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## Project Comment Submission: 54 Pleasant Street

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[kentico@boston.gov](mailto:kentico@boston.gov) <[kentico@boston.gov](mailto:kentico@boston.gov)>

Thu, Jun 22, 2017 at 5:56 PM

To: [BRASWebContent@cityofboston.gov](mailto:BRASWebContent@cityofboston.gov), [john.campbell@boston.gov](mailto:john.campbell@boston.gov), [jeff.ng@boston.gov](mailto:jeff.ng@boston.gov), [comment\\_email\\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com](mailto:comment_email_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com)

CommentsSubmissionFormID: 1808

Form inserted: 6/22/2017 5:55:21 PM

Form updated: 6/22/2017 5:55:21 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Jennifer

Last Name: Watkins

Organization:

Email: [REDACTED]

Street Address: 123 Stoughton Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: I have owned my home, 1 1/2 blocks from this site, since 1989. I have seen quite a bit of change in the neighborhood -- most for the better, but not all. While I recognize the desire among developers and the city's tax collector's to increase residential density by granting zoning variances and generally ignoring the established norms of our neighborhoods, there has to be a limit. 17 units in a single lot that is probably zoned for a 2-family is wildly excessive. This is already a VERY busy intersection with a daycare center next door and an elementary school a block away. An underground parking lot with 20 cars pulling out onto Dorchester Ave and crossing a sidewalk is asking for trouble. Additionally, many families in our community have been pushed out by skyrocketing prices. Are these all one bedroom condos? And only 2 out of 17 are 'affordable'? So they aren't targeted to families at all if they are such small units. Jamming so many units in such a small space is just greedy. The community needs a decent coffee shop / bakery / or upscale bar/grille on that first floor not more condos for transient yuppies who will stay for 2 years then flip the unit. As a longtime resident, I oppose this excessive density and would suggest mixed commercial and fewer, larger residential units.

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Jun 22, 2017 at 6:04 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1809

Form inserted: 6/22/2017 6:04:18 PM

Form updated: 6/22/2017 6:04:18 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Cassandra

Last Name: McDonald

Organization:

Email: [REDACTED]

Street Address: 134 Cushing Ave Apt 2

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: The footprint of the building does not fit into the neighborhood; it looks like a school and is unattractive due to the scale, box-like feel, and the windows. Traffic congestion and the lack of parking associated with the plan are major hindrances for the neighborhood. My worst nightmare would be for this neighborhood to turn into southie; the reason why I didn't buy there is because I like to have friends and family visit and there isn't even a spot where you can pay to park in southie in order to entertain. Commercial space on the first floor would be a welcome alternative to this plan or breaking up the plan to multiple buildings with surrounding green space is also welcome. I would prefer for this lot to remain commercial. It's large enough to have a market, gym, daycare for humans or pets, or multiple restaurants.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Jun 22, 2017 at 8:23 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1810

Form inserted: 6/22/2017 8:23:09 PM

Form updated: 6/22/2017 8:23:09 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Kelly

Last Name: Williamson

Organization:

Email: [REDACTED]

Street Address: 69 Pleasant Street

Address Line 2: #3

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: I live across the street, also at the corner of Pleasant and Stoughton, and welcome this proposed project to the neighborhood! I'm in fully support of higher density housing in the city and creating opportunities for more first time home buyers to break into the market (as I did in the neighborhood last year). I appreciate the low rise nature of the building and it's aesthetic appeal. Would love to see ground floor commercial space in these types of properties, even if it meant adding an additional level to the top, but recognize that is not likely with this project. I also appreciate the parking provisions.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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**kentico@boston.gov** <kentico@boston.gov>

Thu, Jun 22, 2017 at 10:57 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1811

Form inserted: 6/22/2017 10:57:42 PM

Form updated: 6/22/2017 10:57:42 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Colleen

Last Name: Paiva

Organization:

Email: [REDACTED]

Street Address: 40 Sawyer Ave

Address Line 2: 2

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Neutral

Comments: As homeowners in the neighborhood of this proposed building, we would like to see more opportunities for young families to buy here. We are raising our own young family here with no plans to sell/move out of the area. Building condos with more than just 1-2 bedrooms will encourage families to live here, instead of singles who will leave when they start a family. The building looks beautiful but it would be nice to offer more space for the community to grow and raise children here.

[Quoted text hidden]





John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Jun 23, 2017 at 10:08 AM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1812

Form inserted: 6/23/2017 10:08:19 AM

Form updated: 6/23/2017 10:08:19 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Jeffery

Last Name: Newton

Organization:

Email: [REDACTED]

Street Address: 43 Downer Ave

Address Line 2: Unit 1

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: This area of Dorchester lacks many amenities due to lack of density. Many new residences to the immediate vicinity have come without a car, so there is a dire need for services in the immediate area. This project (and others like it) will help increase density and draw new businesses to serve them and those who already live here. Who knows, maybe one of these newcomers will see an opportunity to build on some of the abandoned lots that dot Dorchester Ave. It's a win-win for everyone.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Jun 23, 2017 at 6:09 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1814

Form inserted: 6/23/2017 6:08:57 PM

Form updated: 6/23/2017 6:08:57 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Jon

Last Name: Melick

Organization:

Email: [REDACTED]

Street Address: 18 Victoria Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Neutral

Comments: I would rather see the existing building repaired and expanded upon -- old Greek Revival buildings are getting rarer and rarer; and I'll never forget how an 18th century house was torn down, in Neponset, so that condos could be shoehorned into the lot. Having said that, it's not my money that's involved; and if it is not to be that the old building is to be saved, I would want to see it replaced by a building which blends into the streetscape, which I see regularly since I live just around the corner. This building seems to meet that creiterion.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Jun 23, 2017 at 6:35 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1815

Form inserted: 6/23/2017 6:34:56 PM

Form updated: 6/23/2017 6:34:56 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Stephanie

Last Name: Temkin

Organization:

Email: [REDACTED]

Street Address: 59 Pleasant Street

Address Line 2: Unit 2

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: I support this project assuming the following: a formal property management company will manage 100% of the upkeep - there will be improvements made to the green space on Pleasant Street as a whole - there is high level focus on the impact of putting a driveway on an extremely busy intersection -please consider one way entrance on Pleasant (right turn only) and a one way exit on pearl. (Right turn only). I live directly across the street and will be of higher impact by this than most others. We are concerned about construction dust and debris during the process. Am OPPOSED to the rendering I saw of the 9 unit apartment building.

[Quoted text hidden]

To Whom it May Concern,

My name is Nicole Giglio and I purchased my home at 8 Mount Cushing Terrace in Dorchester last year. Anyone who has recently pursued the dream of homeownership will probably tell you how incredibly difficult and competitive it was because of the lack of inventory. It's great to see the City of Boston striving and so many wanting to call it home, but the lack of development in neighborhoods like Dorchester has resulted in an extreme housing shortage with quickly escalating prices. The solution is realistic density and increase to our housing stock to make an actual impact.

I've reviewed the plans of the proposed project located at 54 Pleasant Street and I commend the developer for investing in designing a building that is both architecturally significant and functional for the space it will be occupying. I also like that the developer is willing to spend the money to add underground parking.

I fully support the building of 17 units at 54 Pleasant Street.

Sincerely,

Nicole Giglio  
8 Mount Cushing Terrace, Unit 2  
Dorchester, MA 02125  
[REDACTED]

Hello,

We are owners of a condo unit at 944 Dorchester Avenue that our son lives in and have also bought a condo at 328 Savin Hill Ave that we will live. I am writing to express our support for the proposed new construction of 17 residential units over a 20 space parking garage that will be located at 54 Pleasant Street in Dorchester, MA.

This thoughtful plan to add new housing stock that incorporates off street parking via the underground garage structure is a welcome addition to this vibrant neighborhood. We appreciate the efforts this developer and their design team have made to blend this project into the surrounding residential homes in the area.

Sincerely,

Tony and Ann Tanery

A solid black rectangular redaction box covering the signature area.



To Whom it May Concern,

I am writing to express my wholehearted support for the development proposal to build 17 units of housing with an underground parking facility at 54 Pleasant Street in Dorchester.

The neighborhood needs more housing and I think the developer's efforts to incorporate underground parking to offset the impact to the neighborhood should be commended. My only request is that the exit of the garage be designed in such a way that it is only possible to turn right onto Pleasant Street heading north in an effort to minimize the impact to the intersection of Stoughton Street and Pleasant Street.

I look forward to continued development and revitalization of our aging housing stock in Dorchester and applaud developers' efforts to incorporate the architectural character of the surrounding neighborhood into their designs.

Thank you in advance for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to contact me. Please let me know if there is anything additional I can do to support this development.

Sincerely,

Tony Gale  
2 Pleasant St, Unit #3  
Dorchester, MA 02125  
[REDACTED]

To Whom it May Concern:

I am a 25+ year resident of Dorchester, as a homeowner both on Jones Hill, and now in the Savin Hill Flats.

I am in favor of the recent development of Dorchester, and I have been pleased over the recent years that so many others have taken notice of all that our borough has to offer. And, while I typically prefer to salvage homes where possible, I also respect that homes without major significance or those that sit on prime pieces of real estate, can and should be put to better use.

