



City of Boston Mail - 39 A Strret

39 A Strret

Janine Butler <butjanine@gmail.com>

Fri, May 2, 2014 at 3:21 PM

To: Raul.Duverge@boston.gov, mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaFory@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood.

Janine Butler

289 Emerson St.

South Boston, MA 202127

Dear Mr. Duverge,

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Janine

Janine

289 E

South

Michelle

To: Raul Duverge

From: West Broadway Neighborhood Association

Re: Proposed Residential development at 39 A St.

Date: May 2, 2014

The West Broadway Neighborhood Association has met with the proponents and their architects several times on the proposed development for 39 A St and offers support for the projects approval. We appreciate the design changes proposed by the team to get away from "hardi plank" facade, widening of sidewalks around the project to include tree pits, and the addition of bike storage in the parking garage. The use of the first floor was widely discussed and bringing trash/ recycle room to the interior of the building was deemed a necessity for the project and the inclusion of retail for the first floor of this location was not seen as beneficial to the project for the community as the inclusion of more parking or amenity space for the complex (gym/function room, package room) would be. Retail has struggled on this lesser pedestrian traveled stretch of A St for several years at 36 A St. Additional retail will be provided in a much larger (1200 sq/ft?) site in Allele Phase II across the street and there is absolutely no parking on A St. Security camera systems are another standard item request for all developments of this size in our downtown transit hub location. Internal and external cameras have proven useful and necessary in all of the complexes in our neighborhood. We would further request the developer to furnish the maximum allowable by ADA sidewalk standards of street trees with 3 sided wrought iron tree pit protection fencing and cobblestone edging around all tree pits. Street trees struggle to survive without these basic protections and we have rolled out this neighborhood standard to protect our trees from foot traffic and animal waste and it has proven successful. We look forward to seeing this development team we have successfully worked with in the past enliven another blighted lot in our neighborhood.

Sincerely,

Bill Gleason

Lorraine Downey

Frank Spalluzzi

Board of Directors



Raul Duverge <raul.duverge@boston.gov>

39 A Street

1 message

bethward129@yahoo.com <bethward129@yahoo.com>

Fri, May 2, 2014 at 4:15 PM

To: "Raul.Duverge@Boston.gov" <raul.duverge@boston.gov>
Cc: Eric Prentis <eric.prentis@boston.gov>, "michael.flaherty@boston.gov" <michael.flaherty@boston.gov>, "Linda.DorcenaForry@masenate.gov" <Linda.DorcenaForry@masenate.gov>, "Bill.Linehan@boston.gov" <Bill.Linehan@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>, "Stephen.Murphy@boston.gov" <Stephen.Murphy@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "sean.pierce@masenate.gov" <sean.pierce@masenate.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>, "article80@aol.com" <article80@aol.com>

Raul Duverge

Boston Redevelopment Authority

One City Hall Square, 9th floor

Boston, MA 02201

Dear Mr. Duverge,

I am opposed to the 39 A Street proposed project to change the zoning code for 39 A Street, South Boston from light industrial to residential to build the proposed 23 unit, 5 story condo complex on this small piece of property. This area is overdeveloped by too many residential units with no increase in resources for the neighborhood. We have the least amount of public parks in the city of Boston. We have not had any increase in MBTA service, Police resources, Fire department resources, public school resources or funding for any public services. The overdevelopment has only had negative impacts on the quality of life issues for area residents with no positive benefits. There are too many developers asking for variances and receiving approval with no regard to the quality of life issues for area residents that have lived in the neighborhood before South Boston became so popular with the developers.

Please have the developer go back to the community when families are not away on vacation with children (April school vacation week is when the community meeting was held).

Thank you and have a nice weekend

Beth Ward

141 Dorchester Avenue

South Boston, MA 02127

City of Boston

City of Boston

BOSTON

Martin J. Walsh, Mayor

May 1, 2014

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

RE: 39 A Street, South Boston

Dear Mr. Golden:

The Boston Parks and Recreation Department is responding to the PNF for Small Project Review for the proposed development at 39 A Street. The project will not require Parks Commission review under Section 7.4-11, as it is not immediately adjacent to any public park or parkway.

However, the Parks Department is submitting this letter under Article 80 review, because this project is seeking a zoning variance for onsite open space. The development at 39 A Street is located in an "emerging, multi-story, mixed-use neighborhood" of South Boston, which is currently underserved by permanently restricted, publically protected open space, suitable for active use. This neighborhood is facing the pressure of numerous residential developments.

The project is zoned H-1 which requires 400 sf of usable open space per dwelling unit. This five story residential building includes 24 units. On site open space is provided through decks which are about 4' x 10' in size. There are four decks on the roof that are each 12' x 16'.

The project will provide less than 100 sf of usable open space per unit. The proponent is therefore seeking a zoning variance from the provision of usable open space. This project will put additional pressures on the neighborhood's open space.

The City intends to enhance existing open space and create new open space in this neighborhood. The opportunity for a community contribution to these efforts warrants consideration.

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

LAW OFFICES OF
THE McLAUGHLIN BROTHERS, P.C.

One Washington Mall, 16th Floor
Boston, MA 02108
Telephone (617) 523-7165
Facsimile (617) 227-5240
E-Mail: lawyers@mclaughlinbrothers.com

May 2, 2014

*Via Hand Delivery
And Via Email to Raul.Duverge@boston.gov*

Mr. Raul Duverge, Project Manager
Boston Redevelopment Authority
One City Hall Square, 9th Floor
Boston, MA 02210

RE: 39 A Street, South Boston, MA - Small Project Review, Public Comments

Dear Mr. Duverge:

This office represents Michael Indresano, the owner of the real property located at 33 A Street a/k/a 120 West Fourth Street in South Boston, Massachusetts (the "Indresano Property"). Mr. Indresano and his wife, Millie, own and operate Michael Indresano Photography, Inc., which has been located at 33 A Street for approximately sixteen (16) years. Early in 2014, Mr. Indresano learned that East Way Development, LLC ("East Way") has proposed to redevelop the abutting property at 39 A Street a/k/a 43 Silver Street (the "39 A Street Project"). Mr. Indresano would be directly affected by the 39 A Project, as both an abutting property owner and the owner of the business operated thereon.

