

Article 80 Small Project Review Project Notification Form 9 Chelsea Street, East Boston



Boston Planning and Development Agency
June 1, 2017

Developer/Proponent:
Architect:
Counsel:

Linear Retail Properties
Form & Place
The Law Office of Richard C. Lynds
1216 Bennington Street
Boston, Massachusetts 02128
Tel. 617-207-1190

9 Chelsea Street, East Boston

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LAW OFFICE OF RICHARD C. LYNDS

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May 31, 2017

VIA IN HAND DELIVERY

Mr. Brian Golden, Director
Boston Planning and Development Agency
One City Hall Square
Boston, MA 02201-1007

**Re: Project Notification Form (Article 80E-2 – Small Project Review)
9 Chelsea Street, East Boston, MA 02128**

Dear Director Golden:

This office represents the interests of Linear Retail Properties (the “Proponent”) with respect to the real property located at 9 Chelsea Street, 144 Maverick Street, 146 Maverick Street and 148 Maverick Street East Boston (Ward 1). On behalf of the proponent, please accept the enclosed application for Small Project Review pursuant to Article 80-E-2 of the Boston Zoning Code.

Situated on approximately 18,795 square feet of land at the edge of Maverick Square and within a few hundred yards of the MBTA Maverick Blue Line Station, the proposed project contemplates the demolition of an existing funeral home along with three (3) buildings in order to construct a two (2) story, commercial retail structure with on site parking for 6 vehicles and a loading area. The funeral home has remained defunct for several years and the existing buildings remain vacant with no historic significance to the surrounding neighborhood.

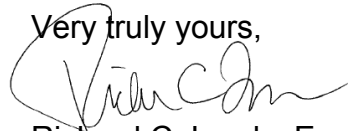
The proposed structure will revitalize the site with approximately 26,000 square feet of gross floor area, with approximately 13,500 square feet being on the lower level and 12,500 square feet located on the second level. In what will be an important project for the Maverick Square Neighborhood, the building has been designed and modified with input from neighbors, residents and businesses of the Maverick Square community through community outreach and over the course of numerous meetings held by East Boston Main Streets, the Jeffries Point Neighborhood Association (JPNA) and abutters. In addition, the proponent has engaged in discussions with the local elected delegation and has had preliminary

discussions with BPDA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

Attached to this application is the refusal letter issued by the Inspectional Services Department ("ISD") along with the Proponent's petition to the Board of Appeal requesting zoning relief for this project.

Thank you for your consideration and please do not hesitate to contact me if there are any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "Richard C. Lynds". The signature is fluid and cursive, with the first name being the most prominent.

Richard C. Lynds, Esq.

cc: District One City Councilor Salvatore J. LaMattina
State Senator Joseph Boncore
State Representative Adrian Madaro
Claudia Correa, Mayor's Office of Neighborhood Services
Michael Rooney, BPDA Project Manager
Max Gruner, East Boston Main Streets

LINEAR RETAIL PROPERTIES

9 Bennington Street, East Boston

Project Team

Owner-Developer:

Linear Retail Properties

5 Burlington Woods Drive, #107
Burlington, MA 01803

Legal Counsel:

Law Offices of Richard C. Lynds

1216 Bennington Street
East Boston, MA 02128
Richard C. Lynds, Esq.;
email rclyndsesq@lorcl.com
Tel. 617-207-1190
Fax. 617-207-1195

Architect:

Form & Place

797 Washington Street, #3
Newtonville, MA 02460

Civil Engineer:

Bohler Engineering

75 Federal Street, Suite 620
Boston, MA 02110

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

About the Owner/Developer

Linear Retail Properties is pleased to submit this attached Project Notification Form for consideration by the Boston Planning and Development Agency. As a full-time, hands-on professional property owner, Linear's business model focuses on acquiring well-located retail properties and striving to make them better in all aspects – including a number of commercial properties in the City of Boston. Linear is constantly working to deliver a tenant mix that is compelling to local consumers; to keep their centers well-maintained, safe and inviting; and to be a responsible corporate citizen in the communities they operate. Linear's tenants include a mix of 400+ retailers, restaurants and eateries, and service-oriented businesses.

Project Description

Situated on approximately 18,795 square feet of land at the edge of Maverick Square and within a few hundred yards of the MBTA Maverick Blue Line Station, the proposed project contemplates the demolition of an existing funeral home along with three (3) adjoining buildings in order to construct a two (2) story, commercial retail structure with on site parking for 6 vehicles and a loading area. The funeral home has remained defunct for several years and the existing buildings remain vacant with no historic significance to the surrounding neighborhood.

Presently, the existing buildings (to be razed) represent approximately 16,544 square feet of space. The proposed structure will revitalize the site with a new structure meeting current building and accessibility codes and containing 25,848 square feet of new gross floor area. Approximately 13,500 square feet will be located on the lower level and additional 12,500 square feet will be located on the second level providing additional retail opportunities for the Neighborhood Shopping District –a stated goal under Article 53-10.

In what will be an important project for the Maverick Square Neighborhood, the building has been designed and modified with input from neighbors, residents and businesses of the Maverick Square community through community outreach and over the course of numerous meetings held by East Boston Main Streets, the Jeffries Point Neighborhood Association (JPNA) and abutters. In addition, the proponent has engaged in discussions with the local elected delegation and has had preliminary discussions with BPDA staff. The goal of engaging in an early community process and dialogue was to ensure that the proposed development reflects the desires of the immediate community.

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Neighborhood Context

The proposed project will be located at the intersection of Chelsea and Maverick Streets diagonally across from the MBTA Maverick Train Station (Blue Line) and located in the Maverick Square Neighborhood Shopping District. There is a mix of commercial and residential buildings in the immediate area ranging from one to five stories, including the East Boston Neighborhood Health Center and various other mixed use buildings.

Public Benefits: Revitalization of Maverick Square, Business Opportunities and Job Creation

Growth and demand for housing in East Boston is at an all time high with an estimated 2,000 new units of housing either recently built, under construction or undergoing permitting. As a result, there is a lack of new retail opportunities needed to serve the growing population in and around Maverick Square and Jeffries Point. The project will eliminate a defunct funeral home and several empty commercial spaces. Based on the age and design of the existing structures, there is little ability to attract substantial retail tenants. The proposed new building will become complimentary to the surrounding neighborhood, thereby enhancing the business development of Maverick Square. The proposed project will continue to build upon the growing Maverick Square business district.

In addition to the creation of much needed commercial retail space, the proposed project will create a number of construction jobs as well as provide a number of employment opportunities upon completion.

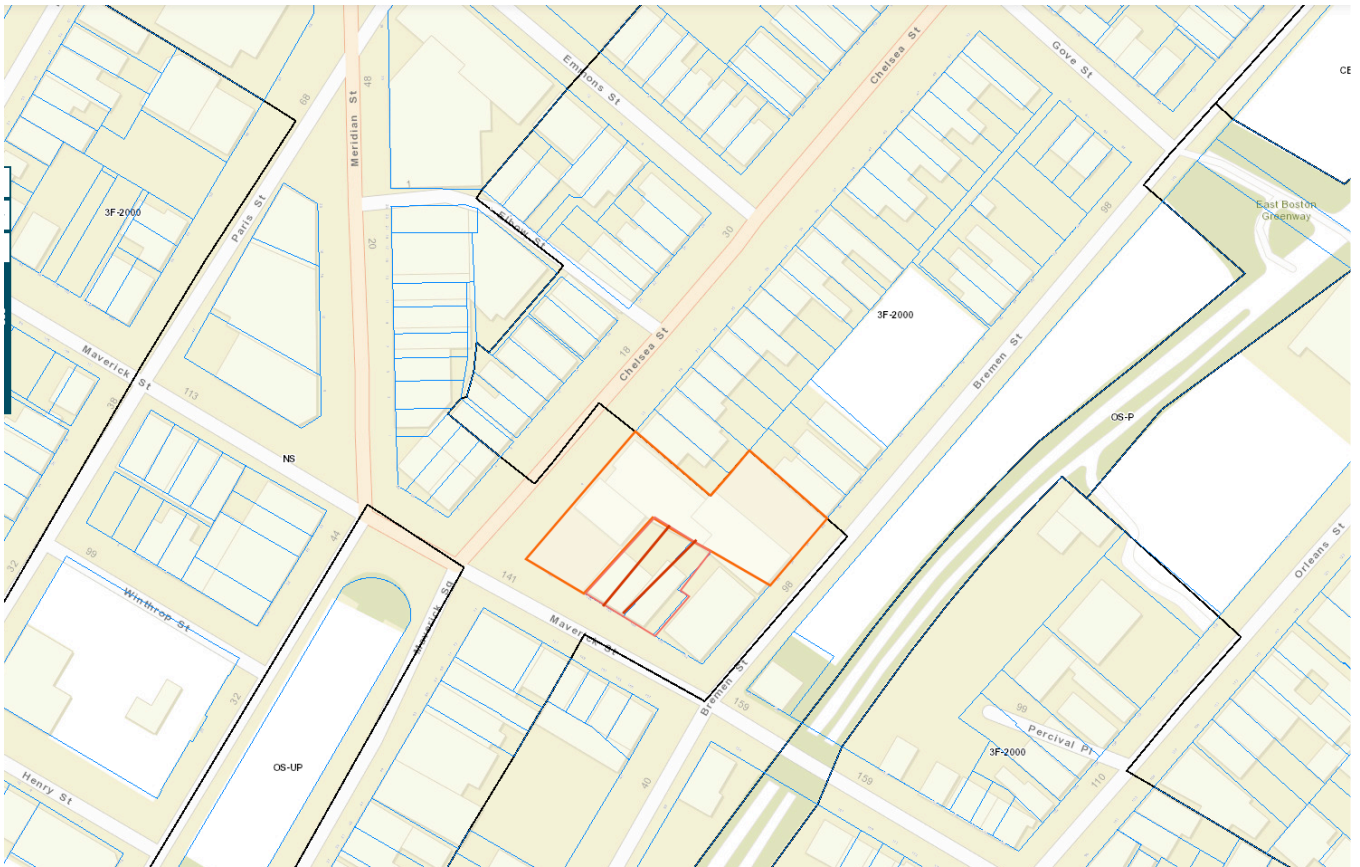
Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for accessible, transit-oriented business opportunities, which will be located along both an MBTA Bus Route and less than a block from the entrance to the Maverick Train Station (Blue Line). In addition, the project is located in the heart of Maverick Square, which is pedestrian oriented and accessible via bicycle.