Because the city needs more housing, and because I am a strong believer in aesthetics and good architecture, I would like to voice my support of the development of 54 Pleasant Street in its current form.

I have attended some of the presentations for 54 Pleasant Street and I was impressed with the design and scale of the project. I believe the building would be an excellent addition to the neighborhood.

I respect the promise of the developer that the units will be condominiums, and owner-occupied. And I like that the parking will be sub-grade and not visible from the street. While I also respect the concerns of some neighbors regarding density, I don't feel that 17 units will strain the neighborhood, and the scale of the building is in keeping with the large church next door.

I do hope this developer and others will work closely with the City of Boston to study the traffic patterns on Pleasant Street and Dorchester Avenue. But I also feel that larger-scale planned developments such as DotBlock will have a much greater impact.

Sincerely,

Dave Eaton

[REDACTED]

Andy Lescynski

██████████  
95 Sawyer Ave Unit 3  
Dorchester, MA 02125

May 9, 2017

To Whom It May Concern:

I would like to convey me deepest concerns for our housing market in Dorchester. I have spent almost a full year looking for a decent home that I could afford with my partner in this wonderful neighborhood and it was quite difficult. When I heard about the project planned for 54 Pleasant street I was more than excited to commit my support. I think the idea of having 17 units with underground parking is brilliant! We need more places for people to live and especially condos where we can grow a long-lasting community. I look forward to a beautiful and prosperous Dorchester that makes room for all that would like to come!

Sincerely,

Andy Lescynski

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To Whom It May Concern,

My name is Matt Colaneri, I've been a Dorchester resident for 5 years and am voicing my support for the 17 unit condo project at 54 Pleasant Street.

Originally I lived in the St. Marks neighborhood, and after a couple years there I relocated to DNA Lofts at 944 Dorchester Ave. For the past 3 years I've been a resident of this complex and recognize the benefits large buildings bring to neighborhoods like Pleasant St. When condo buyers invest in neighborhoods it improves life for all of it's residents. Residents of larger buildings advocate for improvements of parks, pedestrian safety, public transportation and public safety.

This developer has spent time to understand the neighborhood including the existing architecture, density issues, parking issues and landscaping. I believe this development would add significant value to the pleasant street area and improve property values for all neighboring properties.

Please don't hesitate to reach out should you have any questions or would like further feedback.

Thanks,



Matt Colaneri

C. [REDACTED]

E. [REDACTED]@[REDACTED].il.c

944 Dorchester Ave

Apt 38

Dorchester, MA 02125

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To Whom it May Concern,

I am excited to hear about the proposed 17 unit condo project located at 54 Pleasant Street. It is well know that there is a housing shortage for owner occupants, specifically for condos in all areas of Dorchester. The shortage has resulted in steadily increasing prices and affordability is becoming a real issue. Having said that, I have been managing a local restaurant in Savin Hill for almost 10 years and I have seen first hand the contribution that new homeowners are providing in and around the Savin Hill and Jones Hill area. I understand that if this project isn't approved the developer will build a much less appealing structure because of cost restraints with surface parking which likely will be rentals- Personally I would very much prefer new owner occupants than almost 30 new renters in such an already heavily condensed rental community.

I give my full support to the proposed project at 54 Pleasant Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Haase". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gretchen Haase  
546 Gallivan Blvd  
Dorchester, MA 02124



To whom it may concern,

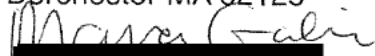
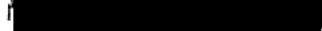
As a small family owned business that has been a part of the neighborhood for several decades we have watched the transformation of Dorchester firsthand. We believe that the proposed 17-Unit condo project at 54 Pleasant Street will be a great addition to the neighborhood and will help ensure that small business like ours will continue to thrive for years to come.

We give our full support to the proposed project.

Sincerely,

Michael Galvin  
Proprietor of Harp + Bard Restaurant  
1099 Dorchester Ave.  
Dorchester MA 02125

Maura Galvin  
Manager of Harp + Bard Restaurant  
1099 Dorchester Ave.  
Dorchester MA 02125

To whom it may concern:

I have seen the prospective plans for 54 Pleasant Street and I think the development would be a great asset for that part of Dorchester.

There are many positives that stand out with this project;  
The underground parking  
They will be condos and not apartments  
The condos look like they will be very nice and attractive for the market.

Dorchester is thriving and obviously the neighborhoods are growing. I work right near this project at the Edward Everett Elementary School and so I really am looking forward for young couples to possibly stay and raise their family and walk their children to a great Elementary school.

Looking forward to this project!

Sarah Heffernan  
Community Field Coordinator  
Edward Everett School  
71 Pleasant Street  
[REDACTED]

To Whom It May Concern:

I live at 1 Victoria St. I looked over the plans and I think building condos where the funeral home is will be a good idea. Looking forward to the development.

The underground parking is key.

Paula Carvalho  
1 Victoria St  
Dorchester MA



To Whom it May Concern;

May 19, 2017

I am writing this letter of support for the new development planned at 54 Pleasant Street in Dorchester. It is my understanding that there are 17 units with 20 parking spaces in the plan.

Adding the underground parking, so as not to add more street parking congestion in the area, is an important detail in the developer's plans. I would recommend that the plan for the driveway be reviewed as not to cause additional issues at the Stoughton St/Pleasant St intersection.

The plans I reviewed included consideration for older structures and are key to neighborhood improvement and adding value to neighboring homes. This new development takes in consideration the history and look of the existing neighborhood. I do feel having these built as condos, and not rental apartments, will add more neighbors that will take pride and be involved in our neighborhood association, striving to keep the area clean and safe for all.

I look forward to seeing the progress of this development. Please reach out to me with any questions you have or support you may need.

Sincerely;

A handwritten signature in black ink, appearing to read 'Henrique Schmidt', with a stylized flourish extending to the right.

Henrique Schmidt  
67 Bakersfield Street  
Dorchester, MA 02125

To Whom it May Concern;

May 19, 2017

I wanted to send along my support for the new development plan to build 17 units of housing at 54 Pleasant Street in Dorchester.

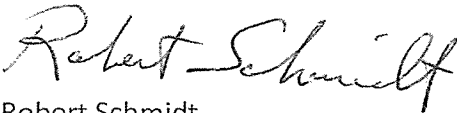
I am impressed with the developers plans to include underground parking in order to not add more on-street parking congestion in our neighborhood. I do think it would be best if the plan for the driveway included a right turn only sign when exiting, as not to cause issues at the Stoughton St/Pleasant St intersection.

Positive and considerate development of older structures are key to neighborhood improvement and add value to neighboring homes. The plans for this new development take in consideration the history and esthetic of the existing neighborhood. I also feel having these developed as condos, and not rental apartments, will bring in more neighbors who will be involved in our neighborhood association and work to keep the area clean and safe for everyone.

My hopes are that the developer does stay true to his plans for an attractive landscape that will add a positive esthetic to the area as well.

I look forward to seeing positive progress of this development and encourage you to reach out to me with any questions or support you may need.

Best Regards;

A handwritten signature in cursive script that reads "Robert Schmidt". The signature is written in black ink and is positioned above the typed name and address.

Robert Schmidt  
67 Bakersfield Street  
Dorchester, MA 02125



To whom it may concern:

I am writing to give my full support to the 17-unit condominium project as has recently been presented. Dorchester is going through a fantastic period of revitalization, and I believe that this project fits right in. The developer has done a great job of not only designing a structure which is quite nice, but has incorporated green space and underground parking which I and others very much appreciate. I think this development, with the goal of having owner-occupied condos, will make for a great addition to our neighborhood!


I understand there are specific concerns with the traffic flow in and out of the building - but am confident those can be easily addressed. For example, I support a proposal to restrict traffic coming out of the building to one-way onto Pleasant St. Or there may be other proposals to discuss which would work equally well. With these types of decisions, I'm confident specific concerns like this can be addressed.

Sincerely,

Neal Weinman

67 Bakersfield St, Unit B

Dorchester, MA 02125



To whom it may concern

My name is Mohsen Haidar and I am an owner of 190 Sydney Street in  
Dorchester and I am writing to show my support for the development of 54  
Pleasant Street.

I have reviewed the plans and feel that the designs and space keeps in line with  
the surrounding homes and condos. The project will provide much needed  
housing in our area.

Thank you and best of luck!

Sincerely,

A handwritten signature in black ink, appearing to read 'Mohsen Haidar', with a long horizontal flourish extending to the right.

Mohsen Haidar  
190 Sydney Street  
Dorchester, MA  
02125

To Whom this may concern,

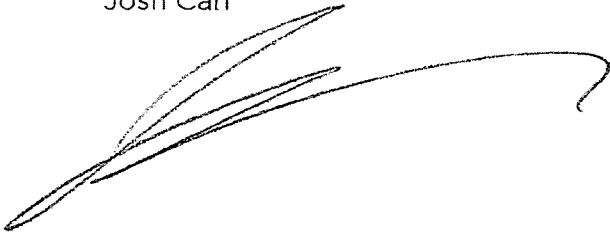
My name is Josh Carr and I am a resident of 22 Taft Street, Unit 3 in Dorchester, Massachusetts.