The purpose of this letter is to provide more detail to the verbal comments I made on behalf of the Indresanos at the community meeting regarding the 39 A Street Project held on April 22, 2014. We reserve all rights to submit further testimony, both to the Boston Redevelopment Authority ("BRA") as part of Small Project Review (Boston Zoning Code Section 80E) for the 39 A Street Project, as well as to the Board of Appeals regarding any zoning relief requested by East Way for that project, and to take other action.

Michael Indresano Photography, Inc.

The Indresanos have successfully operated their photography business for over twenty (20) years. They intend to keep the business at its current location, which has proven highly successful and is part of the business's identity and goodwill. Photo District News refers to the space as a "hidden oasis," and Mr. Indresano's work has received awards from the New York Art

Directors Show, Communication Arts, Creativity International, Applied Arts, PX3, and other top competitions around the world. For more information about Mr. Indresano's award-winning business, please see <http://indresano.com/INFO/ABOUT/1/>.

No neighbor has ever registered a single complaint against Michael Indresano Photography, Inc. due to noise, traffic, or other possible disturbances. Mr. Indresano's business is exactly the kind of enterprise that the City of Boston should protect from off-site impacts and displacement. It has been a good neighbor, as well as a solid taxpayer and employer.

The Indresanos' 33 A Street Project

In the absence of the 39 A Street Project next door, the Indresanos would simply continue to operate their photography business in peace. However, they feel that the scale and intensity of the adjacent project, set back only three (3) feet from their property, requires them to pursue their own development project. Therefore, after becoming aware of the 39 A Street Project, they engaged EMBARC Architecture + Design Studio to design a mixed-use project of similar height and mass. Michael Indresano Photography, Inc. would occupy the lower two floors, with residential units above.

Noise, Dust and Vibration

Michael Indresano Photography, Inc. uses very sensitive audio, video, lighting, and photographic equipment. The noise, dust, and vibration generated by construction at 39 A Street will make it impossible to operate the photography business, and continued operation at 33 A Street during construction of any project at 39 A Street would risk severe damage to both Mr. Indresano's equipment and business reputation. Therefore, if and when the 39 A Street Project moves forward, the Indresanos would have to relocate their business. At the very least, the two projects should be built at the same time, while the Indresanos' business is off site.

Lot-Line Windows

The Indresanos are concerned that the proposed design of the 39 A Street Project does not take into account a future, multi-story building at 33 A Street. Not only does the 39 A Street Project propose an exterior wall only three (3) feet away from the lot line with 33 A Street, but the quantity of proposed window openings on that wall appear to exceed what is permitted under the State Building Code. Coordination of the two projects is, therefore, imperative.

Structural Load

The proposed new building at 39 A Street is likely to cause structural load to be placed upon the existing foundation wall of 33 A Street. This is particularly true because the subsurface

basements walls of 33 A Street extends deeper than the proposed foundation walls for the 39 A Street Project. As a result, the 39 A Street Project would put substantial lateral stress on the subsurface walls of 33 A Street. There is no indication in the materials made available to us that the proponent of the 39 A Street Project has accounted for structural load on the Indresanos' property.

Building Height

The Indresanos have no objection to the proposed building height for the 39 A Street Project. The proposed height is in keeping with newer buildings across A Street, and so will fit within the fabric of the immediate neighborhood. However, the installation of lot-line windows, mentioned above, distinguishes the 39 A Street Project from other projects in the neighborhood, such as the development located at 36 A Street immediately across the street.

Conclusion

Allowing the 39 A Street Project to advance as currently proposed would greatly prejudice the Indresanos and the neighborhood at large. The Indresanos insist that Small Project Review for the 39 A Street Project should be coordinated with the anticipated Small Project Review of their own project. To that end, the Indresanos and their project team are scheduled to meet with BRA staff as soon as May 6, 2014, just four days away, to discuss their project at 33 A Street. We also have offered to meet with the proponent of the 39 A Street Project to continue direct discussions.

Thank you for allowing us the opportunity to comment. If you have any questions or wish to discuss this matter, please do not hesitate to give me a call.

Sincerely,

THE McLAUGHLIN BROTHERS, P.C.,

By: 
George A. McLaughlin, III



Raul Duverge <raul.duverge@boston.gov>

FW: 39 A Street South Boston

karen carey <karenandkids54@msn.com>

Fri, May 2, 2014 at 12:29 PM

To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>, "mayor@boston.gov" <mayor@boston.gov>, "eric.prentis@boston.gov" <eric.prentis@boston.gov>, "micheal.f.flaherty@boston.gov" <micheal.f.flaherty@boston.gov>, "linda.dorcenaforry@masenate.gov" <linda.dorcenaforry@masenate.gov>, "bill.linehan@boston.gov" <bill.linehan@boston.gov>, "nick.collins@mahouse.gov" <nick.collins@mahouse.gov>, "stephen.murphy@cityofboston.gov" <stephen.murphy@cityofboston.gov>, "ayanna.pressley@cityofboston.gov" <ayanna.pressley@cityofboston.gov>, "sean.pierce@masenate.gov" <sean.pierce@masenate.gov>, "article80@aol.com" <article80@aol.com>

To: lallycompound@aol.com
Subject: 39 A Street South Boston
From: article80@aol.com
Date: Thu, 1 May 2014 17:14:44 -0400

**DEADLINE for EMAIL Friday, May 2nd
PLEASE SEND EMAIL. WE NEED YOUR HELP**

39 A Street demolition of the existing single story structure and the construction of a five story residential building containing 24 residential condominium units. Project is too tall and too dense (FAR 3.1).

