory	Contact	Gregory Bynum
Last Name	Bynum	Email	[REDACTED]
Street Address	20 Thorn St.#7	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Hyde Park	Display on Web	✓
State	MA		
Zip	02136		
CommentsSubmissionFormID	3,618		

▼ Comment Information

Comments I believe a "Beautiful" building on the Street, would brighten up the Neighborhood!

Created By Data User, 7/30/2018 1:20 PM Last Modified By Lance Campbell, 7/30/2018 1:22 PM

Approval History**7/30/2018 1:22 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

7/30/2018 1:20 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001892

Comment Name	Comment-00001892	Opinion	Support
Organization	Hyde Park Health Associates	Project	30 Thorn Street
First Name	Clifford	Contact	Clifford Bonnet
Last Name	Bonnet	Email	[REDACTED]
Street Address	745 River Street	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Hyde Park	Display on Web	✓
State	MA		
Zip	02136		
CommentsSubmissionFormID	3,645		

▼ Comment Information

Comments	The housing development proposed is in line with what the city is looking for and needs. Mattapan is behind alot of the surrounding towns and this would bolster the area by brining new families.		
Created By	Data User, 8/6/2018 1:59 PM	Last Modified By	Lance Campbell, 8/6/2018 2:00 PM

Approval History**8/6/2018 2:00 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

8/6/2018 1:59 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

Comment-00001896

Comment Name	Comment-00001896	Opinion	Support
Organization		Project	30 Thorn Street
First Name	Sam	Contact	Sam Burgess
Last Name	Burgess	Email	
Street Address	19 Chester Street	Phone	
Address Line 2	#11	Approval Status	Approved
City	Allston	Display on Web	✓
State	MA		
Zip	02134		
CommentsSubmissionFormID	3,649		

▼ Comment Information

Comments I support this project as proposed. Housing is a regional issue, and Boston needs to be building all types of housing (market rate and affordable) whenever it can. This is a project that will bring 45 new homes to the Mattapan area, including 6 income-restricted homes, all within a short distance from Mattapan station (great example of TOD)!

Please approve this project as proposed and streamline the review process as much as possible.

Created By Data User, 8/6/2018 4:47 PM

Last Modified By Lance Campbell, 8/7/2018 9:54 AM

Approval History**8/7/2018 9:54 AM**

Status **Approved**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

8/6/2018 4:47 PM

Status **Submitted**
Assigned To **Lance Campbell**
Actual Approver **Lance Campbell**
Comments

Comment-00001819

Comment Name	Comment-00001819	Opinion	Neutral
Organization		Project	30 Thorn Street
First Name	Ginny	Contact	Ginny Galeota
Last Name	Galeota	Email	[REDACTED]
Street Address	2 Hackensack Cir	Phone	[REDACTED]
Address Line 2		Approval Status	Approved
City	Chestnut Hill Boston	Display on Web	✓
State	MA		
Zip	03467		
CommentsSubmissionFormID	3,572		

▼ Comment Information

Comments	As a former resident of 10 Thorn St, I suggest there needs to be more off street parking. The hike to the train station is significant! Perhaps the number of units could be reduced?		
Created By	Data User, 7/20/2018 12:33 PM	Last Modified By	Lance Campbell, 7/20/2018 1:57 PM

Approval History**7/20/2018 1:57 PM**

Status	Approved
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	

7/20/2018 12:33 PM

Status	Submitted
Assigned To	Lance Campbell
Actual Approver	Lance Campbell
Comments	