I support the proposed project at 54 Pleasant Street because I believe it will promote positive growth within the community. This building will allow more families and young professionals, that care about the neighborhood, to move into Dorchester where there is a clear shortage in the real estate inventory.

The neighborhood is desperately in need of more housing. With the Boston metro prices increasing, families and working professionals are being forced to look elsewhere. Their resources, passion for where they live and economic contribution to Dorchester will help the area grow into something even more special than it already is.

I commend the developer for designing a stunning building that still holds true to the historic architecture throughout the neighborhood. Also, I believe the layout schedule, number of beds, garage parking, etc. is right for the building and look forward to seeing the finished product.

Sincerely,  
Josh Carr

A handwritten signature in black ink, appearing to read "Josh Carr". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

To Whom It May Concern:

My name is Micah San Antonio and I'm the owner of 41 Pearl Street Unit 2 I purchased my condo in 2007 and have witnessed the transformation of the neighborhood over the past several years. Dorchester has always been a vibrant neighborhood, but it has really flourished in recent history with the increase of home ownership in the area.

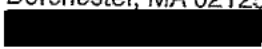
I value the developers attention to detail and amount of green space. I'm also happy to see the plans include 20 underground parking spaces

I fully support the proposed 17 unit condo development at 54 Pleasant Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'Micah San Antonio', written in a cursive style.

Micah San Antonio  
41 Pearl Street, Unit 2  
Dorchester, MA 02125



Chris Gathman  
62 Sawyer Ave #2  
Dorchester, MA  
02125

June 14, 2017

To Whom It May Concern:

My name is Chris Gathman. I own and live on Jones Hill in Dorchester. I am writing because I would like to share my support, without any hesitation, for the development of 54 Pleasant Street.

I attended a few of the presentations for the proposed development of 54 Pleasant Street. I think this attractive development would be a great addition to our neighborhood. The developer's proposal includes 17 owner occupied condominiums, and underground parking!!

This proposed project will add owner occupied inventory and more affordable units to the area. The underground parking will keep cars from being parked on the street. This building will also add greater diversity to the architecture of the area. It also looks like it will be nicely landscaped with green space in front of it.

I am writing this letter to state that I completely 100% support this project!

Thank you!

Sincerely,  
Chris Gathman

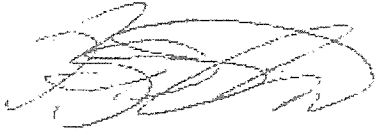
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To Whom it May Concern,

I'm writing to express my support for the proposed project located at 54 Pleasant Street. As a business owner in the neighborhood for 12 years I've witnessed the transformation of the neighborhood first hand and the impact it has had on the surrounding businesses. When Dbar first opened our doors in 2005 the majority of our customers drove from surrounding neighborhoods, but that is no longer the case. Because of increased homeownership, density, and safety in the neighborhood, the majority of our patrons now arrive on foot or via ridesharing services. I believe that sensible and well designed developments like the proposed 17 unit condo project at 54 Pleasant Street meets the needs of the area and will increase the walkability of the neighborhood, further decreasing the need for cars. I appreciate the developers attention to detail in design and taking on the expense of providing underground parking.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Piccini', with a stylized flourish at the end.

Brian Piccini  
Owner, dbar  
1236 Dorchester Ave  
Dorchester, MA 02125

July 23, 2017

To Whom It May Concern:

I am writing in support of the currently proposed project at 54 Pleasant St,  
Dorchester as outlined on the date of this letter at this website:

<http://www.bostonplans.org/projects/development-projects/54-pleasant-street>

Boston needs housing, and I think this type of density, especially when parking is  
provided  $\geq 1$  space/unit, would do a lot for the Savin Hill/Jones Hill/Uphams Corner  
vicinity

Sincerely,



Matthew Hibbert  
109 Stoughton St  
Dorchester MA 02125

Dear Ma'am or Sir,

As a resident of the neighborhood, I wanted to pass on my support of the project planned for 54 Pleasant Street. To me, there are several benefits of having this built, the single most important one being home ownership for more people. Home owners are what makes a great neighborhood better. Living in the place where they own property, they make sure the neighborhood and its residents are happy, safe and involved, and home owners pass this vigor along to others.

This intersection is a busy one, and one that needs to show off the beauty of our neighborhood. The tired, old funeral parlor doesn't do that. Visitors to the neighborhood need to know that we care about our first impressions, and this is a great way to put our best foot forward. Progress towards doing that is something I'm excited about. I see no disadvantage to this project being built, and one of its most attractive features, the underground parking garage, assures that the effect of drivers looking for places to park is kept to a minimum.

As such, I fully support the project and I hope it is given speedy approval to move along.

Regards,

Dermot Lahey  
41 Sumner St Unit 1  
Dorchester, MA 02125



To whom this may concern,

I've been a Dorchester resident since 2011 and am writing in support of this project.

I've had the opportunity of really getting to know Dorchester and its neighborhoods. First living on Jones Hill, then Savin Hill, and two years ago we bought our home on Meetinghouse Hill.

I support the developer's vision of the 54 Pleasant Street Project's proposed project description (3 stories, 17 units) and most importantly that it incorporates the necessary onsite garage parking (20 parking spots!).

As we all know parking is tough in Boston and we need more projects that include off-street parking.

I find it really refreshing to see Dorchester's revitalization and as a home owner, this too helps with our property values.

Thank you and looking forward to seeing this project unfold.

Have a stellar day -

A handwritten signature in black ink, appearing to read 'M Huisman', with a long horizontal flourish extending to the right.

**Matthew Huisman**  
12 Juliette Street, #3  
Dorchester, MA 02122

To Whom it May Concern,

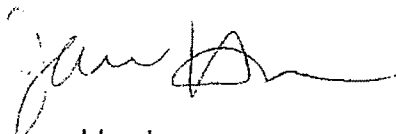
I am writing to express my wholehearted support for the development proposal to build 17 units of housing with an underground parking facility at 54 Pleasant Street in Dorchester.

The neighborhood needs more housing and I think the developer's efforts to incorporate underground parking to offset the impact to the neighborhood should be commended. My only request is that the exit of the garage be designed in such a way that it is only possible to turn right onto Pleasant Street heading north in an effort to minimize the impact to the intersection of Stoughton Street and Pleasant Street.

I look forward to continued development and revitalization of our aging housing stock in Dorchester and applaud developers' efforts to incorporate the architectural character of the surrounding neighborhood into their designs.

Thank you in advance for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to contact me. Please let me know if there is anything additional I can do to support this development.

Sincerely,

A handwritten signature in black ink, appearing to read "James Hanlon", written in a cursive style.

James Hanlon

7 Whitby Terrace #2

Dorchester MA 02125

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Andrew Litchfield  
145 Stoughton Street  
Dorchester, MA 02125

June 12, 2017

To Whom it May Concern:

I'm writing to express my full support of the 17-unit unit condo building proposed to be built at 54 Pleasant Street in Dorchester, MA.

After reviewing the plans I feel the developer has done a good job balancing design, parking, and green space with the needs of the area. I believe the addition of owner-occupied units will help to further stabilize the neighborhood and increase economic opportunity for local business.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Litchfield", written in a cursive style.

Andrew Litchfield

Mary Fracchia  
21 Thornley St Unit 2  
Dorchester, MA 02125  
[REDACTED]

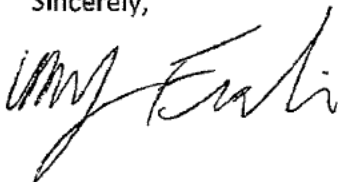
To Whom it may concern,

I am writing to give my support for the development at 54 Pleasant Street in Dorchester. As a first time home owner and new resident of Dorchester I believe a new development inclusive of parking would be a great addition to this growing neighborhood.

The area is in high demand of attractive units, especially considering the housing shortage in Boston. The low inventory in Dorchester greatly increases the price of homes making it difficult for middle class families to remain in the area and close to greater Boston.

Having owner-occupied units is critical to the continued growth and revitalization of the surrounding area. Bringing in concerned and active consumers will help the community as a whole grow. There would be an adverse effect if rental units without street parking were added to an already congested area. Owner occupied units such as these, will increase market stability, safety and growth of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mary Fracchia', written in a cursive style.

Mary Fracchia

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To Whom it May Concern:

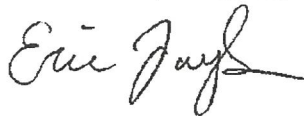
My name is Eric Taylor and I'm an owner of 41 Pearl Street Unit 1 and I'm writing to give my full support for the proposed project at 54 Pleasant Street.

I appreciate that the developer reduced the initial size and scale of the project, but is investing in the architectural detail of the building. As someone who lives directly across the street from this project, my greatest concern was regarding parking- I'm happy to see that the developer is going to the expense of providing 20 underground parking spaces.

I feel this project will help to improve the neighborhood and provide much needed homeownership opportunities.

Sincerely,

Eric Taylor  
41 Pearl Street, Unit 1  
Dorchester, MA 02125

A handwritten signature in black ink that reads "Eric Taylor". The signature is written in a cursive style with a long, sweeping tail on the "y".