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Neighborhood Map



LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Neighborhood Context (Location Map)



LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Neighborhood Context (Street View Current Conditions)



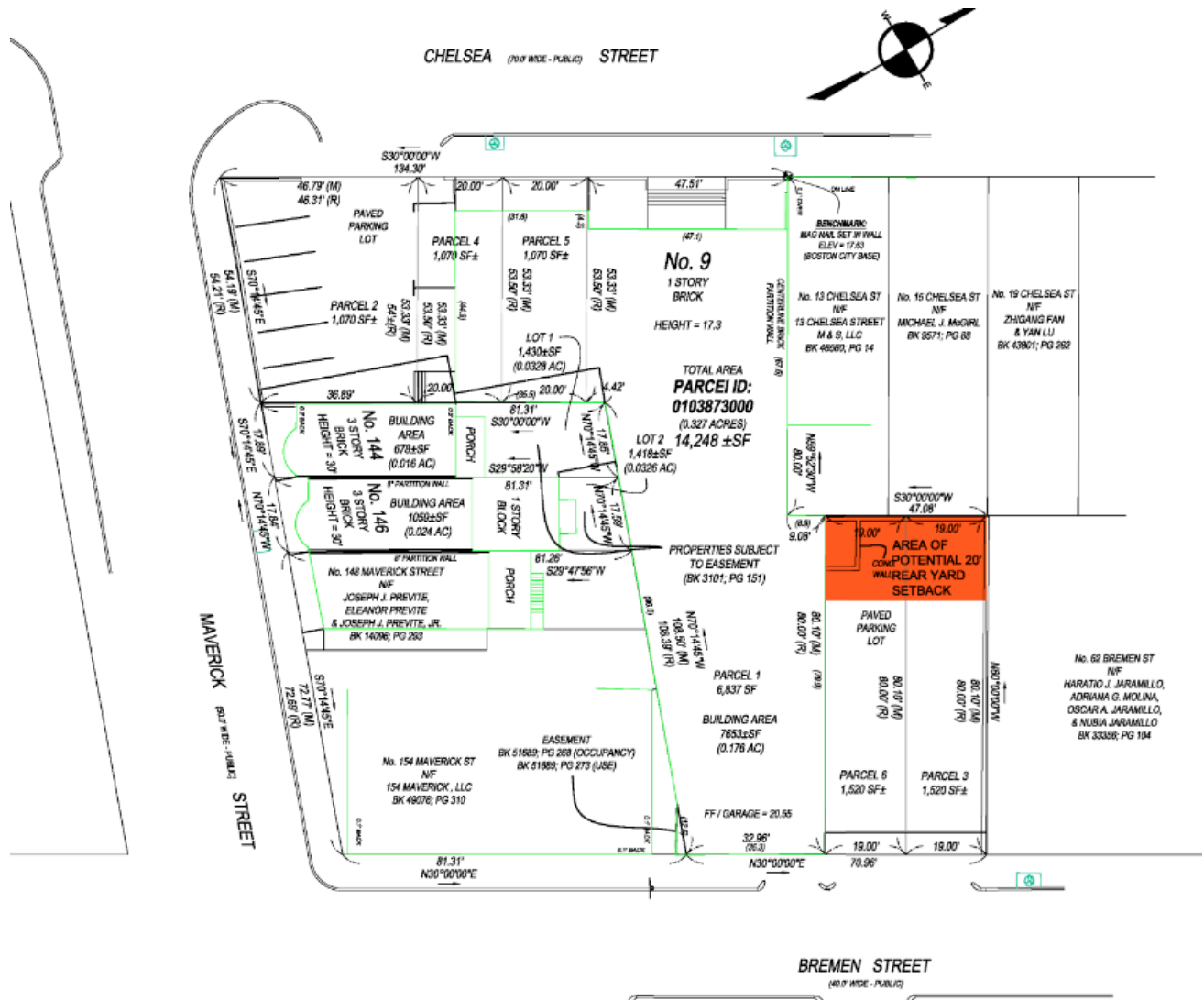




LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

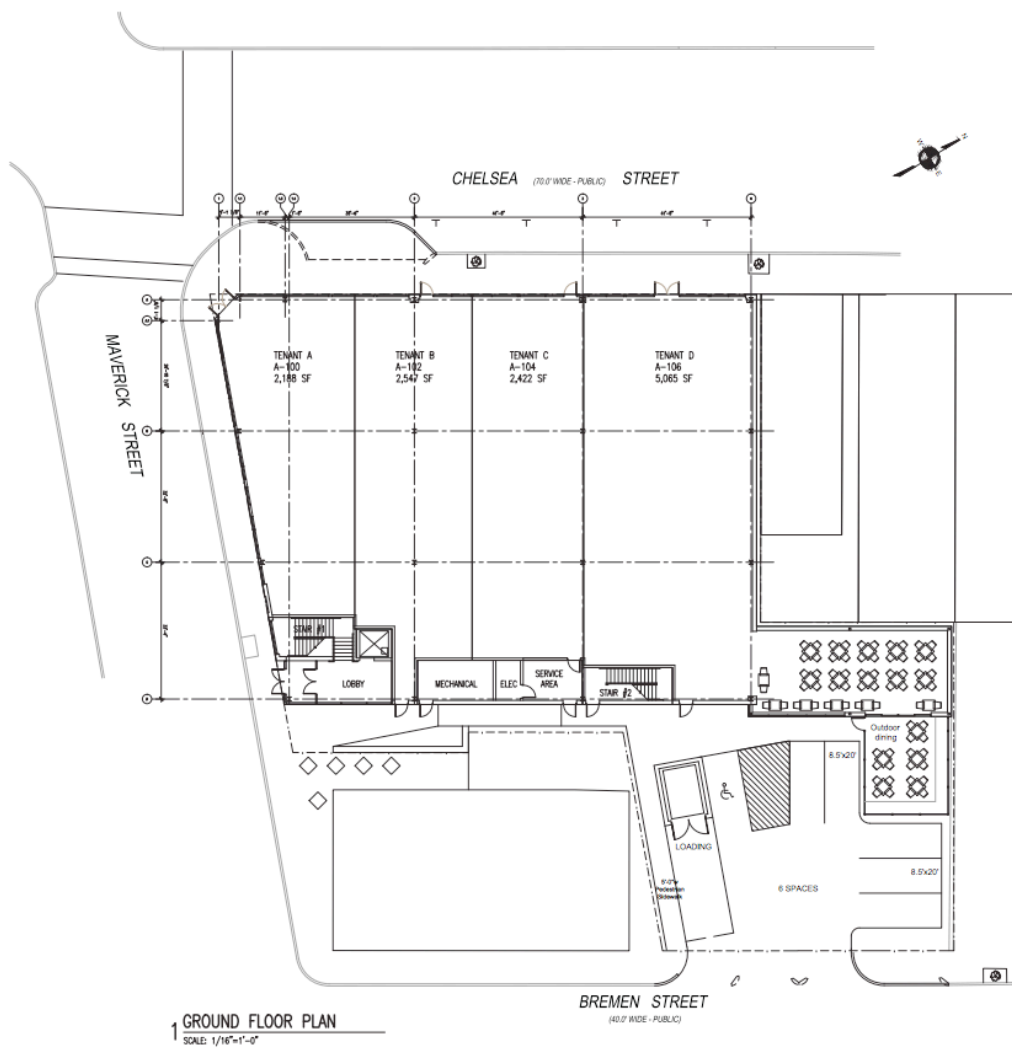
Existing Site Plan



LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Proposed Site Plan



LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Zoning Analysis – Article 53

District: Neighborhood Shopping (NS) (Article 53-10)

Uses Permitted: General and Local Retail Use - Allowed
 (Per Table B) Restaurant – Allowed
 General/Professional Office – Allowed
 Bank – Allowed
 Fitness/Gym – Conditional

Frontage and
 Setbacks Required: Frontage None
 (Per Table G) Front Yard Modal Per Article 53.53(1)
 Side Yard None
 Rear Yard 20'

**Proposed Frontage and
 Setbacks Provided**

Frontage	134.29' on Chelsea Street 111.92' on Maverick Street
Front Yard	Modal
Side Yard	0'
Rear Yard	<20' (Variance Requested)

FAR Allowed: 1.0
 Total Site Area: 18,795 sq. ft.
 Total Building Area Allowed: 18,795 sq. ft.
 Total Building Area Proposed: 25,848 sq. ft.