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood

Send email to Raul.Duverge@boston.gov <mailto:raul.duverge@boston.gov> with cc to <mailto:mayor@cityofboston.gov>, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

From:

Date:

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John Duverge <raul.duverge@boston.gov>

39 A Street

Mary Breiter <mary.overlan@comcast.net>

Fri, May 2, 2014 at 12:00 PM

To: Raul.Duverge@boston.gov, raul.duverge@boston.gov

Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

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Sincerely,

Mary

Mary Overlan

Mary Breiter
100 Emerson Street
Boston, MA 02127
Co: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

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Sincerely,

Mary

Mary Overlan

Mary Breiter
100 Emerson Street
Boston, MA 02127
Co: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com


Raul.Duverge@boston.gov

39A Street Zoning Code Variances

5 min ago

Nat Butler <natbutler2004@yahoo.com>

Fri, May 2, 2014 at 10:01 AM

Reply-To: Nat Butler <natbutler2004@yahoo.com>

To: "Raul.Duverge@boston.gov" <Raul.Duverge@boston.gov>, "mayor@cityofboston.gov" <mayor@cityofboston.gov>, "eric.prentis@boston.gov" <eric.prentis@boston.gov>, "michael.flaherty@boston.gov" <michael.flaherty@boston.gov>, "Linda.DorcenaForry@masenate.gov" <Linda.DorcenaForry@masenate.gov>, "Bill.Linehan@boston.gov" <Bill.Linehan@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>, "Stephen.Murphy@boston.gov" <Stephen.Murphy@boston.gov>, "Ayanna.Pressley@boston.gov" <Ayanna.Pressley@boston.gov>, "sean.pierce@masenate.gov" <sean.pierce@masenate.gov>, "Michelle.Wu@boston.gov" <Michelle.Wu@boston.gov>

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood. Density is a quality of life issue; the extra parking demands in the neighborhood have hit critical mass. Owners are renting out the parking spaces that go with their units and parking on the streets themselves. It is unrealistic to think that people will give up their habits when they move to the city - suburbanites arrive with the learned necessity of depending heavily on their vehicles, even while they use public transportation during the week. The practice of renting out the spaces impacts the neighborhood greatly and while it is within the owners' right to rent the spaces, the increase of cars parking on the streets has to be addressed as part of a larger urban development plan. This urban plan has yet to be placed in effect, and the one that is in effect - the St. Vincent zoning - is continually challenged by those who feel the rules don't apply to them. Adding a project of this size and density does not make sense given this line of thinking.

Loss of natural light into adjoining buildings and on the streets/sidewalks due to changing of height of the buildings being erected affects that quality of life issue as well. The effect of the height and the casting of shadows is a well discussed topic in the Back Bay and other parts of Boston; however, in South Boston, the subject has yet to join the conversation. The looming buildings are not an attractive addition to the area.

While the developers sole interest is financial, I think it's fair to say that the neighborhood should not have to pay for the feathering of developers' pockets by having to live with the monster projects that detract from the neighborhood. Elsewhere in Massachusetts, abutters have many rights, as backed up by Massachusetts General Law. But not in South Boston. Somehow, abutters rights have been subjugated to the rights of the developers who make money. There needs to be a compromise - after all, one of the reasons the neighborhood is so desirable is because it is safe to live there. New neighbors will be the direct beneficiary of years of native South Bostonians being involved and watching over their neighbors/real estate near them. Somehow the compromise needs to be able to be a liveable solution for all. The developers sell the properties, and they are gone from the picture. The residents have to live with the final result. Lastly, our elected officials are our best tool in being heard and effectuating change. We need your help with the urban planning of South Boston.

Thank you.



mailto:eric.prentis@boston.gov

39 A Street STOP OVERBUILDING SOUTH BOSTON

Dave <d.phipps@verizon.net>

Fri, May 2, 2014 at 7:22 AM

To: eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com, raul.duverge@boston.gov, mayor@cityofboston.gov

39 A Street proposal is far too big for the neighborhood.
Stop ruining South Boston.
You have already let them build too many over-sized monstrosities. Please stop.

David Phipps

Dave <d.phipps@verizon.net>
To: eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com, raul.duverge@boston.gov, mayor@cityofboston.gov

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David Phipps

Dave <d.phipps@verizon.net>
To: eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com, raul.duverge@boston.gov, mayor@cityofboston.gov

39 A Street proposal is far too big for the neighborhood.
Stop ruining South Boston.
You have already let them build too many over-sized monstrosities. Please stop.



39 A Street Project

Margaret Kearns <maymay466@comcast.net>
To: raul duverge <raul.duverge@boston.gov>
Cc: mayor@cityofboston.gov

Fri, May 2, 2014 at 6:58 AM

39 A Street demolition of the existing single story structure and the construction of a five story residential building containing 24 residential condominium units. Project is too tall and too dense (FAR 3.1).

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a lifetime resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood

Margaret G. Kearns

Margaret G. Kearns <maymay466@comcast.net>
To: raul.duverge@boston.gov
Cc: mayor@cityofboston.gov

39 A Street, South Boston, MA 02127

212-333-1234

Area: 02127

39 A Street, South Boston, MA 02127

I am a lifetime resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood

Margaret G. Kearns <maymay466@comcast.net>
To: raul.duverge@boston.gov
Cc: mayor@cityofboston.gov



City of Boston, 100 State Street, Boston, MA 02109

The 39 A Street, South Boston Project

Lisa Cox <lisaannecox@verizon.net>

Fri, May 2, 2014 at 6:46 AM

To: Raul.Duverge@boston.gov, mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

To Whom it May Concern,

I am a lifelong South Boston resident who is **STRONGLY OPPOSED** to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property. South Boston is a small community that is being over developed which will eventually mean we will be over populated. There is absolutely no parking now as it is which hinders a good quality of life. Please vote against this rezoning of this parcel of land and South Boston cannot continue to handle this crowding and over development of our neighborhood.