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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Jul 14, 2017 at 7:25 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1893

Form inserted: 7/14/2017 7:24:31 PM

Form updated: 7/14/2017 7:24:31 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street?utm\_source=Neighborhoods&utm\_campaign=bee24299d8-54\_Pleasant\_Street\_Public\_Meeting7\_14\_2017&utm\_medium=email&utm\_term=0\_bccda74844-bee24299d8-225897505

First Name: Robelyn

Last Name: Winkley

Organization: Resident of clam point for 30 yrs.

Email: [REDACTED]

Street Address: 40 Mill Street

Address Line 2:

City: Dorchester,

State: MA

Phone: [REDACTED]

Zip: 02122

Opinion: Neutral

Comments: Nice residence for the area BUT YOU MUST PUT ASIDE MORE UNITS FOR SENIORS AND NOT ONLY CONDOS! MOST PEOPLE I KNOW WANT APARTMENTS!! NOT EVERYONE WANTS OR SHOULD OWN PROPERTY!!

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Tue, Jul 25, 2017 at 1:23 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 1930

Form inserted: 7/25/2017 1:22:55 PM

Form updated: 7/25/2017 1:22:55 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street?utm\_source=Neighborhoods&utm\_campaign=7bf36f72fa-54\_Pleasant\_Street\_Public\_Meeting7\_25\_2017&utm\_medium=email&utm\_term=0\_bccda74844-7bf36f72fa-175421465

First Name: Chris

Last Name: Stuck-Girard

Organization: Dorchester resident

Email: [REDACTED]

Street Address: 336 adams st.

Address Line 2: #2

City: boston

State: MA

Phone: [REDACTED]

Zip: 02122

Opinion: Support

Comments: The number of parking spaces for this project should not be increased; 17 for 20 units is plenty given the proximity to the Red Line. I support this project.

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



John Campbell <john.campbell@boston.gov>

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## Petition against 54 Pleasant Street Development Project

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Sonia Kaszuba [REDACTED]

Tue, Aug 1, 2017 at 12:23 PM

To: John.Campbell@boston.gov

Cc: Boston Mayor Walsh <MAYOR@boston.gov>, David Cotter <david.cotter@boston.gov>, Shane Pac <shane.pac@boston.gov>, Frank.baker@boston.gov

Hi John,

I am an abutter to the development project at 54 Pleasant Street, which I believe you are the main point of contact for at the BPDA.

Myself and several concerned neighbors have been in opposition to the size and scale of this development project since learning about it back in January.

We have had several community meetings and also began compiling a petition to share with all elected city officials and everyone involved in the review process. On behalf of our neighborhood, I am sharing the electronic petition with you ahead of tonight's meeting so that you can see the reach of our backing in asking that the size and scale of this development be reduced.

There are 85 signatures to date, and we do suspect as more of our neighbors are made aware of the project that support will continue to grow. You can read comments and reasons for signing at the bottom:

<https://www.change.org/p/pleasant-street-neighbors-reduce-proposed-development-project-from-17-to-9-units-at-54-pleasant-street-property>

Councilor Frank Baker and David Cotter from the Mayor's office recently attended a community meeting to hear from concerned neighbors. We sincerely hope our position is very seriously considered while reviewing the project scope, and that there can be mutually agreeable revisions made to this development project which everyone can be in better favor of. Looking forward to meeting you this evening to discuss further! Thanks in advance for your time and consideration.

Best regards,

Sonia Kaszuba (Pearl Street resident and project Abutter)



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## Official Comments on the 54 Pleasant Street Proposed Development

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Mel Palmer [REDACTED]

Wed, Aug 2, 2017 at 9:56 AM

To: John Campbell <john.campbell@boston.gov>

Cc: [REDACTED]

John, as promised last night at the Public Meeting, below are my comments on the 54 Pleasant Street Proposed Development ("Project"). They are similar to what I previously submitted to the BPDA Board members yesterday, but I did not include you on that distribution. Also, I did not realize there was an official open comment period and want to ensure that these comments make their way into that official process.

First I want to say the vast majority of abutters do oppose the Project, as currently configured. The Petition that Sonia has sent you with over 85 signatures and growing, many with comments, is a legitimate representation of the abutters regardless of how you or the BPDA feels about petitions in general. This was done largely walking door-to-door in our neighborhoods. We will use the feedback received last night to try and get the individuals who signed the petition to also submit written comments, but unfortunately the comment period is quickly approaching it's end (August 11).

Sonia has organized two meetings for the abutters and neighbors to meet to discuss the project, the last of which was held on July 22, 2017, in which Frank Baker and David Cotter both attended. We previously offered Joey a separate meeting to come and talk to us, so we could explore a compromise solution, which he turned down in favor of moving directly to the Article 80 process.

For me, density is the primary issue, as it directly impacts the day-to-day living of those who chose to build our lives in this neighborhood. I do realize growth is inevitable, and, well-planned, can enhance our day-to-day living, but the variances sought with the Project, as currently configured seem excessive. Below, I have outlined the facts, as I know them, and concerns with the Project. I also would like to take this opportunity to comment generally on the meeting held on July 22, as well as the Public Meeting held last night (August 1).

1. The developer is seeking code variances for both density, as measured by Floor Area Ratio ("FAR"), and parking.
2. There is a church on one corner, school bus pickup on another, a pre-school, and an elementary school nearby.
3. Once the units are sold, the developer is out of the equation.
4. The variance the developer is seeking for density is 3.5 X the zoning code for FAR (the property is currently zoned for a FAR of 0.4, and the Project FAR is 1.41).
5. Parking on our local streets is a legitimate concern of the abutters, and any traffic study should not be looking at parking issues during peak travel times (when most parkers are traveling and not trying to park). This was the assumption in the Stantec study the developer had done. Any traffic study parking parameter should also evaluate Sundays, when church is in session (not done in the Stantec study).
6. Tandem parking will ultimately add to the parking on the street, especially when an owner would be the first car to the tandem parking spot.
  - a. The developer is within his rights to create parking spaces according to code. Given the current parking issues the direct abutters face, I do not believe any variance for parking should be granted.
7. Traffic, especially on Dorchester Avenue, is quickly becoming unmanageable forcing drivers to look for alternate routes, such as Pleasant Street. This will only get worse as development proceeds.
8. Safety should be appropriately addressed in any traffic study, especially given the number of young children around the Stoughton/Pleasant St intersection.

- a. Although the exact demographic of the ultimate owners is not known, it is safe to say they will have the means to own multiple vehicles per household. Just because there is an MBTA station nearby does not mean people will definitively not own vehicles or drive to work.
  - b. Any traffic study, like any business proposition, should include a scenario analysis, including a worst-case scenario, with respect to the number of vehicles per unit, as well as where and how often the owners will be turning left, right, or going straight when leaving from and returning to home (assumptions in the existing traffic study that seemed way to light).
9. The abutters should have a clear understanding of the overall plan for the area development before a decision is made on this development project. There are plenty of nearby properties that are ripe for development. Looking at each development in isolation is likely a recipe for disaster. What level of development density do the Leaders believe is correct, and why?
- a. We were hoping to get into this discussion at the last abutters meeting on July 22, but we were unable to do so, due to time restrictions.

The objective of the July 22, 2017 meeting was to have a meaningful discussion with our local politicians about the legitimate concerns many of the direct abutters and other neighbors have with the Project.

I was a little surprised a representative of the developer was in attendance at the meeting (John Pulgini), as we had invited the developer to meet with us previously, which he turned down in favor of going directly to the Article 80 process. It would have been more constructive if the developer had agreed to, and scheduled, a separate and earlier meeting with our group. This would have allowed more time for the organizers of the meeting to address their objectives on 7/22. I was also surprised the organizers of the meeting were not notified in advance of the developer's representative attending the meeting, an expected common courtesy.

At both the July 22 meeting and Public Meeting (August 1) there were several real estate agents in attendance supporting the project. At the July 22 meeting, one realtor even admitted that they did not live locally, let alone were they an abutter of the Project. That said, I encourage any supporter(s) of the project to express their views with rational, thoughtful arguments, as to what is a reasonable level of density. However, throughout the discussions it was clear there is no level of density that was a concern to the supporters in attendance. I sincerely hope this is not a belief held by our local politicians and the voting members of the BPDA ("Leaders"). I do understand how any realtor would want more inventory in the market, but this should not be a primary factor in decision making. My expectation is that the Leaders will ferret out supporters who have any potential economic interest in the project and weigh most heavily the position of the direct abutters that have no potential economic interest. At every civic meeting I have attended, even minor density variance is raised as an issue by board members and none of the those projects even approached a variance of 3.5 times the zoning code, the variance the Project is seeking.

At both the 7/22/2017 meeting and the Public Meeting (8/1/2017), there were two other points made that are worthy of comment, as I believe they distracted from a fruitful discussion of the issues.