FAR Proposed: 1.375 (Variance Requested)

Height Allowed: 35'
 Height Provided: 41.5' (to parapet) **(Variance Requested)**

Parking spaces Required: 2.0 spaces per 1,000s.f (25,848 x 2 = 51.6 spaces)
 Total 52 Spaces required

Parking spaces Provided: 6 parking spaces on site (Variance Requested)

Open Space Required: None
 Open Space Provided: None

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team has conducted extensive preliminary outreach with local elected, direct abutters, the Jeffries Point Neighborhood Association and the East Boston Main Streets, which abutting land owners were notified of. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

Anticipated Permits and Approvals

AGENCY	APPROVAL
Boston Planning and Development Agency	Article 80 Small Project Review
Boston Public Works Department	Curb cut and sidewalk improvements
Boston Transportation Department	Construction Management Plan;
Boston Water and Sewer Commission	Site Plan approval for water and sewer connections
Public Improvement Commission	Specific repair approval; License for Seasonal Café; Discontinuance;
Zoning Board of Appeals	Variances
Inspectional Services Department	Review/Compliance State Building Code
Boston Landmarks Commission (If required)	Determination of Applicability

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Appendix A: Permitting Applications and Appeal Petition

**ISD Zoning Code Refusal for ALT and Appeal Petition
(See Attached)**



Boston Inspectional Services Department Planning and Zoning Division

1010 Massachusetts Avenue Boston, MA 02118 Telephone: (617) 635-5300

Martin J. Walsh
Mayor

ZONING CODE REFUSAL

Sean Lydon
Inspector of Buildings

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

March 31, 2017

Location: 9 CHELSEA ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: NS
Appl. # : ERT685903
Date Filed: March 03, 2017
Purpose: Erect 2 story commercial local retail building on newly created 18,795s.f lot. See ALT685902 for subdivision

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:


<u>Violation</u>	<u>Violation Description</u>	<u>Violation Comments</u>
Art. 10 Sec. 01	Limitation of parking areas	
Art. 53 Sec. 57	Dimensional Application	3. Traffic visibility across corner
Article 53 Section 12	Dimensional regulations	Building Height Exceeded
Article 53 Section 12	Dimensional regulations	Excessive F.A.R.
Article 53 Section 12	Dimensional regulations	Insufficient rear yard setback
Article 53 Section 56	Off street Parking	Off street Parking is insufficient
Article 53, Section 11	Use Regulations	Retail Use is conditional on second Story
Notes		Pending a favorable ZBA decision, two complete sets of stamped construction documents shall be required. Please be advised that this project is further subject to Article 80 Small Project review and Article 25 compliances for the identified AE (EL 10') FLOOD ZONE. *Boston Conservation Commission review and approval letter is required.

RICHARD LYNDS
1216 BENNINGTON STREET
EAST BOSTON, MA 02128

March 31, 2017

Location: 9 CHELSEA ST EAST BOSTON, MA 02128
Ward: 01
Zoning District: East Boston Neighborhood
Zoning Subdistrict: NS
Appl. # : ERT685903
Date Filed: March 03, 2017
Purpose: Erect 2 story commercial local retail building on newly created 18,795s.f lot. See ALT685902 for subdivision

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. IF YOU HAVE INQUIRIES REGARDING THE NEIGHBORHOOD PROCESS AND PUBLIC PARTICIPATION, PLEASE CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485.



Francesco D'Amato

for the Commissioner

Refusal of a permit may be appealed to the Board of Appeal within 45 days. Chapter 802, Acts of 1972, and Chapter 656, Acts of 1956, Section 19.

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Appendix B: Article 80 Accessibility Checklist

Accessibility Checklist

(to be added to the BRA Development Review Guidelines)

In 2009, a nine-member Advisory Board was appointed to the Commission for Persons with Disabilities in an effort to reduce architectural, procedural, attitudinal, and communication barriers affecting persons with disabilities in the City of Boston. These efforts were instituted to work toward creating universal access in the built environment.

In line with these priorities, the Accessibility Checklist aims to support the inclusion of people with disabilities. In order to complete the Checklist, you must provide specific detail, including descriptions, diagrams and data, of the universal access elements that will ensure all individuals have an equal experience that includes full participation in the built environment throughout the proposed buildings and open space.

In conformance with this directive, all development projects subject to Boston Zoning Article 80 Small and Large Project Review, including all Institutional Master Plan modifications and updates, are to complete the following checklist and provide any necessary responses regarding the following:

- improvements for pedestrian and vehicular circulation and access;
- encourage new buildings and public spaces to be designed to enhance and preserve Boston's system of parks, squares, walkways, and active shopping streets;
- ensure that persons with disabilities have full access to buildings open to the public;
- afford such persons the educational, employment, and recreational opportunities available to all citizens; and
- preserve and increase the supply of living space accessible to persons with disabilities.

We would like to thank you in advance for your time and effort in advancing best practices and progressive approaches to expand accessibility throughout Boston's built environment.

Accessibility Analysis Information Sources:

1. Americans with Disabilities Act – 2010 ADA Standards for Accessible Design
 - a. http://www.ada.gov/2010ADASTandards_index.htm
2. Massachusetts Architectural Access Board 521 CMR
 - a. <http://www.mass.gov/eopss/consumer-prot-and-bus-lic/license-type/aab/aab-rules-and-regulations-pdf.html>
3. Boston Complete Street Guidelines
 - a. <http://bostoncompletestreets.org/>
4. City of Boston Mayors Commission for Persons with Disabilities Advisory Board
 - a. <http://www.cityofboston.gov/Disability>
5. City of Boston – Public Works Sidewalk Reconstruction Policy
 - a. http://www.cityofboston.gov/images_documents/sidewalk%20policy%200114_tcm3-41668.pdf
6. Massachusetts Office On Disability Accessible Parking Requirements
 - a. www.mass.gov/anf/docs/mod/hp-parking-regulations-mod.doc
7. MBTA Fixed Route Accessible Transit Stations
 - a. http://www.mbta.com/about_the_mbta/accessibility/

Article 80 | ACCESSIBILITY CHECKLIST

Project Information

Project Name:	Proposed Retail Project
Project Address Primary:	9 Chelsea Street, Maverick Square, East Boston, MA 02128
Project Address Additional:	N/A
Project Contact (name / Title / Company / email / phone):	Ralph Perelis, Linear Retail

Team Description

Owner / Developer:	Linear Retail
Architect:	Form + Place
Engineer (building systems):	Avid Engineers
Sustainability / LEED:	N/A
Permitting:	Bohler Engineering
Construction Management:	T.B.D.

Project Permitting and Phase

At what phase is the project – at time of this questionnaire?

<input checked="" type="checkbox"/> PNF / Expanded PNF Submitted	Draft / Final Project Impact Report Submitted	BRA Board Approved
BRA Design Approved	Under Construction	Construction just completed:

Article 80 | ACCESSIBILITY CHECKLIST

Building Classification and Description

What are the principal Building Uses - select all appropriate uses?

Residential – One to Three Unit	Residential - Multi-unit, Four +	Institutional	Education
Commercial	Office	<input checked="" type="checkbox"/> Retail	Assembly
Laboratory / Medical	Manufacturing / Industrial	Mercantile	Storage, Utility and Other
First Floor Uses (List)	Commercial/Retail, parking, outdoor amenity space		

What is the Construction Type – select most appropriate type?

Wood Frame	Masonry	<input checked="" type="checkbox"/> Steel Frame	Concrete
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Describe the building?

