



Raul Duverge <raul.duverge@boston.gov>

944-946 Saratoga Street

1 message

Bob D'Amico <bob.damico@boston.gov>

Fri, Sep 22, 2017 at 11:47 AM

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

Raul,

I have reviewed the above document and have the following comments:

- 1) On Page 1-1, the report lists the number of parking spaces at 43. (Due to the use of stackers)
However, the memorandum by VHB in appendix G lists 36 spaces.

I would like this point to be clarified.

- 2) I would like to request the principals consider installing two (2) electric charging stations at convenient locations in the parking garage.

Thank you,

Bob

--

Bob D'Amico

BOSTON

September 25, 2017
Martin J. Walsh, Mayor

Ms. Teresa Polhemus
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

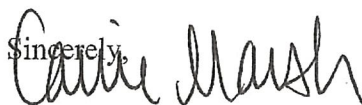
RE: 944 - 946 Saratoga Street, adjacent to Noyes Playground in East Boston

Dear Ms. Polhemus:

BPRD has reviewed the Article 80 application for the proposed development at 944 Saratoga Street. This project is immediately adjacent to Noyes Playground and shares its west side and rear property lines with the park. The park will provide significant amenity to the development.

The project is subject to approval of the Boston Parks and Recreation Commission prior to the issuance of building permits, under Municipal Code Section 7-4.11. It would be difficult for BPRD's review staff to recommend the project to the Commission for approval, given its current design. It is therefore desired that the issues below be resolved during the Article 80 review:

- Siting – the setbacks of 9" along the side and rear property lines would have a detrimental impact on the park. The rear zoning setback requirement of 20' should be honored, and a minimum side setback of 5' (10' preferred) should be provided along the park property.
- Zoning - relief for height and massing would further impose the building on the park.
- Shadows – the building will create shadows on the playground, including the playing field.
- Construction Impacts - Construction impacts (noise, dust, traffic, etc.) should be detailed. All construction shall be accommodated onsite - no access will be allowed through the park. No parking associated with the construction will be allowed on park property.
- Balconies and a first floor roof deck immediately abut the park and could create usage issues.
- The fenestration of the parking level opens immediately onto the park.
- The building should be screened from the park with screening located on the project site.
- The impact of 42 households (likely up to 100 residents) using the park as an active recreational amenity should be appropriately mitigated during Article 80 review.
- A dog recreation space should be provided onsite, if pets will be allowed.
- Any public shade trees in the vicinity of the site will need to be protected from impacts.

Sincerely,


Carrie Marsh

Executive Secretary, Boston Parks and Recreation Commission

cc: Christopher Cook, Commissioner, Boston Parks and Recreation Department
Liza Meyer, Chief Landscape Architect, Boston Parks and Recreation Department
Jon Greeley, Director of Development Review, Boston Planning and Development Agency
Michael Cannizzo, Senior Architect, Boston Planning and Development Agency
Raul Duverge, Project Manager, Boston Planning and Development Agency



Boston Parks and Recreation Department

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



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 944-946 Saratoga Street

1 message

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

Thu, Oct 26, 2017 at 8:49 AM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbbrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2233

Form inserted: 10/26/2017 8:48:46 AM

Form updated: 10/26/2017 8:48:46 AM

Document Name: [944-946 Saratoga Street](#)Document Name Path: /Development/Development Projects/[944-946 Saratoga Street](#)

Origin Page Url: /projects/development-projects/944-946-saratoga-street

First Name: Kerin

Last Name: Green

Organization:

Email: [REDACTED]Street Address: [59 Saint Andrew](#)

Address Line 2:

City: East Boston

State: MA

Phone: [REDACTED]

Zip: 02128

Opinion: Oppose

Comments: Proposed development - a massive box -Would overwhelm park and fields that are adjacent to it. Height and site coverage must be reduced. Fewer units. Would consider supporting a more thoughtful use of site with far fewer units. How many 3 families would front on that site? Town homes? That's the character of design that's in keeping with the immediate area and should be continued.