Thank you

Lisa Cox

South Boston



Raul Duverge <raul.duverge@boston.gov>

39 A Street

1 message

LAX537@aol.com <LAX537@aol.com>

Fri, May 2, 2014 at 5:51 AM

To: Raul.Duverge@boston.gov

Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

hello everyone,

i have gone by this site. you need to see it if you have not. i am not anti developement. ive supported many projects in so boston but this is a no brainer to be AGAINST. this is much too big for thjis site. please do not approve this eyesore

7/2/14

39 A

LAX537

To: Raul
Cc: may
Linda D
Stephen
Michelle

hello e
The
project
approv

7/2/14

39 A

LAX537

To: Raul
Cc: may
Linda D
Stephen
Michelle



David Warner <dwarn@warnerlarson.com>

39 A Street

David Warner <DWarn@warnerlarson.com>

Thu, May 1, 2014 at 7:55 PM

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

Cc: "mayor@cityofboston.gov" <mayor@cityofboston.gov>, "eric.prentis@boston.gov" <eric.prentis@boston.gov>, "michael.flaherty@boston.gov" <michael.flaherty@boston.gov>, "Bill.Linehan@boston.gov" <Bill.Linehan@boston.gov>, "Nick.Collins@mahouse.gov" <Nick.Collins@mahouse.gov>

Dear Mr. Duverge:

I am in support of this project. I believe the proposed height and density are appropriate in close proximity to T stations.

My support is contingent on the BRA and City Departments requiring mitigation equal to the variances being sought.

• **Architectural integrity for the A St corridor:** masonry façade, not clapboard

• **Ground floor commercial establishments** should be required in all buildings along the A St corridor.

• **New street trees by the proponent** (not depending on Boston Parks to install later)

South Boston needs careful planning and project review that supports and builds our community.

David Warner, ASLA

President

WARNER LARSON, INC.

130 West Broadway

Boston, MA 02127

office: 617-464-1440 x12

mobile 781-771-5116



Raul Duverge <raul.duverge@boston.gov>

39 A Street South Boston

Kevin Cox <kevin@cox.org>

Thu, May 1, 2014 at 5:37 PM

To: Raul.Duverge@boston.gov, raul.duverge@boston.gov
Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov,
Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov,
Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov,
Michelle.Wu@boston.gov, article80@aol.com

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a lifelong resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood.

Kevin Cox
To: Raul.Duverge@boston.gov, raul.duverge@boston.gov
Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov,
Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov,
Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov,
Michelle.Wu@boston.gov, article80@aol.com

Kevin S Cox Associates Inc.

365 K Street

South Boston MA 02127

I am Strongly Opposed to the proposed project for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

Office - 617.268.8333

Fax - 617.268.9746

Cell - 617.201.2648

Kevin Cox
To: Raul.Duverge@boston.gov, raul.duverge@boston.gov
Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov,
Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov,
Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov,
Michelle.Wu@boston.gov, article80@aol.com



Paul Duverge - paul.duverge@cityofboston.gov

39A Street

Delaney, Arlene <Arlene.Delaney@lahey.org>

Thu, May 1, 2014 at 5:20 PM

To: raul.duverge@boston.gov

Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

I am a resident of South Boston and strongly oppose the proposed project for 39 A street. This project is too tall and too dense for our neighborhood

Sincerely,

Arlene Delaney

102-I Street
Boston, MA 02127

Dear Mr. Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code variances that are being requested to build the proposed 24 unit, 5 story condo complex on this small piece of property.

Arlene Delaney, MSN RN CNOR

Operating Room Clinical Educator

BLS Coordinator

Lahey Medical Center - Peabody

One Essex Center Drive

Peabody, MA. 01960

Office: 978-538-4539

Boston

Nextel: 781-838-1300

Cell: 617-894-8200

Lahey Medical Center
Peabody

See our web page at <http://www.lahey.org> for a full directory of Lahey sites, staff, services and career opportunities.

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Raul Duverge - raul.duverge@boston.gov

Comments on the 39 A Street proposed project

Chris Schutte <chris@socialwinesbos.com>

Thu, May 1, 2014 at 1:55 PM

To: raul.duverge@boston.gov

Dear Raul,

I attended your presentation at Mass Bay Credit Union on the proposed 39 A Street project. I both live (corner of B and 2nd Streets) and have a business (corner of A and West Broadway) in the neighborhood. I offer my thoughts below for your consideration:

- Overall I think it sounds like a good project and I support it. We need additional housing space, and particularly ownership properties (as opposed to rentals).

- I appreciate the addition of roof decks. I believe they have a bad rap because rental properties occupied by young college-age kids use them inappropriately. Urban life with nice outdoor rooftop space is what makes (or would make) living in Boston a wonderful experience.

- I commented in the meeting that I'm concerned about having both a commercial and residential mix in the neighborhood. It seems there was a group from the WBNA who had already determined that the space isn't conducive to commercial, and I accept that. But a comment that "there is already unused commercial space" does not consider the whole picture. There's unused space because a) there wasn't sufficient residential (and that's being remedied) and b) the open spaces in question are in an awkward place on the West side of Dorchester Ave. I hope the BRA continues to push for a mix of residential, office and retail space in the neighborhood.

I heard the photo studio neighbor talk about what they might like to do with their property. I don't think it's fair to hold up 39A for their neighbors but I would want to make sure that whatever is built at 39A doesn't prevent the neighborhood from continue to develop appropriately. We only get one chance in a generation to get this right, so I hope it's well thought through.

My final comment is about parking. I for one am fed up with this insistence of SO much off street parking. This project is literally STEPS from a T Stop. This neighborhood is not in the suburbs, and I truly hope we're not trying to turn Boston into an Atlanta or Phoenix (both cities with little street life yet ample indoor parking!) A recent article in the Boston Globe echoes my feelings exactly:

"Over-building parking is bad for everyone. It's wasteful, it worsens traffic congestion, and it drives up the cost of housing for drivers and non-drivers alike."

Thank you for your consideration.