Site Area:	18,795± SF	Building Area:	25,833 SF
Building Height:	38 Ft.	Number of Stories:	2
First Floor Elevation:	19'-6"± Elev.	Are there below grade spaces:	<input checked="" type="checkbox"/> No

Assessment of Existing Infrastructure for Accessibility:

This section explores the proximity to accessible transit lines and proximate institutions such as, but not limited to hospitals, elderly and disabled housing, and general neighborhood information. The proponent should identify how the area surrounding the development is accessible for people with mobility impairments and should analyze the existing condition of the accessible routes through sidewalk and pedestrian ramp reports.

Provide a description of the development neighborhood and identifying characteristics.

The Proposed Retail development is a project aimed to provide retail amenities to the surrounding area. The proposed project is in East Boston’s Maverick Square neighborhood on 0.43± acres of existing land occupied by a vacant funeral home and adjacent commercial buildings. The project is bounded by Chelsea Street to the West, an existing retail building to the North, Bremen Street and an existing mixed use building to the East and Maverick Street to the South.

List the surrounding ADA compliant MBTA transit lines and the proximity

**Maverick MBTA Station (Subway)
Bus Routes on Maverick Street: #114, 116, 117, 120, 121**

Article 80 | ACCESSIBILTY CHECKLIST

to the development site: Commuter rail, subway, bus, etc.

List the surrounding institutions: hospitals, public housing and elderly and disabled housing developments, educational facilities, etc.

Is the proposed development on a priority accessible route to a key public use facility? List the surrounding: government buildings, libraries, community centers and recreational facilities and other related facilities.

Boston Police District A-7 East Boston, East Boston District Court, East Boston Neighborhood Health Center Education & Training Institute, Boston Fire Department – District 1, Boston Housing Authority, Donald McKay School, US Post Office
It is unknown whether the Project Site is on a priority accessible route. The Project Site is proximate to the following: Boston Police District A-7 East Boston, East Boston District Court, East Boston Neighborhood Health Center Education & Training Institute, Boston Fire Department – District 1, Boston Housing Authority, Donald McKay School, US Post Office.

Surrounding Site Conditions – Existing:

This section identifies the current condition of the sidewalks and pedestrian ramps around the development site.

Are there sidewalks and pedestrian ramps existing at the development site?

If yes above, list the existing sidewalk and pedestrian ramp materials and physical condition at the development site.

Are the sidewalks and pedestrian ramps existing-to-remain? **If yes**, have the sidewalks and pedestrian ramps been verified as compliant? **If yes**, please provide surveyors report.

Is the development site within a historic district? **If yes**, please identify.

Yes.
The existing sidewalks and pedestrian ramps within the public right of way surrounding the site are in fair to good condition.
The existing sidewalks and pedestrian ramps adjacent to the project will be reconstructed as a part of the construction process. All proposed sidewalks and pedestrian ramps will be built to adhere to City of Boston, ADA and Massachusetts Architectural Access Board Standards.
No.

Surrounding Site Conditions – Proposed

Article 80 | ACCESSIBILITY CHECKLIST

This section identifies the proposed condition of the walkways and pedestrian ramps in and around the development site. The width of the sidewalk contributes to the degree of comfort and enjoyment of walking along a street. Narrow sidewalks do not support lively pedestrian activity, and may create dangerous conditions that force people to walk in the street. Typically, a five foot wide Pedestrian Zone supports two people walking side by side or two wheelchairs passing each other. An eight foot wide Pedestrian Zone allows two pairs of people to comfortable pass each other, and a ten foot or wider Pedestrian Zone can support high volumes of pedestrians.

Are the proposed sidewalks consistent with the Boston Complete Street Guidelines? See: www.bostoncompletestreets.org

The proposed sidewalks will be built to meet Boston Complete Street standards to the maximum extent practicable.

If yes above, choose which Street Type was applied: Downtown Commercial, Downtown Mixed-use, Neighborhood Main, Connector, Residential, Industrial, Shared Street, Parkway, Boulevard.

The streets surrounding the site have been designed to comply with the Neighborhood Main Street type as outlined by Boston Complete Street guidelines.

What is the total width of the proposed sidewalk? List the widths of the proposed zones: Frontage, Pedestrian and Furnishing Zone.

The proposed sidewalks will be rebuilt to match their existing widths and design. Currently the sidewalks offer 6' pedestrian zones and 3.5' furnishing zones along Chelsea Street. Maverick Street and Bremen Street offer 4' – 5' pedestrian zones and a 3' furnishing zone.

List the proposed materials for each Zone. Will the proposed materials be on private property or will the proposed materials be on the City of Boston pedestrian right-of-way?

City of Boston standard sidewalk materials will be used within the public right of way. The proposed sidewalks will be relocated within the public ways and will include a minimum 5' wide cement concrete sidewalk. Furnishing zones may include a variety of materials that will be further defined as the project advances.

If the pedestrian right-of-way is on private property, will the proponent seek a pedestrian easement with the City of Boston Public Improvement Commission?

N/A.

Will sidewalk cafes or other furnishings be programmed for the pedestrian right-of-way?

N/A.

If yes above, what are the proposed dimensions of the sidewalk café or furnishings and what will the right-of-way clearance be?

N/A.

Article 80 | ACCESSIBILTY CHECKLIST

Proposed Accessible Parking:

See Massachusetts Architectural Access Board Rules and Regulations 521 CMR Section 23.00 regarding accessible parking requirement counts and the Massachusetts Office of Disability Handicap Parking Regulations.

What is the total number of parking spaces provided at the development site parking lot or garage?

6 spaces.

What is the total number of accessible spaces provided at the development site?

1 space.

Will any on street accessible parking spaces be required? **If yes,** has the proponent contacted the Commission for Persons with Disabilities and City of Boston Transportation Department regarding this need?

No.

Where is accessible visitor parking located?

Accessible parking is located the shortest distance to an accessible building entry point. See attached diagram.

Has a drop-off area been identified? **If yes,** will it be accessible?

No.

Include a diagram of the accessible routes to and from the accessible parking lot/garage and drop-off areas to the development entry locations. Please include route distances.

See attached diagram.

Article 80 | ACCESSIBILTY CHECKLIST

Circulation and Accessible Routes:

The primary objective in designing smooth and continuous paths of travel is to accommodate persons of all abilities that allow for universal access to entryways, common spaces and the visit-ability* of neighbors.

**Visit-ability – Neighbors ability to access and visit with neighbors without architectural barrier limitations*

Provide a diagram of the accessible route connections through the site.	See attached diagram.
Describe accessibility at each entryway: Flush Condition, Stairs, Ramp Elevator.	All entryways and thresholds are accessible – flush or within acceptable change restrictions (1/2” or less).
Are the accessible entrance and the standard entrance integrated?	Yes.
If no above , what is the reason?	N/A.
Will there be a roof deck or outdoor courtyard space? If yes , include diagram of the accessible route.	Yes, see attached diagram
Has an accessible routes way-finding and signage package been developed? If yes , please describe.	No signage package has been developed at this time.

Accessible Units: (If applicable)

In order to facilitate access to housing opportunities this section addresses the number of accessible units that are proposed for the development site that remove barriers to housing choice.

What is the total number of proposed units for the development?	N/A.
How many units are for sale; how many are for rent? What is the market value vs. affordable breakdown?	N/A.
How many accessible units are being proposed?	N/A.

Article 80 | ACCESSIBILTY CHECKLIST

Please provide plan and diagram of the accessible units.

N/A.

How many accessible units will also be affordable? If none, please describe reason.

N/A.

Do standard units have architectural barriers that would prevent entry or use of common space for persons with mobility impairments? Example: stairs at entry or step to balcony. **If yes,** please provide reason.

N/A.

Has the proponent reviewed or presented the proposed plan to the City of Boston Mayor’s Commission for Persons with Disabilities Advisory Board?

N/A.

Did the Advisory Board vote to support this project? **If no,** what recommendations did the Advisory Board give to make this project more accessible?

N/A.

Thank you for completing the Accessibility Checklist!

For questions or comments about this checklist or accessibility practices, please contact:

kathryn.quigley@boston.gov | Mayors Commission for Persons with Disabilities

LINEAR RETAIL PROPERTIES

9 Chelsea Street, East Boston

Appendix C: Architectural Plans
(See Attached)

148 MAVERICK STREET

The land with the buildings thereon on the northeasterly side of Maverick Street, in that part of Boston called East Boston, known and numbered 148 Maverick Street, shown as LOT 3 on a plan entitled "Plan of Land, EAST BOSTON, MASS" dated April 29, 1972, John F. Gilmore, recorded with Suffolk County Registry of Deeds in Plan Book 8545; Page 8, bounded and described as follows:

- SOUTHWESTERLY by Maverick Street twenty three and $\frac{1}{100}$ (23.56) feet;
- NORTHWESTERLY by LOT 2 on the above mentioned plan, eighty one and $\frac{1}{100}$ (81.26) feet;
- NORTHEASTERLY by owner or owners unknown, eighteen and $\frac{1}{100}$ (18.77);
- SOUTHEASTERLY again by owner or owners unknown, thirty seven and $\frac{1}{100}$ (37.63) feet;
- NORTHEASTERLY again by owner or owners unknown, five and $\frac{1}{100}$ (5.00) feet;
- SOUTHEASTERLY again by owner or owners unknown, forty two and $\frac{1}{100}$ (42.78) feet.