1. ***The aesthetics of the project are nice.*** This is not something that needs addressing, as it is not an issue currently. We are trying to address the legitimate issues remaining. Attempting to use non-issues as a means of negating the legitimate issues is not helpful and wastes valuable time.
2. ***The developer will not be able to make money, based on what he paid for the property, if the number of units is reduced.*** This was clearly stated by realtor at the 7/22 meeting and came up in the Public Meeting. I am not opposed to anyone making money, but this is not a concern of the abutters, nor should it be a concern of the Leaders in coming to a thoughtful decision. This is not meant in any way to be disrespectful. Simply put, unfettered growth to allow developers to guarantee a profit is an absurd concept and not justifiable.

These comments are respectively submitted with the hope of spurring thoughtful debate that hopefully will lead to a correct decision on this and future development projects.



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## Project Comment Submission: 54 Pleasant Street

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[kentico@boston.gov](mailto:kentico@boston.gov) <[kentico@boston.gov](mailto:kentico@boston.gov)>

Wed, Aug 2, 2017 at 2:40 PM

To: [BRASWebContent@cityofboston.gov](mailto:BRASWebContent@cityofboston.gov), [john.campbell@boston.gov](mailto:john.campbell@boston.gov), [jeff.ng@boston.gov](mailto:jeff.ng@boston.gov), [comment\\_email\\_processor@o-zzlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com](mailto:comment_email_processor@o-zzlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com)

CommentsSubmissionFormID: 2011

Form inserted: 8/2/2017 2:39:59 PM

Form updated: 8/2/2017 2:39:59 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Bridget

Last Name: Curd

Organization: Jones Hill

Email: [REDACTED]

Street Address: 121 Stoughton Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: 1. This development would produce an undesirable change in the character of the neighborhood as proposed, significantly adding to the neighborhood's density. The overall density of the project, the total number of units 17 contribute to an unacceptable level of density. 2. The traffic study done for the developer is not realistic and is inconclusive. There needs to be a more transparent traffic study done for the city. The twenty underground tandem parking raises the concern that the many cars will spill out into the neighborhood streets. I worry that the building residents will either use one of the tandem spots for storage or just not want to jockey their cars in and out of the tandem spaces. 3. The argument that the developer cannot realize a reasonable return on the property as zoned is not proven with financial evidence and has not been substantiated. I believe that it is financially feasible to design a nine-unit building that adheres to current zoning, and recent real estate sales would prove this.

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522





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## Project Comment Submission: 54 Pleasant Street

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**kentico@boston.gov** <[kentico@boston.gov](mailto:kentico@boston.gov)>

Thu, Aug 3, 2017 at 1:51 PM

To: [BRASWebContent@cityofboston.gov](mailto:BRASWebContent@cityofboston.gov), [john.campbell@boston.gov](mailto:john.campbell@boston.gov), [jeff.ng@boston.gov](mailto:jeff.ng@boston.gov), [comment\\_email\\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com](mailto:comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com)

CommentsSubmissionFormID: 2024

Form inserted: 8/3/2017 1:50:59 PM

Form updated: 8/3/2017 1:50:59 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Eleanor

Last Name: Rineck

Organization:

Email: [REDACTED]

Street Address: 119 Cushing Ave

Address Line 2:

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: I am supportive of this development. It will bring better neighbors into the area and underground parking so as not to overcrowd the streets.

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Aug 4, 2017 at 9:18 AM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2083

Form inserted: 8/4/2017 9:18:29 AM

Form updated: 8/4/2017 9:18:29 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Daniel

Last Name: Stierley

Organization:

Email: [REDACTED]

Street Address: 47 Pearl Street

Address Line 2: #2

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: I have some serious concerns about the scale of the building and the plans as they currently are. My concerns are as follows: - The units planned are far too many for the parcel. 17 units on a parcel zoned for 6 is a huge variance. When purchasing, I was also considering South Boston and chose this neighborhood specifically because it had more of a "neighborhood feel". This kind of "cramming" is exactly what I was trying to avoid in Southie. With the planned addition of Dot Block (and all the additional traffic that will bring) and the current work at UMass and South Bay, we are not just talking about a one off project, we are talking about a complete overhaul of the neighborhood without consideration to the additional pressures that will put on existing infrastructure. - The current infrastructure of the corner/street are not sufficient to meet the needs of this many additional residents. Constantly Increasing Traffic (which will be made worse by Dot Block as Pleasant is the obvious relief valve for Dot Ave), the placement of the driveway the tenants of 54 Pleasant would be using, the elementary school/daycare center in close proximity....it all adds up to a very volatile situation. I myself have been almost hit several times in the intersection while trying to cross the street to put mail in the mailbox. I looked at the traffic study and had some pretty big questions about the methods and motivation behind the information shared. We would appreciate that the city look at all of this holistically when reviewing this application for the zoning variance. This is especially important on this corner because I doubt the childcare center/old A&P location will stay undeveloped considering it's prime value based on the growth of the neighborhood. This will further complicate the issue. - Parking in the neighborhood is already an issue because of all the one ways. Specifically on Pearl you can only park on one side of the street and with the church on the corner, we constantly have influxes of people from outside the neighborhood trying to park on the street. My house is right next to



the church and every Wednesday, Saturday and Sunday our driveway is blocked by someone illegally parked on the curb on the right side of the street. There is no code enforcement by the BPD currently, so I'm less than heartened by the addition of potentially 40-50 new residents. This will be further complicated in inclement weather in the winter. Maybe it's time to consider resident only parking on Pearl street (and potentially Pleasant). I am not anti-development...actually, quite the contrary. I love watching how the city is growing. But while I support increasing the number of housing units in general, I believe we must be smart about the way we are growing and by how much. I'm not even a NIMBY on this as I would support this project at 9 units (potentially even 12 if we can get some concessions), which is a 50% increase to the variance for the lot. I will be at all of the subsequent meetings to make my voice heard (which should be heard more loudly by the city than the voices of the developers who stand to profit greatly, but will not be impacted by what they leave behind)

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Mon, Aug 7, 2017 at 5:04 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2117

Form inserted: 8/7/2017 5:03:07 PM

Form updated: 8/7/2017 5:03:07 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Marla

Last Name: Gold

Organization: abutter

Email: [REDACTED]

Street Address: 45 Pearl St

Address Line 2: #2

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 00212

Opinion: Oppose

Comments: I attended the meeting on Tuesday, August 1st at the Dorchester Boys and Girls Club in regard to the condo development pending at 54 Pleasant St. In the discussion, you had said that you would welcome personal emails offering opinions. I live at 45 Pearl St. and will be directly affected by a development project on the site. I am generally in favor of development at this site and throughout Dorchester. I would hope to see that the city of Boston utilizes foresight and thoughtful planning when approving zoning. The neighborhoods of Dorchester can be a thriving district for middle income families and singles whether millennials or empty nesters. These are the people who need to be considered with any Dorchester development project. South Boston became a beautiful and sought after district, but unattainable for middle income households. Please do not follow paths of other cities such as New York, and discourage your needed workforce from living in the fabulous city of Boston because it's not affordable and poorly planned. My concerns with the 54 Pleasant St project have nothing to do with the visual quality of the plans the developer offers. It would be a beautiful addition to the neighborhood, BUT I am concerned with the density and traffic flow issues that it will add to. Pearl St does not offer parking on both sides of the street, which makes finding a space for even current residents difficult. When the church is being used by various organizations, this scarcity gets worse, especially Sundays and religious holidays. If the parking planned for the development were regular spaces, rather than tandem parking, and therefore more self-reliant, I would have fewer concerns. I understand that the zoning codes are archaic. Why haven't they been reviewed and altered to address proper zoning for 2017 and the future? Our neighborhood has heavy traffic and parking problems that come with older neighborhoods that were not constructed for the quantity of residents and cars. The MBTA red line is a huge plus, but it's plagued with issues that will take

years to overcome, if at all. I use the red line daily and don't own a car, but I must say that a considerable rise in local ridership will make it almost unbearable to ride the t as it is now. The intersection of Stoughton and Pleasant can be a treacherous corner to cross the street. The three-way intersection has issues with poorly planned traffic signals and its coordinating crosswalk signals. Cars speed through barely noticing the multiple corners with traffic turning onto Pleasant. It is a danger for anyone crossing the street, let alone the kids in the neighborhood. My 11 year-old granddaughter has her school bus stop on that corner and likes to go to the convenient store on the corner with her friends. There is a pre-school next door to the planned development and an elementary school across the street on Pleasant. A traffic study should be conducted that considers the actual use of this intersection. The traffic study done already by the developer is not a good indicator of real activity at the intersection. Peak times corresponding to real life activity should be used for a traffic study, not a cookie-cutter version that doesn't apply. In conclusion, as an abutter, I am asking that the development project at 54 Pleasant St as it stands now not be accepted by the BPDA. The City of Boston must put more thoughtful planning into the coming onslaught of development in Dorchester neighborhoods. Viable traffic studies and adherence to realistic zoning codes must be done. Respectfully submitted by, Marla Gold 45 Pearl St. #2 Dorchester, MA 02125

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522



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## 54 Pleasant Street proposed development.

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elizabeth gilvarry [REDACTED]

Wed, Aug 9, 2017 at 10:07 AM

Reply-To: [REDACTED]

To: "John.Campbell@Boston.gov" <John.Campbell@boston.gov>

John.