Regards,

Chris

Chris Schutte

617-268-2974

SocialWinesBOS.com



39 A Street

thekeenanfamily@verizon.net <thekeenanfamily@verizon.net>

Thu, May 1, 2014 at 1:05 PM

To: Raul.Duverge@boston.gov

Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

Good Afternoon,

I am writing to let you know of my opposition to the current proposal for 39 A Street in South Boston. I am a 20 year resident of South Boston, with the past 12 years as the owner of a single family home at 131 B Street. The project at 39 A Street in its current form does not fit in with the fabric of the neighborhood. At 53 feet high, it is 18 feet higher than the zoning requirements for that address. Current zoning calls for an FAR of 1, and this project is at an FAR of 3. This is much too dense. In addition, we need more parking in this area of South Boston. I would like to see at least one parking spot per unit in new developments.

I urge you to deny the variances the developer is asking for and encourage him to scale the project back in both height and density and add more parking spaces.

Thank you for your time.

Leanne Keenan
131 B Street
South Boston, MA 02127

thekeenanfamily@verizon.net
To: Raul.Duverge@boston.gov
Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com

Good Afternoon,
I am writing to let you know of my opposition to the current proposal for 39 A Street in South Boston. I am a 20 year resident of South Boston, with the past 12 years as the owner of a single family home at 131 B Street. The project at 39 A Street in its current form does not fit in with the fabric of the neighborhood. At 53 feet high, it is 18 feet higher than the zoning requirements for that address. Current zoning calls for an FAR of 1, and this project is at an FAR of 3. This is much too dense. In addition, we need more parking in this area of South Boston. I would like to see at least one parking spot per unit in new developments.
I urge you to deny the variances the developer is asking for and encourage him to scale the project back in both height and density and add more parking spaces.
Thank you for your time.
Leanne Keenan
131 B Street
South Boston, MA 02127

thekeenanfamily@verizon.net
To: Raul.Duverge@boston.gov
Cc: mayor@cityofboston.gov, eric.prentis@boston.gov, michael.flaherty@boston.gov, Linda.DorcenaForry@masenate.gov, Bill.Linehan@boston.gov, Nick.Collins@mahouse.gov, Stephen.Murphy@boston.gov, Ayanna.Pressley@boston.gov, sean.pierce@masenate.gov, Michelle.Wu@boston.gov, article80@aol.com



Raul Duverge <raul.duverge@boston.gov>

Re: 39 A St Concerns

1 message

Gary Murad <garymurad@gmail.com>

Thu, May 1, 2014 at 11:53 AM

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

Cc: Mark Coppola <mark.p.coppola@gmail.com>, todd lefkowitz <nantucketred@gmail.com>

Raul,

I too am writing with my concerns. Not sure how this development team was able to get their adjacent project approved. It is an eyesore on the community. Many of us are sick and tired of the BRA approving projects and then the ZBA rubber stamping them, that exceed allowable limits under height, FAR, and other variances sought. You, the BRA have created land speculation in South Boston with your irresponsible approvals of projects. The ZBA is to blame for this as well. Where is the hardship that these developers have that projects should be approved. If it's because they have overpaid for property, that is not a burden the community should bear. This development team has listed the top unit on their adjacent project at \$1.3 million!!! This is ridiculous and not the type of housing our community needs or wants. I do not support this project. It is too big, too dense, does not offer enough off street parking and will be an eyesore. Zoning is in place to protect communities and our quality of life, it is not in place to be completely dismissed so developers can recoup their expenditures and enrich themselves!

Sincerely, Gary Murad

147 B Street #3

Vice President, Saint Vincent Lower End Neighborhood Association

Gary Murad <garymurad@gmail.com>

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

On Wed, Apr 30, 2014 at 3:22 PM, Raul Duverge <raul.duverge@boston.gov> wrote:

Thank you for taking the time to submit your comments! I will be re-grouping with the development team over the coming week or so to discuss the issues raised during the comment period.

If you have any questions feel free to contact me at any time.

On Wed, Apr 30, 2014 at 2:53 PM, Mark Coppola <mark.p.coppola@gmail.com> wrote:

Hi Raul,

As resident of 125 B St. I wanted to reply to echo and reinforce the concerns described in Todd's email below. The development statutes should be adhered to so that the neighborhood's infrastructure does not reach a critical mass. Street parking and traffic on A St. is already an issue and are exacerbated ten fold during the winter months. The problem will only grow larger as more residences are built in the neighborhood.

Thanks,

Mark Coppola

Gary Murad <garymurad@gmail.com>

On Apr 30, 2014, at 11:41 AM, todd lefkowitz <nantucketred@gmail.com> wrote:

Thank you for taking the time to submit your comments!

Hi Raul,

I am a local South Boston resident (125 B St.) and I am writing to you in opposition of another proposed development project in my neighborhood. I have come to find out that the proposed project at 39 A Street is in violation of 7 building codes. The process of fighting developers on their constant request for variances to statutes that were put in place for a reason is become both tiring and aggravating. If a developer wishes to build in South Boston they should be required to adhere to our building codes. If they don't like it they should be turned away. The density, parking, and traffic issues that are emerging as a result of rampant development is starting to become untenable.

I need to ask, rather beg, you for support in helping to contain the on-going development so we can maintain a nice way of life in our neighborhood!

Regards,

Todd Lefkowitz

Sincerely,

Raul Duverge

Project Assistant

Boston Redevelopment Authority

One City Hall Square

Boston MA, 02201

(617)918-4492



Fwd: Project Comment Submission: 39 A Street

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

Thu, May 1, 2014 at 9:31 AM

Hi Raul,

Message for you. Let me know when the comment period is done and I'll help you download all of this at once.