Containing 1,706 square feet of land more or less.

OBSERVED ENCROACHMENTS

THE IRREGULARLY SHAPED PATIO OF 154 MAVERICK STREET ENCROACHES INTO THE SOUTHEASTERLY PORTION OF THE LOCUS PROPERTY.

NOTES:

PARCEL ID(S): 0103869000 (#148)
 ZONING DISTRICT: EAST BOSTON
 SUB-DISTRICT: NS (NEIGHBORHOOD SHOPPING)
 OVERLAYS: NONE

	REQUIRED	EXISTING
MAX. FAR	1.0	(**)
MAX. BUILDING HEIGHT (FT)	35.0	20.0
MIN. LOT SIZE (SQ/FT)	NONE	1,706
MIN. LOT AREA		
- PER DWELLING UNIT (DW./ UNIT)	NONE	(**)
MIN. USABLE OPEN SPACE		
- PER DWELLING UNIT (SQ.FT./2)	50	(**)
MIN. LOT WIDTH (FT)	NONE	23.33
MIN. FRONTAGE (FT)	NONE	23.33
MIN. FRONT YARD (FT)	(SEC. 53-53.1) 4.9	
MIN. SIDE YARD (FT)	NONE	0
MIN. REAR YARD (FT)	20	22.3

(**) UNABLE TO DETERMINE AT THE TIME OF SURVEY.

COMMITMENT - 11-30-15
 COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 117-549, SCHEDULE B - SECTION 2 EXCEPTIONS, DATE NOVEMBER 30, 2015.

ITEM NUMBERS 1, 2, 3, 4, 5, 6 & 7 ARE NOT PLOTTED ON SURVEY.
 ITEM NUMBER 8: ACCESS EASEMENT TO CONSTRUCT A WALL ON THE ABUTTING PROPERTY RECORDED IN BK 3101; PG 151.
 ITEM NUMBER 9: 5.0' STRIP OF LAND ALONG THE EASTELRY PORTION OF LOCUS, 216 ±SF, HAS BEEN GRANTED BY THE CITY OF BOSTON IN BK 5892; PG 619.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY PANEL: # 25025C0081G
 EFFECTIVE DATE: SEPTEMBER 25, 2009

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

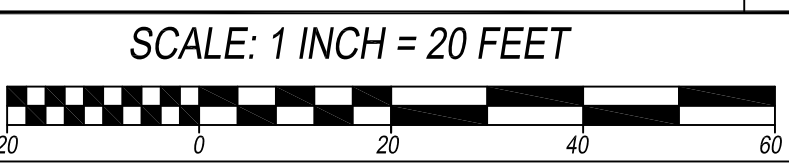
I CERTIFY THAT THE PARCELS SHOWN ARE CONTIGUOUS WITH NO GAPS, GORES OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, LINEAR RETAIL PROPERTIES, LLC, ITS SUCCESSORS AND ASSIGNS AND LERNER & HOLMES PC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b-1, 7c, 8, 9, 11a, 13, 16, 17, 18, 19 & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 29, 2015.

George C. Collins
 GEORGE C. COLLINS, PLS
 LICENSE #41784
 DATE 02/04/16

DRAFTSMAN:	DRM/JJH	REVIEWED BY:	GCC
SITE PLAN PREPARED		01/31/13	
UTILITY UPDATE		06/19/14	
ALTA/ACSM LAND TITLE SURVEY		09/04/14	
#144 & #146 - UPDATE		12/31/14	
2015 UPDATE/ AS-BUILT/ RECERTIFICATION		10/07/15	
2015 UPDATE/ AS-BUILT/ No. 148		12/29/15	



REFERENCES:

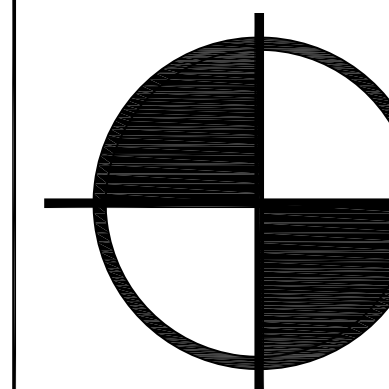
DEED: BK 14096; PG 293 (#148 MAVERICK ST) PLAN: BK 540; PG 303
 BK 17024; PG 221 (#9 CHELSEA ST) BK 492; PG 49
 BK 46296; PG 318 (#144 MAVERICK ST) BK 6496; PG 93
 BK 8515; PG 12 (#146 MAVERICK ST)
 EASEMENT: BK 51689; PG 268
 BK 51689; PG 273
 BK 3101; PG 151

ALTA/ACSM LAND TITLE SURVEY
 LOCATED AT
148 MAVERICK STREET
EAST BOSTON, MA

PREPARED FOR:

LINEAR RETAIL PROPERTIES, LLC
 5 BURLINGTON WOODS DRIVE, SUITE 107
 BURLINGTON, MA 01803

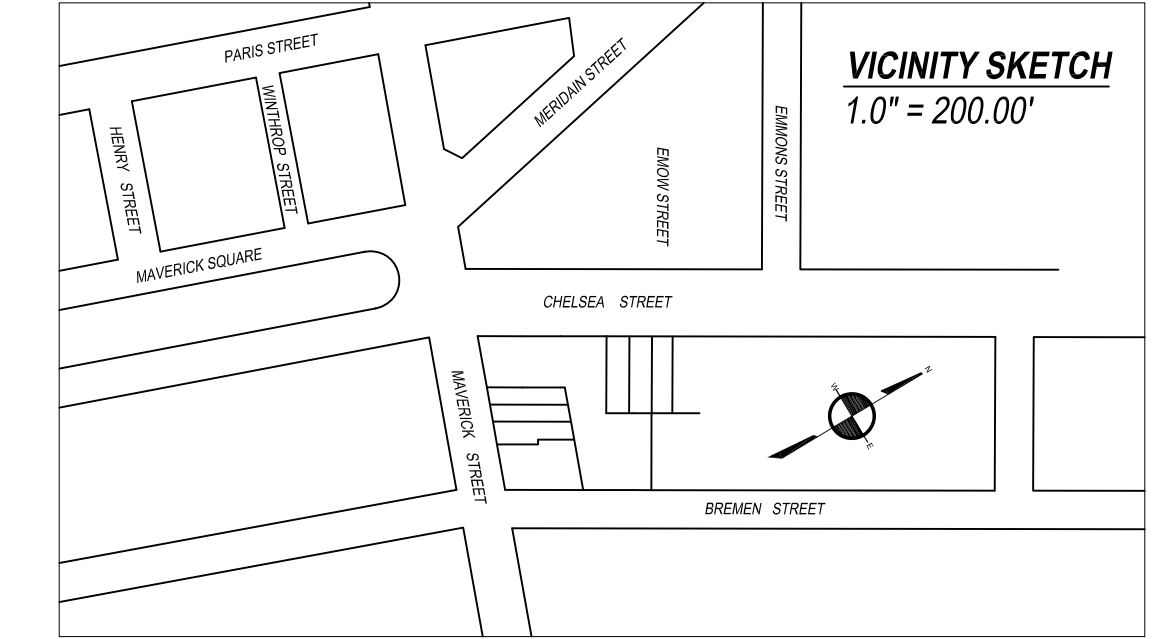
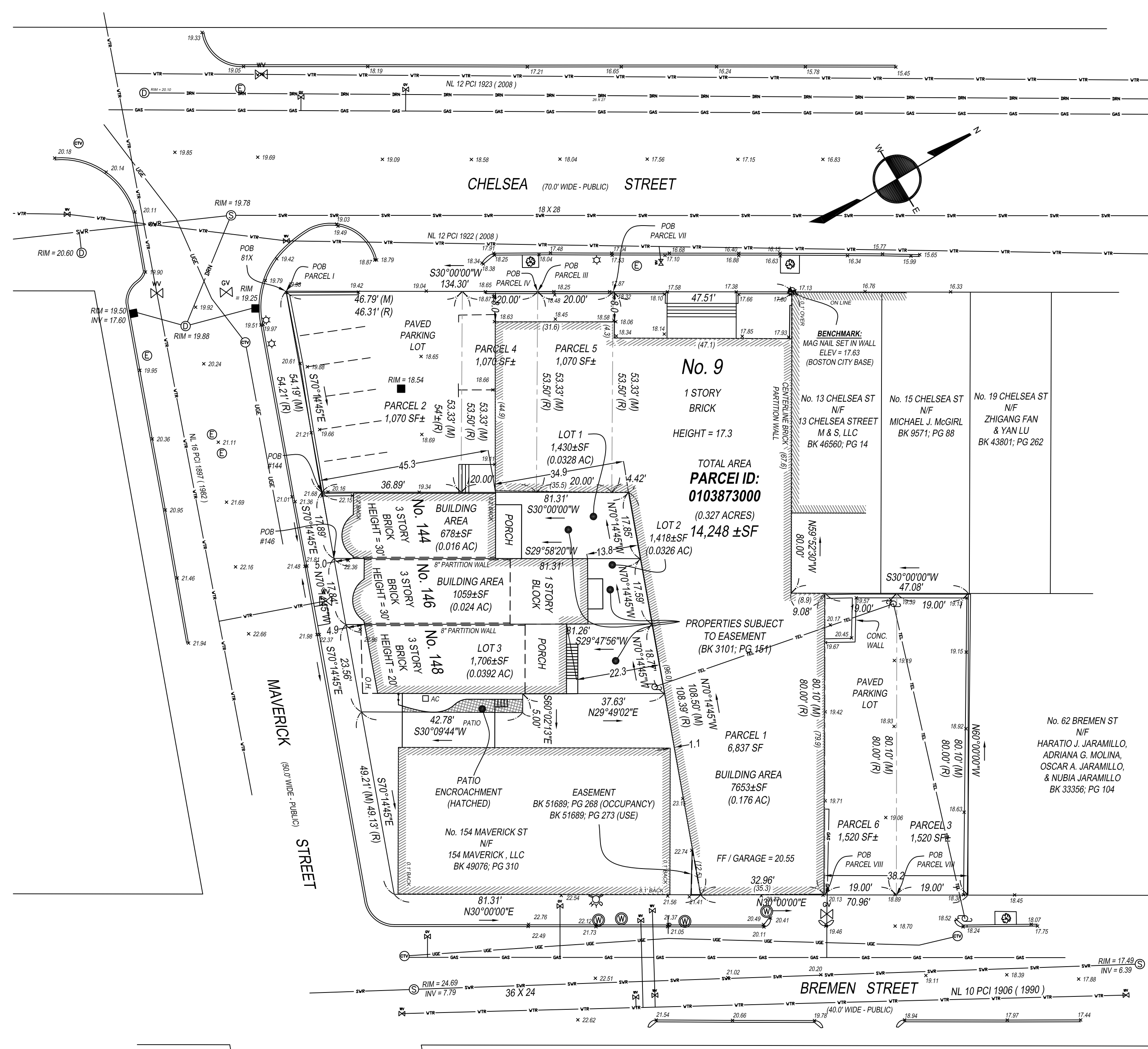
JOB # 13-00114



BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY'S PLACE
 CHARLESTOWN, MA, 02129
 (617) 242-1313
 www.bostonsurveyinc.com



FILE # 13-00114 - 2015 UPDATE - ALTA - R3 - No 148.DWG

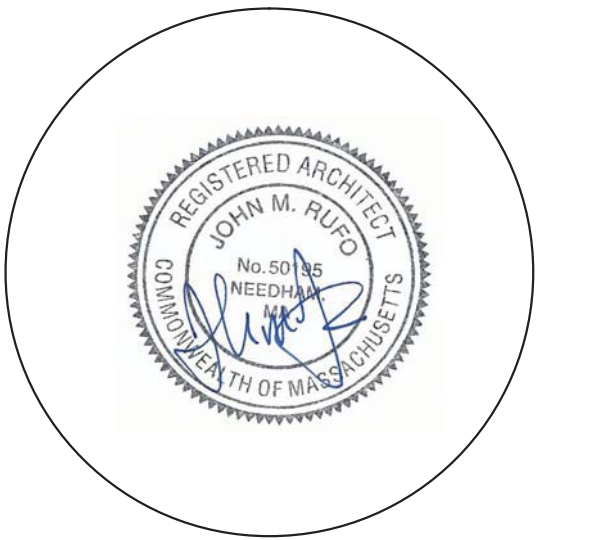


LEGEND:

- ⊗ BWS HANDHOLE
- ⊙ CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC HANDHOLE
- ⊙ GAS GATE
- ⊙ HYDRANT
- ⊙ LIGHT POLE
- ⊙ SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ WATER GATE
- ⊙ BB BOTTOM BELL
- ⊙ DH DRILL HOLE
- ⊙ FND FOUND
- ⊙ I INVERT
- ⊙ M MAPLE
- ⊙ O OAK
- ⊙ R RIM
- ⊙ SB STONE BOUND
- ⊙ VGC VERTICAL GRANITE CURB
- x 17.53 SPOT GRADE ELEVATION

Proposed Retail Structure

9 Chelsea Street
 East Boston, MA



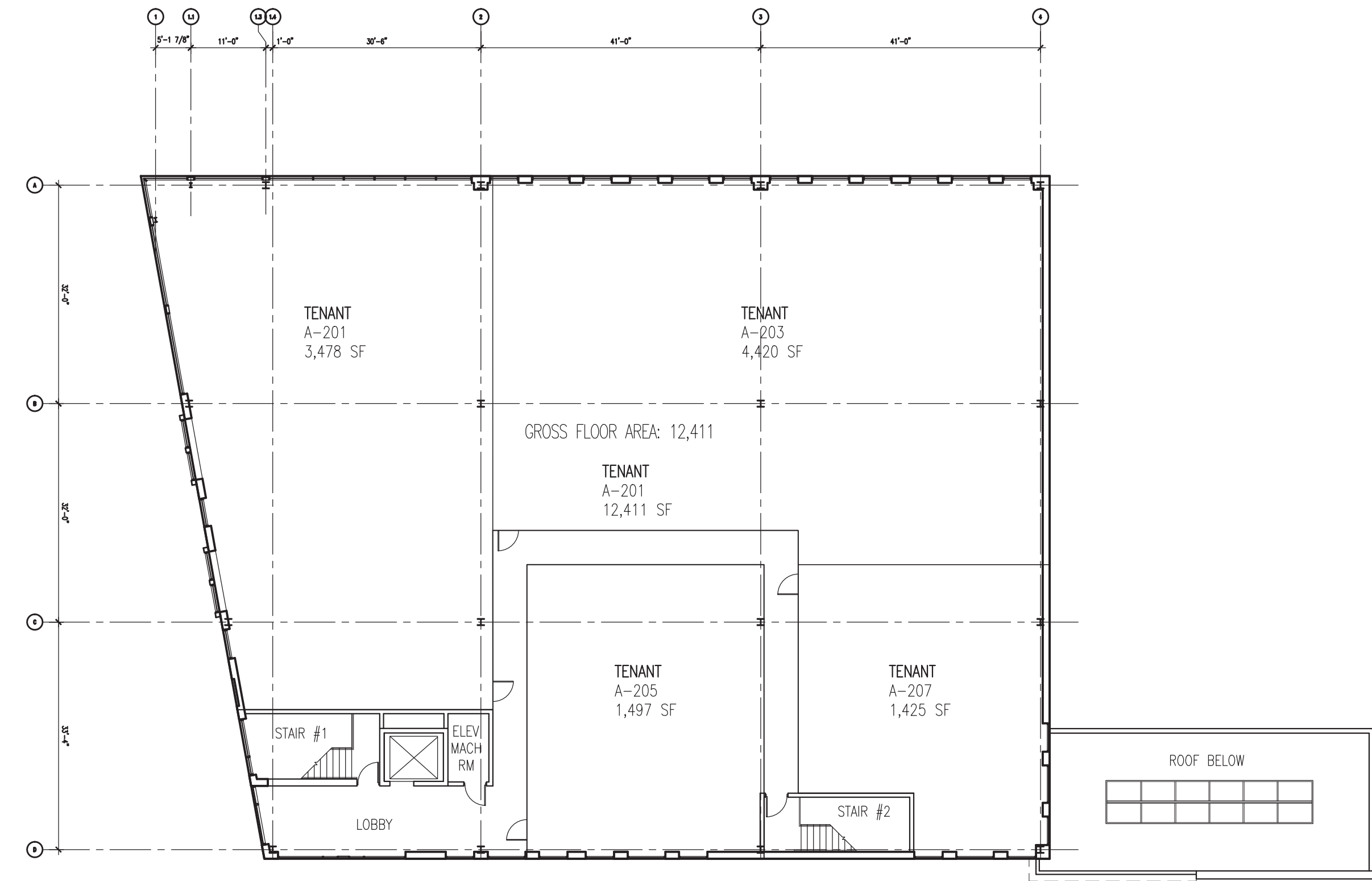
Project No: 15012
 Drawn By: MM/CD
 Checked By: MM
 Issue Date: 28 April 2017