Regarding the proposed project at 54 Pleasant Street. I wish to go on record as completely in favour of the development. I live at 46 Pearl Street directly abutting the development and despite the noise and inconvenience of a building project next door, I cannot state strongly enough how dismayed I am at the response of the neighbours. The first rendition of the plan did wrap around the back of our 3 family and we expressed our disapproval of this. The plans were revised twice to accommodate not just us but the other direct abutters. We were happy and frankly surprised by how well our concerns were accommodated.

In January a neighbor who is a developer himself knew about the development and sent flyers to everyone on the street and close by neighbours urging them to contact the mayor's office, politicians etc to stop the project. It was too large. There would be balconies on the property. It was not a family friendly development so the neighbourhood would become more diverse. He of course had to stay in the background for obvious reasons!

At the meeting on Tuesday 1st August I listened to people speak about density. To answer this I would point to the many 3 family buildings all around the development that are still the old-fashioned 3 and 4 bedroom style and there are many of them on slightly below 3000 to 5000 square foot lots making the 54 Pleasant development no more dense than Taft street and many other buildings that have been in this area since 1900.

I heard a lot about traffic and parking. I do not drive and use the red line. Yes there are more cars parked on the streets than 15 years ago. I feel the underground parking is a perfect solution.

The Sunday congestion the neighbours eluded to no near as bad as presented. It was many years ago but in recent years it the number of parked cars on a Sunday had significantly reduced. I watched carefully this last Sunday and parking was available at all times of the day on Pearl street..

To the neighbours so stated that they park on the street rather than using their off street tandem parking spots my response is. You want this developer to adhere to the most unreasonable standards while you can't be bothered to do your civic duty.

The junction of pleasant and stoughton is a problem. But it has been one for many years and why now and why is it not this developers problem? With a little advice from qualified people I am sure a safer properly designed junction can easily be attained.

Now to the really difficult part of this letter. I have been saddened by what I perceive as a group of neighbours who want to impose a " Young Families need only apply" rule, we all come from families but it is not the only demographic. And the sentiment often expressed by this group is that, if not families then we could get these other groups moving in.

I believed that we aim for a diverse and healthy neighborhood.

I do feel intimidated by this group and would have liked to speak out at the meeting. I already feel singled out by them so I hope you read my words.

And by the way a beautiful building design and worthy of the site. It will be an asset to the neighbourhood.

Thank you.

Elizabeth Gilvarry.





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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Fri, Aug 11, 2017 at 9:06 AM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2132

Form inserted: 8/11/2017 9:06:18 AM

Form updated: 8/11/2017 9:06:18 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Zachary

Last Name: Hallam

Organization:

Email: [REDACTED]

Street Address: 41 Pearl St #3

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: This property is directly in my sightline and I feel not at all within the "flavor" of the neighborhood. The 20 parking spaces are deceiving, if you look at the layout, they are in tandem. There is no way 20 tandem parking spots will work to alleviate the street parking situation. With Pleasant being a snow emergency route, all the homes move their vehicles to our street and it makes parking an impossible situation. This development would not help with this situation. In addition, several years ago as a private home owner I attempted to get a rooftop deck with a head house approved through the zoning board. After many months with the support of the civic association, EVERY abutter, the mayors office, and the councils office I was denied my plan because the ZBA thought it was outside the normal "look" of the classic triple decker neighborhood. Tens of thousands of dollars were wasted on this project for lawyers, architects, filing fees, etc. and I was denied. If this project goes through, with the scope of work currently identified, it is a travesty to the private homeowners in this neighborhood. It clearly sends a message that the ZBA and the city of Boston are more interested in the interest of the developer than the residents. Please do not approve and reevaluate the current plan.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 11:00 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2131

Form inserted: 8/10/2017 10:59:43 PM

Form updated: 8/10/2017 10:59:43 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Peter

Last Name: Michaud

Organization:

Email: [REDACTED]

Street Address: 10 Pearl St,, unit 3

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: As a resident of Pearl Street I'm in full support of the project. I think it is beautiful in design and will add much needed housing to the neighborhood.

[Quoted text hidden]



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 4:01 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2130

Form inserted: 8/10/2017 4:01:07 PM

Form updated: 8/10/2017 4:01:07 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Jaclyn

Last Name: Krueger

Organization:

Email: [REDACTED]

Street Address: 59 Pleasant Street

Address Line 2: Unit 1

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: I support this project. However, I am still concerned about the traffic situation at the corner of Pleasant and Stoughton. With the drive way for the underground parking exiting and entering onto Pleasant right at the intersection, it has the potential to increase traffic here, particularly if residents of 54 Pleasant are making left turns into the driveway. Noise pollution at this intersection is already a large problem. Honking is out of control and if people are making left turns into the driveway, the noise pollution from those residents being honked at will increase even more. So - While I am in support of this project, I strongly hope that the noise and traffic situation will be taken under serious consideration. Thank you.

[Quoted text hidden]



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 3:47 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2129

Form inserted: 8/10/2017 3:47:34 PM

Form updated: 8/10/2017 3:47:34 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Carolyn

Last Name: Cicerone

Organization:

Email: [REDACTED]

Street Address: 15 Morrill Street, Unit #1

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: Hello - I am a resident of 19 years at 15 Morrill Street here in Dorchester and I am writing because I would like to share my thoughts regarding my support for the development of 54 Pleasant Street. First things first - I had the pleasure of attending a few of the presentations for 54 Pleasant Street and would like it to be known for the record that I support this development. I think this attractive development would be a great addition to our neighborhood. My request is that the developer stays true to making the units owner occupied condominiums, provides the underground parking and maintains an attractive landscape as was communicated during the planning meetings. In addition, I would hope that the dumpster for the complex will not be placed outside on the street during trash pick-up day where it will take up what little street parking spaces the neighborhood shares. In closing, while there still remains concerns regarding the safety of the Pleasant Street and Stoughton Street intersection when vehicles will be entering or existing 54 Pleasant Street, I trust that work-is-in-progress to determine the best solution to remedy this issue. And lastly, it would nice if the developer made a contribution to providing street-scape beautification in the form of nice planters and street lights that match the era of the old Pleasant Street area at the intersection of Pleasant Street and Stoughton Street. Thank you and best of luck!

[Quoted text hidden]





John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 2:44 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2128

Form inserted: 8/10/2017 2:43:50 PM

Form updated: 8/10/2017 2:43:50 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Robert

Last Name: Ross

Organization: Self

Email: [REDACTED]

Street Address: 18-20 Southview St

Address Line 2: Savinhill

City: Boston

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Neutral

Comments: It seem that the site will not have any open space left at all. The site is 14K sqft and the building is 22K sqft. The drawing shows some grass, trees and bushes in front. We will see how it looks when built. The building is attractive and fits in with the other houses. I see 17 condos with 20 parking spaces. Seems like the developer is a bit ambitious stuffing a lot of units into this space. Other than that it looks like a good project that should move forward. Sorry to lose a business even if it is a funeral home.

[Quoted text hidden]

Date: 7/21/17

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

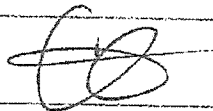
Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am in favor of the proposed development which includes a three-story 17 unit residential building which includes 2 IDP units (Affordable). In addition, the development will have below-grade, garage parking for up to twenty (20) vehicles to maximize open space and landscaping.

I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Christopher Lee
Street Address:	29 Cushing Ave #3
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

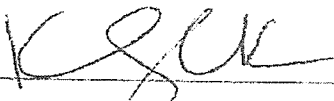
Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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Sincerely,

Signature:	
Name:	Kristina Craaybeek
Street Address:	2 Pleasant Street, # 1
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am in favor of the proposed development which includes a three-story 17 unit residential building which includes 2 IDP units (Affordable). In addition, the development will have below-grade, garage parking for up to twenty (20) vehicles to maximize open space and landscaping.