Cheers,
Holly

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

From: <kentico@cityofboston.gov>
Date: Wed, Apr 30, 2014 at 6:46 PM
Subject: Project Comment Submission: 39 A Street
To: BRAWebContent@cityofboston.gov

CommentsSubmissionFormID: 116

Form inserted: 4/30/2014 6:45:39 PM

Form updated: 4/30/2014 6:45:39 PM

Document Name: 39 A Street

Document Name Path: /Projects/Development Projects/39 A Street

Origin Page Url: /projects/development-projects/39-a-street

First Name: Beth

Last Name: Ward

Organization: West Broadway Neighborhood Association Member

Email: bethward129@yahoo.com

Street Address: 141 Dorchester Avenue

Address Line 2:

City: South Boston

State: MA

Phone: (617) 596-7025

Zip: 02127

Comments: I oppose the 39 A Street Project. I was not able to make the community meeting because it was held during April vacation week and I was away with my children. They are proposing changing a one story building to a five story building. This increase in height and density is too much for our neighborhood to handle. Due to all the development in the area we need to require projects to scale down in height and density. I also feel we need to require two parking spaces per residential unit to be included in the price or rent of the unit. In addition all retail space should include parking. I am not against development. I think we need to have responsible development . Thank you Beth Ward

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



RE: A st project

karen carey <karenandkids54@msn.com>
To: "raul.duverge@boston.gov" <raul.duverge@boston.gov>

Wed, Apr 30, 2014 at 5:22 PM

From: paulineben5@yahoo.com
Subject: A st project
Date: Sat, 26 Apr 2014 15:34:40 -0400
To: raul.duverge@boston.gov

please add my name to the list of people apposed to any more over development in south Boston.

mayor Walsh, you promised you would put a stop to corruption with the bra and the developers. please give us some space to live.

please let this stop now.

sincerely
pauline bevissuto

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Date: Sat, 26 Apr 2014 15:34:40 -0400
To: raul.duverge@boston.gov

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Date: Sat, 26 Apr 2014 15:34:40 -0400
To: raul.duverge@boston.gov



1000 Street 1000 Street 1000 Street 1000 Street

39 A Street

Megan <meganaflynn@hotmail.com>

Tue, Apr 29, 2014 at 7:57 AM

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

Hi Raul,

It's been brought to my attention that the proposal at 39 A street violates many South Boston zoning laws: parking, height, outdoor space and density. Please walk around the neighborhood...you'll see a neighborhood with buildings that stretch over the sidewalks, lack of parking and a complete disregard for outdoor space and landscaping around buildings. Any design is approved...How about a park or a city tree on a sidewalk?

I feel like I am always writing these emails but the buildings are approved. I think that Boston has an incredible opportunity in South boston to create a neighborhood that is modern and an incredible example of good green building practices and open spaces. Instead, it's the wild west where buildings are approved without regard of a plan and strategy.

Thank you for your time,
megan

Megan Flynn
617-283-7007 cell

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

parking
height
outdoor space
density
buildings
stretch over the sidewalks
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park or a city tree on a sidewalk

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617-283-7007 cell

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park or a city tree on a sidewalk



Re: 39 A St Concerns

Mark Coppola <mark.p.coppola@gmail.com>

Wed, Apr 30, 2014 at 2:53 PM

To: todd lefkowitz <nantucketred@gmail.com>

Cc: "raul.duverge@boston.gov" <raul.duverge@boston.gov>, Gary Murad <garymurad@gmail.com>

Hi Raul,

As resident of 125 B St. I wanted to reply to echo and reinforce the concerns described in Todd's email below. The development statutes should be adhered to so that the neighborhood's infrastructure does not reach a critical mass. Street parking and traffic on A St. is already an issue and are exacerbated ten fold during the winter months. The problem will only grow larger as more residences are built in the neighborhood.

Thanks,
Mark Coppola

On Apr 30, 2014, at 11:41 AM, todd lefkowitz <nantucketred@gmail.com> wrote:

Re: 39 A St Concerns

Hi Raul,
I am a local South Boston resident (125 B St.) and I am writing to you in opposition of another proposed development project in my neighborhood. I have come to find out that the proposed project at 39 A Street is in violation of 7 building codes. The process of fighting developers on their constant request for variances to statutes that were put in place for a reason is become both tiring and aggravating. If a developer wishes to build in South Boston they should be required to adhere to our building codes. If they don't like it they should be turned away. The density, parking, and traffic issues that are emerging as a result of rampant development is starting to become untenable.

I need to ask, rather beg, you for support in helping to contain the on-going development so we can maintain a nice way of life in our neighborhood!

Regards,

Todd Lefkowitz

Thanks,
Mark Coppola

On Apr 30, 2014, at 11:41 AM, todd lefkowitz <nantucketred@gmail.com> wrote:

Re: 39 A St Concerns

Mark Coppola

Todd Lefkowitz



39 A St Concerns

1 hour ago

todd lefkowitz <nantucketred@gmail.com>
To: raul.duverge@boston.gov
Cc: Gary Murad <garymurad@gmail.com>

Wed, Apr 30, 2014 at 11:41 AM

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Todd Lefkowitz

todd lefkowitz <nantucketred@gmail.com>
To: raul.duverge@boston.gov
Cc: Gary Murad <garymurad@gmail.com>

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Regards,

Todd Lefkowitz



Raul Duverge <raul.duverge@boston.gov>

39 A St.

judy dindy <jad171@verizon.net>

Wed, Apr 30, 2014 at 1:23 PM

To: raul.duverge@boston.gov

Cc: nantucketred@gmail.com, michael.flaherty@boston.gov

To Raul Duverge

We are residents of South Boston. We live at 125 B St.

We are in opposition to the development at 39 A St. for several reasons.

This project is in violation of 7 building codes.

These violations include height, parking, and set back restrictions.

We strongly urge you to follow our zoning codes as they stand and stop allowing contractors to build in violation of these codes.

The over building here in South Boston is effecting our quality of life.