Revisions		
No	Date	Description

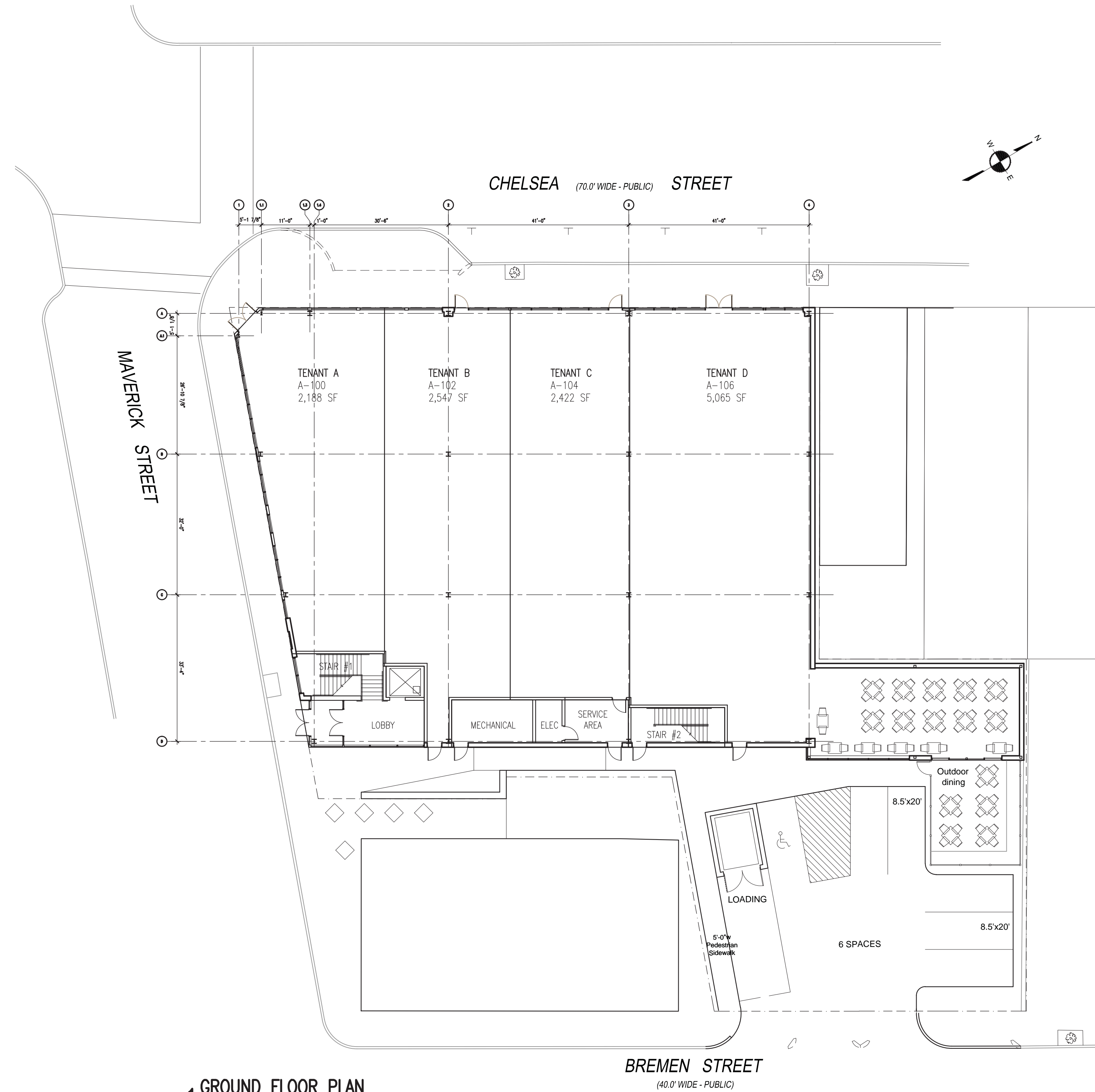
Drawing Title:

FIRST & SECOND
 FLOOR PLANS

Drawing Number
A-2.01



2 UPPER FLOOR PLAN
 SCALE: 1/16"=1'-0"



1 GROUND FLOOR PLAN
 SCALE: 1/16"=1'-0"



Proposed Retail Structure

9 Chelsea Street
East Boston, MA

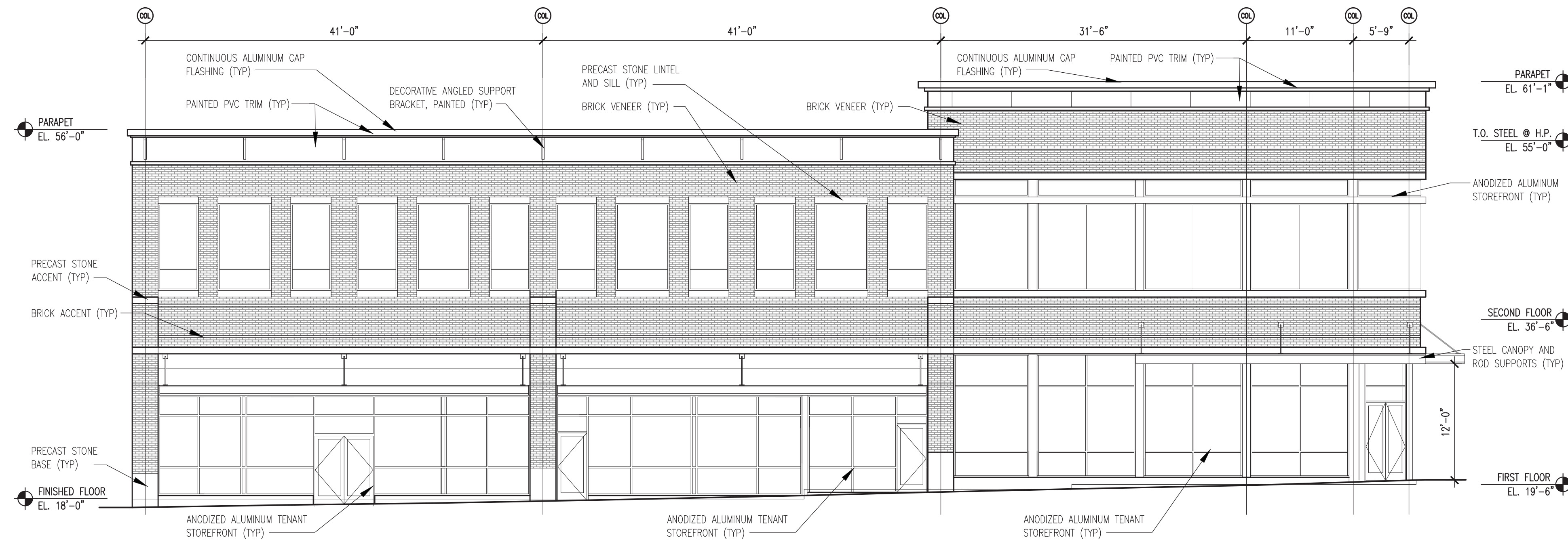


Project No: 15012
Drawn By: CD
Checked By: MM
Issue Date: 28 April 2017

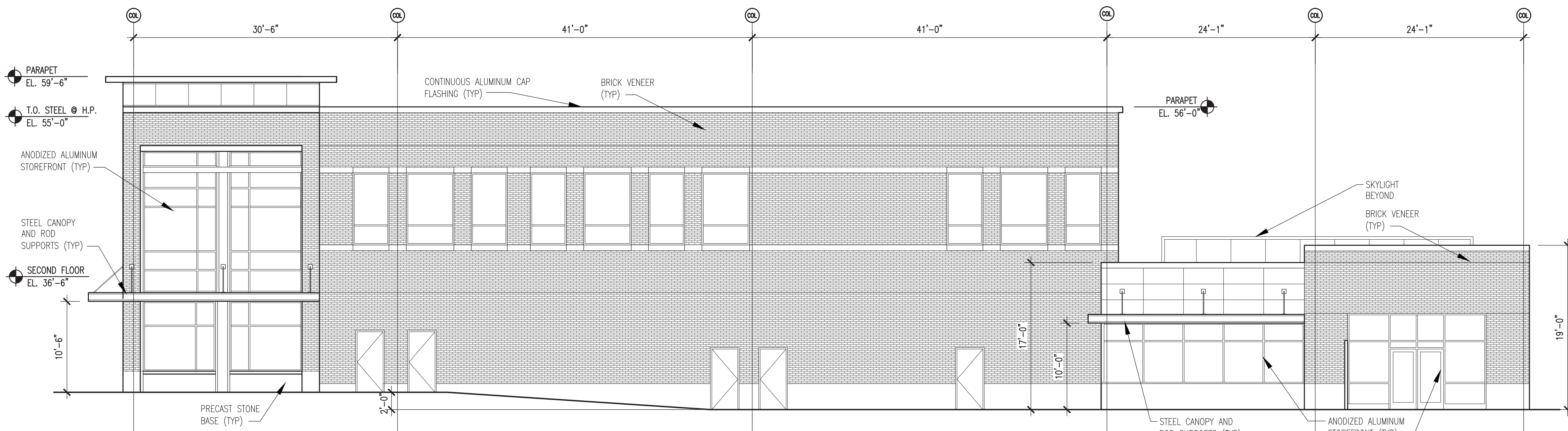
Revisions		
No	Date	Description

Drawing Title:
EXTERIOR ELEVATIONS

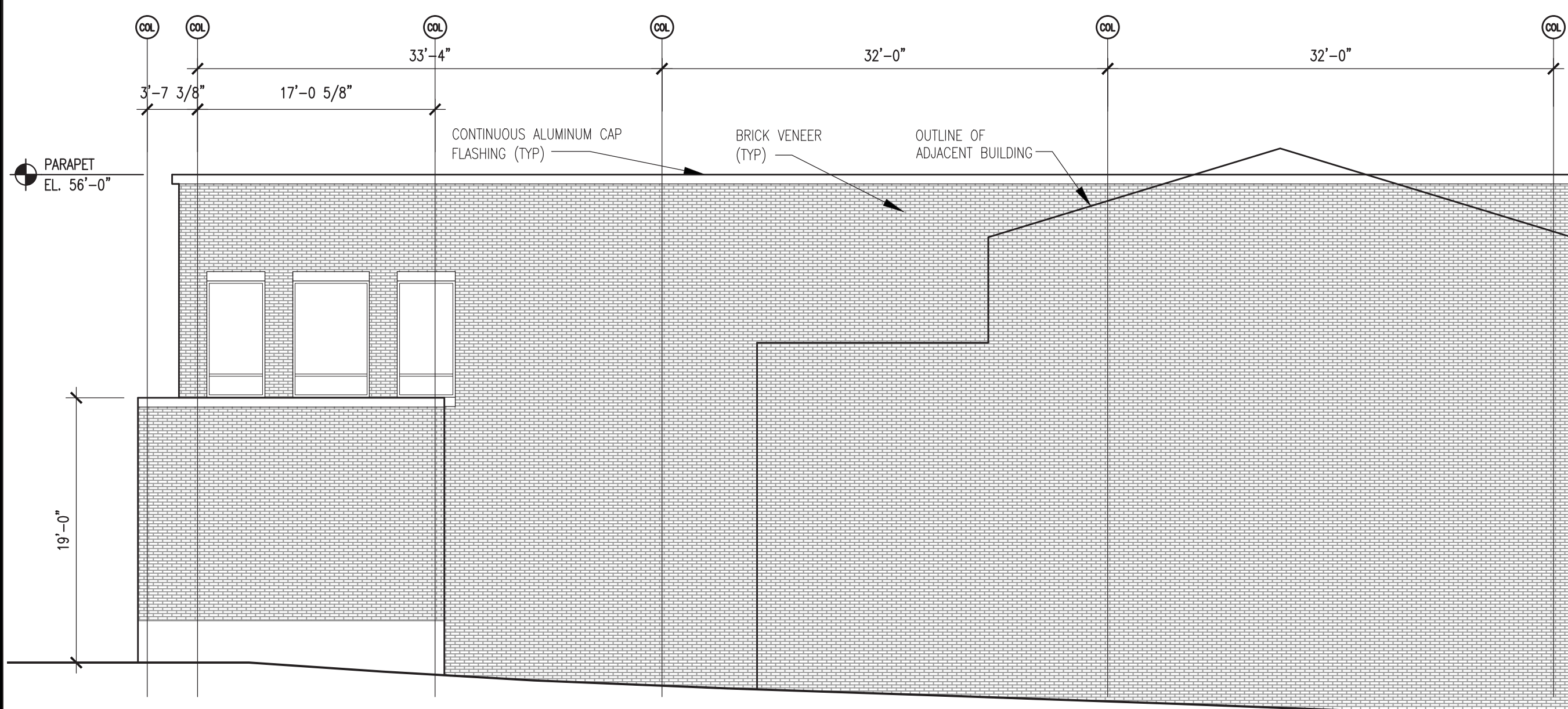
Drawing Number
A-3.01



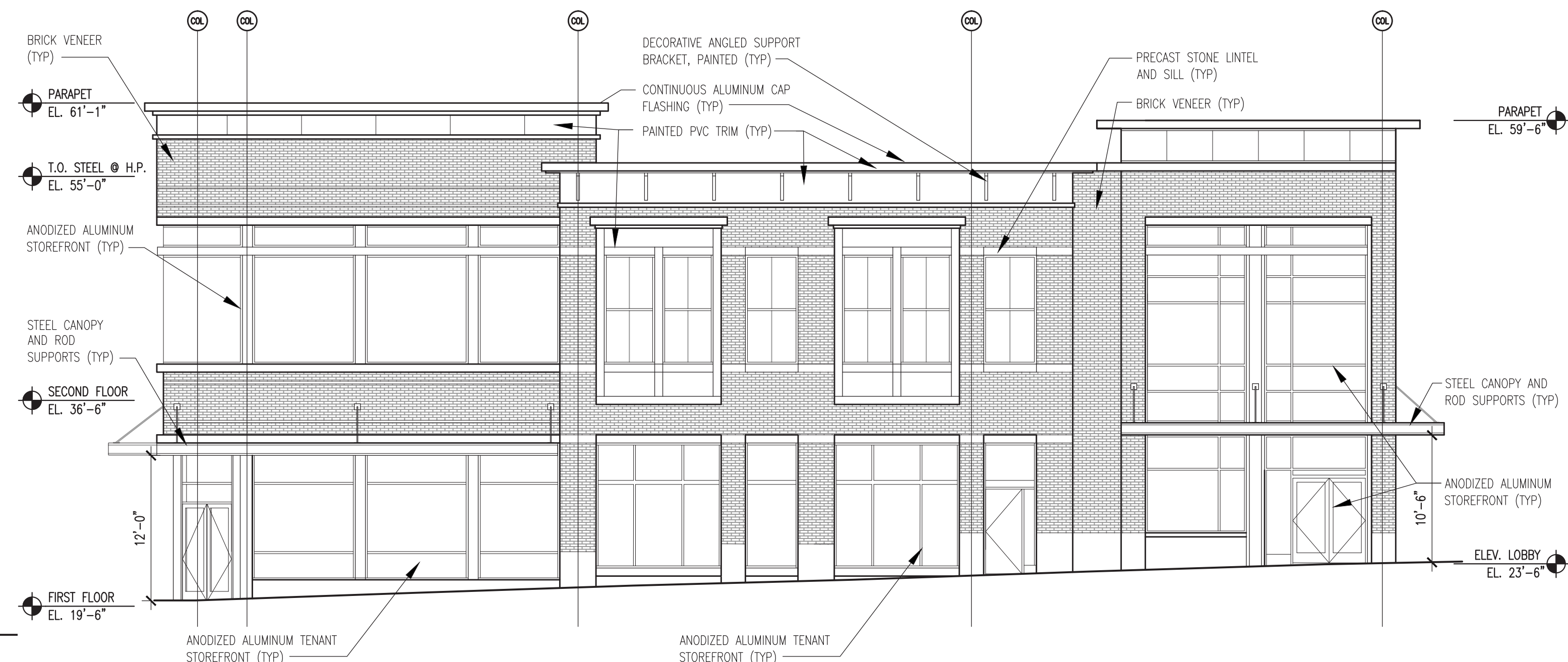
1 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

DIRECTORY/DAY/TIME



1 EXTERIOR RENDERING
 SCALE: NTS



2 EXTERIOR RENDERING
 SCALE: NTS



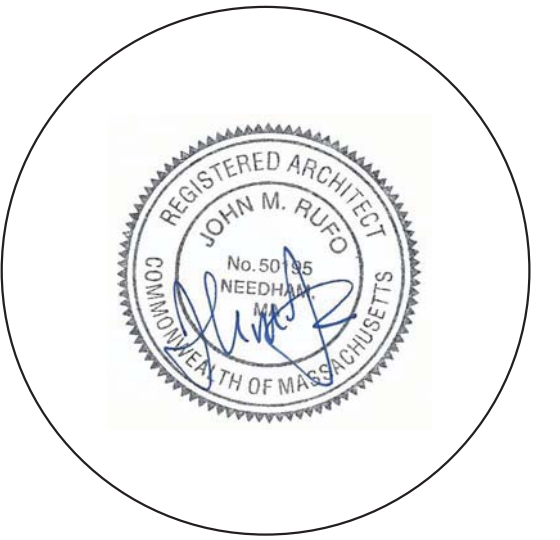
3 EXTERIOR RENDERING
 SCALE: NTS



4 EXTERIOR RENDERING
 SCALE: NTS

Proposed Retail Structure

9 Chelsea Street
 East Boston, MA



Project No: 15012
 Drawn By: CD
 Checked By: MM
 Issue Date: 28 April 2017

Revisions		
No	Date	Description

Drawing Title:

EXTERIOR
 RENDERINGS

Drawing Number

A-3.02



RESTAURANT

Goods

SHOP

CAFE

Fitness



Fitness

Fitness

CAFE

CAFE



Fitness

CAFE

Fitness



RESTAURANT