I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Jason Nassif
Street Address:	65 Tuttle Street
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

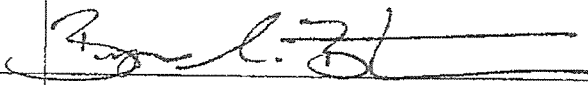
Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Benjamin M. Barstrom
Street Address:	26 Peverell Street #3
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

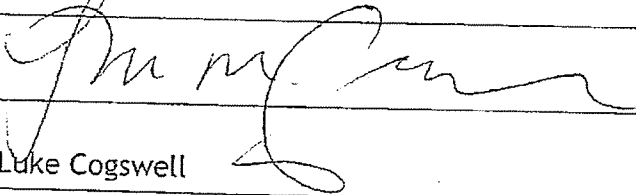
Re: 54 Pleasant Street  
Dorchester, MA 02125

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Luke Cogswell
Street Address:	22 Trescott Street, Unit 1
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	<small>DocuSigned by:</small> <i>Jonathan DiPietro</i> <small>E968AC24DFE57444</small>
Name:	Jonathan DiPietro
Street Address:	92 Pleasant Street, Unit 2
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	William Gasson
Street Address:	2 Pleasant Street, Unit 2
City:	Dorchester, MA 02125



Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

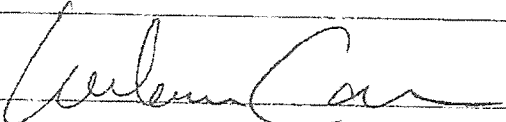
Re: 54 Pleasant Street  
Dorchester, MA 02125

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	William Carr
Street Address:	33 Harborview St #3
City:	Dorchester, MA 02125

Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

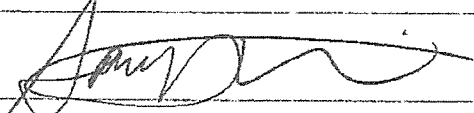
Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Samuel Weiner
Street Address:	8 Mount Vernon St #2
City:	Dorchester, MA 02125

Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

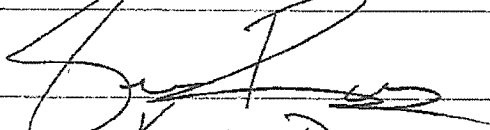
Re: 54 Pleasant Street  
Dorchester, MA 02125

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Kevin Day
Street Address:	944 Dorchester Ave #31
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

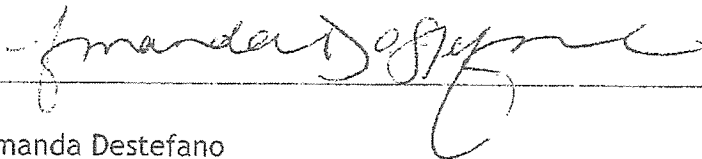
Re: 54 Pleasant Street  
Dorchester, MA 02125

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Amanda Destefano
Street Address:	3 Savin Hill Ave, Unit 1
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am in favor of the proposed development which includes a three-story 17 unit residential building which includes 2 IDP units (Affordable). In addition, the development will have below-grade, garage parking for up to twenty (20) vehicles to maximize open space and landscaping.

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Sincerely,

Signature:	
Name:	Matthew McAndrews
Street Address:	113 Pleasant Street, Unit 1
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

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Sincerely,

Signature:	
Name:	Marie Deletti
Street Address:	3 Savin Hill Ave, Unit 1
City:	Dorchester, MA 02125

Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

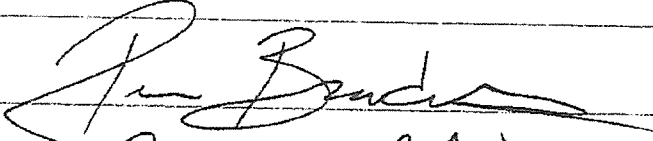
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Dorchester, MA 02125

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Sincerely,

Signature:	
Name:	RICH BRADU
Street Address:	33 HARBORVIEW ST #3
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

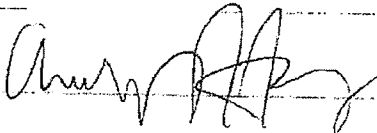
Re: 54 Pleasant Street  
Dorchester, MA 02125

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I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Andy Huang
Street Address:	113 Pleasant Street, Unit 1
City:	Dorchester, MA 02125



Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

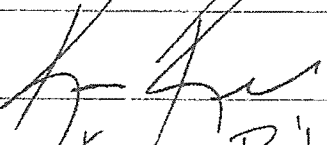
Re: 54 Pleasant Street  
Dorchester, MA 02125

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Sincerely,

Signature:	
Name:	Kris Riley
Street Address:	22 Taft St #3
City:	Dorchester, MA 02125

Date: August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am in favor of the proposed development which includes a three-story 17 unit residential building which includes 2 IDP units (Affordable). In addition, the development will have below-grade, garage parking for up to twenty (20) vehicles to maximize open space and landscaping.

I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Andy Carr
Street Address:	33 Harborview Street #3
City:	Dorchester, MA 02125

Date: August 7, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201


Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am in favor of the proposed development which includes a three-story 17 unit residential building which includes 2 IDP units (Affordable). In addition, the development will have below-grade, garage parking for up to twenty (20) vehicles to maximize open space and landscaping.

I have reviewed the plans prepared by SOUSA Design Architects that have been submitted to the BPDA as part of the Article 80E Small Project Review, and believe the project will enhance the local neighborhood and provide much needed additional housing stock.

Sincerely,

Signature:	
Name:	Celio Salcedo
Street Address:	1021 Dorchester Ave, Unit 3
City:	Dorchester, MA 02125



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 2:21 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2126

Form inserted: 8/10/2017 2:20:46 PM

Form updated: 8/10/2017 2:20:46 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: John

Last Name: C

Organization:

Email: [REDACTED]

Street Address: Greenmount Street

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Support

Comments: I think the developer has presented a nice project that adds value to the neighborhood and particularly at the intersection of pleasant and stoughton streets. I do think that a slight reduction in the amount of units would garner more collective support of the project. I think that 12-15 units would be more appropriate.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 1:39 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2125

Form inserted: 8/10/2017 1:39:22 PM

Form updated: 8/10/2017 1:39:22 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Stacey

Last Name: Cordeiro

Organization:

Email: s [REDACTED]

Street Address: 65 Pleasant St

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: I am concerned about the density of 17 units on this site - I have looked at the floor plan, and many of these units have no windows in the main living space. I question whether people will really buy these units, which have windows only in the bedrooms. I believe this design reflects the reality that it's too much of a stretch to put 17 units on this site. I would support a lower density, at 9 units maximum, which would allow light and air into all the units. I would also support renovating the existing building and large yard, which is an amenity rarely found in our neighborhood.

[Quoted text hidden]



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 12:56 PM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2123

Form inserted: 8/10/2017 12:55:43 PM

Form updated: 8/10/2017 12:55:43 PM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Betsy

Last Name: Drinan

Organization:

Email: [REDACTED]

Street Address: 45 Pleasant St #3

Address Line 2:

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: In my opinion, this development has too many units for the space and the neighborhood. It is an attractive building as proposed but should have fewer units ( 12 would make more sense) to allow for some green space as well as fit in with the rest of the neighborhood of 3 deckers. There must be parking as parking in the neighborhood is very bad in the evenings forcing some neighbors to drive around and around looking for a space. Underground parking would be best.

[Quoted text hidden]



John Campbell <john.campbell@boston.gov>

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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 10:44 AM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2121

Form inserted: 8/10/2017 10:43:37 AM

Form updated: 8/10/2017 10:43:37 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Sandra

Last Name: Andrew

Organization:

Email: [REDACTED]

Street Address: 45 Pearl Street

Address Line 2: 1

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: I opose to this new development because parking in this area is very limited. The traffic is very congested. Having such a huge development it will contribute to less public parking and a lot more traffic.

[Quoted text hidden]



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## Project Comment Submission: 54 Pleasant Street

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kentico@boston.gov <kentico@boston.gov>

Thu, Aug 10, 2017 at 10:44 AM

To: BRAWebContent@cityofboston.gov, john.campbell@boston.gov, jeff.ng@boston.gov, comment\_email\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2122

Form inserted: 8/10/2017 10:44:09 AM

Form updated: 8/10/2017 10:44:09 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: Robert

Last Name: Deveau

Organization:

Email: [REDACTED]

Street Address: 44 Pearl Street

Address Line 2: Unit 2

City: Dorchester

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Neutral

Comments: I've been opposed to this project since learning of it several months ago, mainly because of its size (originally 22 units, now down to 17) and the impact it would have on the area. However, the developer has shown great willingness to work with abutters and I would rather see a building that was too big - but with a design appropriate to the neighborhood and owner occupied - than a smaller building that is poorly designed and all rental units. Following the last Columbia Savin Hill Civic Association meeting, developer Joey Acari explained clearly and calmly why, because of the tax codes, these were his only two options. I'm now straddling the fence of understanding the realistic options and the opposition of many of my neighbors, which is why I checked "neutral" above.

[Quoted text hidden]





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## Project Comment Submission: 54 Pleasant Street

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[kentico@boston.gov](mailto:kentico@boston.gov) <[kentico@boston.gov](mailto:kentico@boston.gov)>

Thu, Aug 10, 2017 at 10:42 AM

To: [BRWebContent@cityofboston.gov](mailto:BRWebContent@cityofboston.gov), [john.campbell@boston.gov](mailto:john.campbell@boston.gov), [jeff.ng@boston.gov](mailto:jeff.ng@boston.gov), [comment\\_email\\_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com](mailto:comment_email_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com)

CommentsSubmissionFormID: 2120

Form inserted: 8/10/2017 10:41:40 AM

Form updated: 8/10/2017 10:41:40 AM

Document Name: 54 Pleasant Street

Document Name Path: /Development/Development Projects/54 Pleasant Street

Origin Page Url: /projects/development-projects/54-pleasant-street

First Name: MARK

Last Name: SMITH

Organization: NO. DORCHESTER COMMUNITY ASSOC.