Thank You

Michael and Judith Dindy

judy dindy <jad171@verizon.net>

To: raul.duverge@boston.gov

Cc: nantucketred@gmail.com, michael.flaherty@boston.gov

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judy dindy <jad171@verizon.net>

To: raul.duverge@boston.gov

Cc: nantucketred@gmail.com, michael.flaherty@boston.gov

To Raul Duverge



Anti-Dumping and Dumping Prevention Act

39 A Street South Boston

karen carey <karenandkids54@msn.com>

Wed, Apr 23, 2014 at 8:51 AM

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

Cc: "mark.mcgonagle@boston.gov" <mark.mcgonagle@boston.gov>, "linda.dorcenaforry@masenate.gov" <linda.dorcenaforry@masenate.gov>, "nick.collins@mahouse.gov" <nick.collins@mahouse.gov>, "eric.prentis@boston.gov" <eric.prentis@boston.gov>, "Micheal.F.Flaherty@boston.gov" <micheal.f.flaherty@boston.gov>, "bill.linehan@boston.gov" <bill.linehan@boston.gov>, "sean.pierce@masenate.gov" <sean.pierce@masenate.gov>, "Stephen.Murphy@cityofboston.gov" <stephen.murphy@cityofboston.gov>, "ayanna.Pressly@cityofboston.gov" <ayanna.pressly@cityofboston.gov>, "mayor@boston.gov" <mayor@boston.gov>

Raul Duverge

Boston Redevelopment Authority

One City Hall Square, 9th floor

Boston, MA 02201

Dear Mr Duverge,

I am STRONGLY OPPOSED to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code that are being violated to build the proposed 23 unit, 5 story condo complex on this small piece of property.

What South Boston does not need is more over-sized condo buildings. That particular neighborhood has numerous residential units already, more currently being built, more approved units pending construction that go way beyond zoning rules. Adding another one makes no sense to this already overburdened town.

The developer is asking to change zoning to residential, adding 23 units with inadequate parking, inadequate lot size, floor are ratio 3:1, insufficient side and rear yard, and open space, and build 18 feet over height restriction.

As a South Boston resident, I am asking that the developer's plan stay within the zoning guidelines to protect and preserve what's left of this neighborhood. The neighborhood cannot absorb this proposal as is, our space, resources, and infrastructure cannot handle any additional burdens due to over development of residential units or any development not with in keeping of the zoning codes that were put in place to preserve the neighborhood and protects it's people. Because of overdevelopment, it is widely known our quality of life is less than zero and to ask any more from the encumbered neighbors of South Boston purely for any developers financial gain is irresponsible and immoral.

Dear Mr

Thank you for adding my letter to the list of opposition comments regarding this project.

Sincerely,

Karen Carey

7 Pacific Street

South Boston

What's

some

www

enc. pr

100

100



raul.duverge@boston.gov

39A St

Billy Higgins <451street@gmail.com>

Wed, Apr 23, 2014 at 11:41 AM

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

Raul:

I was in attendance last night at the meeting for 39A St.

First I appreciate you keeping the meeting on topic, as some if these tend to get off base.

As a resident and business owner in South Boston, I just wanted to voice my support for the project. I have been a little involved with Mr McCathy on some other projects he was involved in and know him to be a very reasonable person and quite accommodating when legitimate and valid concerns need to be addressed. I am one to embrace the development as there still seems to be one eye sore after another still affecting our neighborhood. These guys clearly have chosen locations where their development enhances the neighborhood and I believe they have done it with this location as well.

There was some very good input about the parking being more important than the retail/commercial street level space. Definitely a tough street for a business. I will be sure and introduce myself to you at the next meeting.

Billy Higgins

Sent from my iPhone

39A St

Billy Higgins

To: "raul.duverge@boston.gov"

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Raul Duverge <raul.duverge@cityofboston.gov>

39 A Street South Boston

Boutin, Jean <jboutin@tuftsmedicalcenter.org>

Wed, Apr 23, 2014 at 10:54 AM

To: raul.duverge@boston.gov

Cc: mark.mcgonagle@boston.gov, linda.dorcenaforry@masenate.gov, nick.collins@mahouse.gov, eric.prentis@boston.gov, micheal.f.flaherty@boston.gov, bill.linehan@boston.gov, sean.pierce@masenate.gov, stephen.murphy@cityofboston.gov, ayanna.pressly@cityofboston.gov, mayor@boston.gov

Subject: 39 A Street South Boston

Date: Wed, 23 Apr 2014 08:51:43 -0400

Raul Duverge

Boston Redevelopment Authority

One City Hall Square, 9th floor

Boston, MA 02201

Dear Mr Duverge,

I am **STRONGLY OPPOSED** to the proposal to change the zoning code for 39 A Street, South Boston from light industrial to residential due to the numerous zoning code that are being violated to build the proposed 23 unit, 5 story condo complex on this small piece of property.

What South Boston does not need is more overpriced condo buildings. That particular neighborhood has numerous residential units already, more currently being built, more approved units pending construction that go way beyond zoning rules. South Boston is already over developed. It seems developers want to build condo complexes on even postage sized lots. The traffic into and out of South Boston is out of control. It is not only parking that is impacted but ordinary traffic as well. Although the MBTA has several bus routes in South Boston, all of the buses during rush hour are overcrowded and 2-3 filled buses pass by riders who are waiting at bus stops on the west side (where this proposal is located) before they can board a bus. The developers are motivated to make as much money as possible, they are not concerned about the community or what their developments will mean for the people who live in South Boston. Of all the multiple condo developments built in South Boston over the past 10 years, not one was marketed for affordable housing. South Boston has very few families left. The old three deckers that used to be two - three bedrooms have been converted into smaller condos. When converted they do not have parking spaces, and they are marketed to upper middle class singles. Developers are consistently going before the zoning board and are being allowed changes to the zoning codes. I understand that living space in South Boston is at a premium, but the very fabric of this community is being destroyed by developers who over build in my community and at night return to their residences outside of the city. Mayor Walsh, Rep Collins, Sen Dorcena-Forry, Councilman Linehan and Flaherty and Councilwomen Pressley have all campaigned on behalf of the middle-class. It is my hope that they will also fight against the continuing over-development of the community. There are so many changes happening so quickly in South

Boston proper, (not counting the water-front area) that there seems to be community meetings nightly, and it is impossible to keep track of all the proposed changes. I believe that because a developer buys a property it does not give him carte-blanc to change the zoning codes just to benefit his development without a thought to what it brings to the community. There is not one recent development in South Boston that benefits the ever shrinking working class that is left in the City of Boston. Boston is quickly becoming a city of the upper class at the cost of the working class family. Families are the foundation of diverse cities, all the overpriced condo developments are changing Boston to a city of transients who leave the city once they have families.

The developer is asking to change zoning to residential, adding 23 units with inadequate parking, inadequate lot size, floor area ratio 3:1, insufficient side and rear yard, and open space, and build 18 feet over height restriction. He knew the zoning code when he brought the property and should not receive variances to change them. I urge the city to respect the wishes of the community and also urge my elected officials to listen to their constituents. This issue has become the most important issue in the South Boston community and I will vote for the elected officials who officially and publicly refute this proposal, and I will not vote for any candidate who votes for over-development or who keeps silent on this issue.

As a South Boston resident, I am asking that the developer's plan stay within the zoning guidelines to protect and preserve what's left of this neighborhood. The neighborhood cannot absorb this proposal as is, our space, resources, and infrastructure cannot handle any additional burdens due to over development of residential units or any development not within keeping of the zoning codes that were put in place to preserve the neighborhood and protect its people. Because of overdevelopment, it is widely known our quality of life is less than zero and to ask any more from the encumbered neighbors of South Boston purely for any developer's financial gain is irresponsible and immoral.

Thank you for adding my letter to the list of opposition comments regarding this project.

Sincerely,

Jean Boutin

12 Atlantic Street

South Boston, MA 02127

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Tufts Medical Center HIPAA Hotline at (617) 636-4422. If the e-mail was sent to you in error but does not contain patient information, please contact the sender and properly dispose of the e-mail.



Raul Duverge <raul.duverge@boston.gov>

39 A street project

paz <pz57zp@yahoo.com>

Tue, Apr 22, 2014 at 9:02 PM

Reply-To: paz <pz57zp@yahoo.com>

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

To Whom It May Concern, I want to support the developers and project for the 39 A street development. They have made the changes asked for by me, and the West Broadway Neighborhood Association. Placing trash and recycling internally, providing bike storage, adequate garage space for vehicles, providing street trees, and not proposing useless retail space. I totally support their project. Peter Zalewski 36 A Street

39 A street project

paz <pz57zp@yahoo.com>

Reply-To: paz <pz57zp@yahoo.com>

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

39 A



Raul Duverge <raul.duverge@boston.gov>

Fwd: 39 A St.

1 message

Timothy Johnson <architecttj@verizon.net>
To: Raul Duverge <raul.duverge@boston.gov>
Cc: William Gleason <wbnamail@gmail.com>

Wed, Apr 9, 2014 at 11:13 AM

Bill, I am forwarding to our Project Manager for Small Projects Review, Raul Duverge.
Tim

Begin forwarded message:

From: William Gleason <wbnamail@gmail.com>
Subject: Re: 39 A St.
Date: April 9, 2014 11:00:25 AM EDT
To: Timothy Johnson <architecttj@verizon.net>
Cc: Patrick Mc Devitt <pmddonegal@gmail.com>, Charles Mc Carthy <mccarthycharles2011@gmail.com>, gmorancy@admorlaw.com, Eric Prentis <eric.prentis@boston.gov>, Ryan Spitz <ryan.spitz@boston.gov>, john.allison@boston.gov, David Biele <david.biele@mahouse.gov>, SEAN PIERCE <SEAN.PIERCE@MASENATE.GOV>, Lorraine Downey <chefantares@gmail.com>, Frank Spalluzzi <fspalluzzi@aol.com>, Monique Hall and Dave Leonard <daveleonard9@gmail.com>, Bill Gleason <billyinboston@aol.com>

Hi Tim,

Thank you for coming out last night and presenting 39 A St to the group. The presentation was overall well received. There were of course many comments and suggestions we would like to see improved before a public BRA Meeting. Some of the highlights were:

- First and foremost the new information that we learned at your presentation that the parcel immediately abutting yours is currently seeking zoning for a similar project. The pace of development continues to be fast and furious and we need be prudent in our decisions getting as much information as we can to make collaborative informed decisions as group.
- Traffic flow. We need to establish that presented traffic flow is a legal option. Is there a public access to have cars enter Silver St from W Broadway as presented. With a project this size and new information of a similar project next door we need to establish the best way for increased new traffic to flow within the neighborhood. Seeking zoning relief and community support before knowing this is not the way to go. There are often ways to accomplish better traffic patterns when two adjoining projects team up.
- First floor residential units were not well received. Discussion around the use of first floor square footage being used for residential and retail seemed to flow around the lack of retail success on this end of A St, that we have more retail space coming at Allele II, and the fact that these were very small. Better use of the space from community input was the need for internal trash and recycling and bike storage. This would also help improve your FAR by reducing unit count and increase

parking.

- Exterior finishes and design. The group expressed a strong desire to see better exterior finished than another "hardy plank box". Although the group has worked with you and the proponents before , stated inability to bring a better design, or potentially any graphics at all to a community meeting on April 22 leave us uneasy. This is a very aggressive timeline to ask the community on 2 weeks notice to be ready for a BRA meeting. We are very busy with community meetings several nights a week and this is our first notice.

- Community Benefits/ Mitigation. Digesting a project of this size in an ever changing neighborhood requires us to have thoughtful conversations around these issues and how the project relates to the neighborhood. The best measures of mitigation and community benefits for this project will require us to get at least loose understanding of the adjacent parcel owners plans.

For these stated reasons we feel it would be more prudent to set up a follow up meeting with the WBNA Leadership Group before moving forward with an April 22nd Public Meeting. In the climate of development in South Boston today we need more time and information to head into a public meeting with support of the project. The time we put into these meetings and processes around development of both small and large projects is volunteer time and quite frankly exhausting. We ask that you be more cognizant of our time.

There appears to be great support for your project at 39 A St, and we look forward to all parties getting to a position of full support for the project before we head into a public meeting with sufficient notice to the community.

Sincerely,

Bill Gleason
Lorraine Downey
Frank Spaluzzi
David Leonard

On Thu, Mar 20, 2014 at 8:03 AM, Timothy Johnson <architecttj@verizon.net> wrote:

Bill,
Confirming 4/8 presentation to the WBNA.
Do you need any drawings at this point?
Pls advise,
Tim
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Boston, MA 02127
Tel: 617-464-4363
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