Email: [REDACTED]

Street Address: 19 HINCKLEY STREET

Address Line 2:

City: DORCHESTER

State: MA

Phone: [REDACTED]

Zip: 02125

Opinion: Oppose

Comments: I WOULD LIKE TO SUPPORT THIS PROJECT - BUT 17 UNITS SEEMS EXCESSIVE TO ME SO I MUST OPPOSE THE PROJECT IN IT'S CURRENT FORM. THE NUMBER OF UNITS NEEDS TO BE LOWERED. ALTHOUGH THE PROPERTY IS ZONED FOR 6, I THINK THAT 12 - 14 UNITS IS A MORE REASONABLE AND APPROPRIATE NUMBER. 17 IS JUST OVERKILL. 12 - 14 WOULD ALLOW THE OWNER TO MAKE A SUBSTANTIAL PROFIT BASED ON CURRENT R.E. VALUES. PLEASE UNDERSTAND AND RESPECT THAT PLEASANT STREET IS A SECONDARY RESIDENTIAL NEIGHBORHOOD STREET - NOT A MAJOR COMMERCIAL THOROUGHFARE. THE OWNER OF THE PROPERTY IS A SUCCESSFUL BUSINESSMAN AND ENTREPRENEUR WITH MANY ENTERPRISES AND I ASSUME MANY MORE TO COME.- HE DOESN'T NEED TO CHOKE EVERY DOLLAR OUT POTENTIAL PROFIT OUT OF THIS ONE PROJECT BY CRAMMING. 17 IS CRAMMING THE NEIGHBORHOOD. HOPEFULLY THERE IS ROOM FOR COMPROMISE OR RESIDENTS ARE GOING TO BE VERY UNHAPPY WITH THE CITY. WE ARE NOT DORCHESTER AVENUE. WE ARE PLEASANT STREET. RESPECTFULLY YOURS, MARK SMITH

PMContact: [john.campbell@boston.gov](mailto:john.campbell@boston.gov)

Project ID: 2522

August 9<sup>th</sup> 2017

To Whom It May Concern,

I am writing to express my support for the proposal to build at 54 Pleasant Street in Dorchester.

These housing projects help bring the neighborhood forward one step at a time. 17 units of housing with an underground parking facility would be a great addition to the neighborhood without adding extra strain on street parking.

I recently purchased a home in Dorchester and have fell in love with the area. As more of these projects get completed, it only helps all of our home values. It's exciting to see the area get built up. The plans for the building are beautiful and it's great that they have chosen to blend new with old – keeping character that blends nicely with the architecture of the area.

Please let me know if there is anything additional I can do to support this development.

Sincerely,

Chris Dukich

A handwritten signature in black ink, appearing to read 'Chris Dukich', written in a cursive style.

944 Dorchester Ave, Unit 23

To whom it may concern,

I am an abutter of 54 Pleasant St living on Jones Hill. I am very much in favor of the idea of turning the funeral home into new condos. Savin Hill and Dorchester are in need of new residential units with parking and I am excited as a resident for what this will do for our neighborhood.

Regards,

Kaylee Shaughnessy

A handwritten signature in cursive script, appearing to read "Kaylee Shaughnessy".

To Whom It May Concern:

My name is Shawn Tang and I own two properties that are very close to the proposed development at 54 Pleasant Street in Savin Hill. My properties are located at 6 Trescott Street Unit 1 and 72 Bakersfield Street Unit 1. I live in one of the units and rent out the other unit.

I'm writing to support the project for 17 units at 54 Pleasant Street in Dorchester. I feel that the building fits nicely into the neighborhood, appreciate the setbacks and I really like the rendering of the proposed building.

I'm also very happy that the developer is providing underground parking for at least 1 car per unit. If this project did not have parking I would not be in favor of it. Also, the majority of the units are 1 and 2 bedrooms so the parking and additional traffic should not be an issue for the neighborhood.

Lastly, I recently purchased my property at 6 Trescott Street and had been looking for quite some time. As someone who was in the market for a condo in Dorchester, I can tell you it was a difficult process due to the lack of inventory. The prices are being driven up and there seem to be many buyers competing for every unit that comes on the market. More than ever, people want to move to Dorchester and are excited about living here. We need housing to support our neighborhood and businesses.

I love living in Dorchester and look forward to some new neighbors at 54 Pleasant Street in the near future.

Sincerely,

Shawn Tang



7/7/2017

To whom it may concern:

I am a homeowner and resident of Jones Hill. I've lived in the area for 5 years and love the neighborhood. It is great to see all the recent development - and interest in the area. I am writing this letter in support of the condo development at 54 Pleasant Street. I would like to continue to see homeowners move into the neighborhood - and think the design of the condo building is more in fitting with the other houses in the neighborhood. In addition I think it's very important that any development has the appropriate amount of parking.

Thanks,

Jennifer Lilly Thompson  
33 Upham Ave  
Dorchester, MA 02125  
[REDACTED]

To whom it may concern,

I live at 43 Salcombe St on Jones Hill and as an abutter of 54 Pleasant St. I am in favor of the proposed project for the 17 residential condo units, which included parking. This will help accelerate the residential growth in the neighborhood and shape the face of Savin Hill for the future. Please take this letter as support for the proposed plans.

Regards,

Casey Shaughnessy

A handwritten signature in black ink, appearing to read 'Casey Shaughnessy'. The signature is fluid and cursive, with a long horizontal stroke at the end.

August 6, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 02201

Re: 54 Pleasant Street  
Dorchester, MA 0212

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am NOT in favor of the proposed development which includes a three-story 17-unit residential building.

I have reviewed the plans prepared by the architects submitted to the BPDA as part of Small Project Review, Article 80E. I do not believe that this development will enhance my neighborhood. The property is currently zoned for three triple deckers, and the proposed project will significantly increase the congestion and density of the neighborhood. During the school year, traffic is backed-up past my house (29 Pleasant) as morning school buses arrive, and parents drop kids off at school just past 54 Pleasant. After work, people use Pleasant Street to avoid Dorchester Ave. and traffic is backed up. The traffic study conducted and paid for by the developer says, not surprisingly, that there will be no impact to the neighborhood.

Parking in the neighborhood is already difficult. With 17 units x 2 cars = 34, thirty-four cars will join the neighborhood. This project proposes up to 20 TANDUM parking spaces, which, due to inherent spacial-logistical challenges, will rarely if ever be fully utilized, and as a result, will not address parking issues.

As an abutter, this project will not enhance my neighborhood and I am only willing to support a project with no more than 11 units.

Sincerely,



Michael Jenkins  
29 Pleasant Street  
Unit 3  
Dorchester, MA 02125

August 6, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 0220

Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am NOT in favor of the proposed development which includes a three-story 17-unit residential building.

I have reviewed the plans prepared by the architects submitted to the BPDA as part of Small Project Review, Article 80E. I have attended numerous meetings of the Columbia-Savin Hill Association where the developer presented the project, and I have attended meetings of the Dorchester North Civic Association where the architectural plans were a discussed agenda item.

I do not believe that this development will enhance my neighborhood. The property is currently zoned for three triple deckers, and the proposed project will significantly increase the congestion and density of the neighborhood. During the school year, traffic is backed-up past my house (29 Pleasant) as morning school buses arrive, and parents drop kids off at school just past 54 Pleasant. After work, people use Pleasant Street to avoid Dorchester Ave. and traffic is backed up. The traffic study conducted and paid for by the developer says, not surprisingly, that there will be no impact to the neighborhood.

Parking in the neighborhood is already difficult. With 17 units x 2 cars = 34, thirty-four cars will join the neighborhood. This project proposes up to 20 TANDUM parking spaces, which, due to inherent spatial-logistical challenges, will rarely if ever be fully utilized, and as a result, will not address parking issues.

As an abutter, this project will not enhance my neighborhood and I am only willing to support a project with no more than 11 units.

Sincerely,



Ben Baker  
29 Pleasant Street  
Unit 3  
Dorchester, MA 02125



August 8, 2017

Boston Planning and Development Agency  
Attn: John Campbell, Project Manager  
1 City Hall Square  
Boston, MA 0220

Re: 54 Pleasant Street  
Dorchester, MA 02125

Dear Mr. Campbell:

I, the undersigned abutter of the property located at 54 Pleasant Street, Dorchester, MA 02125, am NOT in favor of the proposed development which includes a three-story 17-unit residential building.

I have reviewed the plans prepared by the architects submitted to the BPDA as part of Small Project Review, Article 80E. I have attended numerous meetings of the Columbia-Savin Hill Association where the developer presented the project, and I have attended meetings of the Dorchester North Civic Association where the architectural plans were a discussed agenda item.

I do not believe that this development will enhance my neighborhood. The property is currently zoned for *TWO* triple deckers, and the proposed project will significantly increase the congestion and density of the neighborhood. During the school year, traffic is backed-up past Mayfield Street as morning school buses arrive, and parents drop kids off at school just past 54 Pleasant. After work, people use Pleasant Street to avoid Dorchester Ave. and traffic is backed up. The traffic study conducted and paid for by the developer says, not surprisingly, that there will be no impact to the neighborhood.

Parking in the neighborhood is already difficult. With 17 units x 2 cars = 34, thirty-four cars will join the neighborhood. This project proposes up to 20 TANDUM parking spaces, which, due to inherent spacial-logistical challenges, will rarely if ever be fully utilized, and as a result, will not address parking issues.

As an abutter, this project will not enhance my neighborhood and I am only willing to support a project with no more than *9* units.

Sincerely,



Veronika Malek  
73 Mayfield Street  
Dorchester, MA 02125