PMContact: raul.duverge@boston.gov

Project ID: 2584



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 944-946 Saratoga Street

1 message

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

Tue, Oct 10, 2017 at 7:05 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2200

Form inserted: 10/10/2017 7:04:52 PM

Form updated: 10/10/2017 7:04:52 PM

Document Name: [944-946 Saratoga Street](#)Document Name Path: /Development/Development Projects/[944-946 Saratoga Street](#)

Origin Page Url: /projects/development-projects/944-946-saratoga-street

First Name: Skip

Last Name: Marcella

Organization:

Email: [REDACTED]Street Address: [178 wordsworth street](#)

Address Line 2:

City: east boston

State: MA

Phone: [REDACTED]

Zip: 02128

Opinion: Oppose

Comments: I am a lifelong resident of East Boston and I am opposed to this project because it is too large in scope for this congested area in Orient Heights. The height and breadth of this proposed structure will be out of place in this primary three story maximum residential/commercial area. This structure is very imposing and will take away from the character of this neighborhood. The location of this project is very close to a rotary that is already problematic for traffic congestion and very limited parking for the residents and businesses in this area. As Attorney Drago stated in his proposal of context he is looking at precedent of the hotel on Boardman and the approved empty lot on Bennington St.(that remains vacant) as buildings that would be comparable in height to this project, which I believe if it is approved will establish further context for excessively large structures with not enough parking that will destroy the fabric of the current neighborhood. This development is excessive and will cause current abutters to consider selling their homes to get away from the headaches that this behemoth will create for the area. I know we need more housing in the city but the Mayor should not permit it to occur at the cost of the current lifelong residents who will be impacted daily by the scope of this project. Let them propose something that will fit into the neighborhood and achieve more housing but not excessive housing in one project. The Mayor should be concerned about his constituents whom he represents and not the developers.

PMContact: raul.duverge@boston.gov

Project ID: 2584



Raul Duverge <raul.duverge@boston.gov>

Project Comment Submission: 944-946 Saratoga Street

1 message

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

Mon, Oct 9, 2017 at 11:46 PM

To: BRAWebContent@cityofboston.gov, raul.duverge@boston.gov, jeff.ng@boston.gov, comment_email_processor@o-2zlaqa64yog14nfnqlzmbrrpfox00q4is2vvlpd3irp6a8fovy.36-1heureao.na30.apex.salesforce.com

CommentsSubmissionFormID: 2198

Form inserted: 10/9/2017 11:46:02 PM

Form updated: 10/9/2017 11:46:02 PM

Document Name: [944-946 Saratoga Street](#)Document Name Path: /Development/Development Projects/[944-946 Saratoga Street](#)

Origin Page Url: /projects/development-projects/944-946-saratoga-street

First Name: Carol Ann

Last Name: Sacco

Organization:

Email: [REDACTED]

Street Address: [25 Boardman Street](#)

Address Line 2:

City: East Boston

State: MA

Phone: [REDACTED]

Zip: 02128

Opinion: Oppose

Comments: The proposed 42 unit apartment building is too big for the area. With all the variance requested, the building will encompass the entire lot. In addition, the 57' height variance request is completely out of line with the area. Using the design trick of top floor set backs, is one attempt to get around the 35' zoning code. No traffic assessment was done. What was submitted was a best guess estimate of what 50-100 TRANSIENT TENANTS will do. There is a passing reference to outdated 2012 traffic data, mentioning only evening commute. Apparently, the entire day and weekends are immaterial. To deposit 50-100 transient tenants and their cars in the full capacity area of Saratoga, Boardman, Ford and Bennington Streets is irresponsible.

PMContact: raul.duverge@boston.gov

Project ID: 2584



Raul Duverge <raul.duverge@boston.gov>

Re: Small Project Review Application (SPRA) Submission Notice- 944-946 Saratoga Street, East Boston

1 message

Mary Berninger [REDACTED]
To: Raul Duverge <raul.duverge@boston.gov>

Fri, Sep 8, 2017 at 1:58 PM

Good afternoon, Mr. Duverge.

The only change I would like to see is the complete elimination of the top floor of the project. The height of the building was what seemed the most objectionable to the neighborhood. In my considered opinion, requiring the developer to agree to that concession would go a long way to earning the support of current impacted residents.

Sincerely,

Mary Berninger
156 Saint Andrew Road
East Boston, MA 02128
[REDACTED]

On Thu, Sep 7, 2017 at 1:20 PM, Raul Duverge <raul.duverge@boston.gov> wrote:

Good Afternoon,

Attached for your review is the Small Project Review Application ("SPRA") for the proposed 944-946 Saratoga Street project in East Boston (the "Proposed Project"), received by the Boston Planning and Development Agency ("BPDA") on September 7, 2017, from CB Equities Saratoga Street, LLC (the "Proponent").

The Proposed Project consists of the demolition of the existing, vacant structure located at [944-946 Saratoga Street](#) and the construction of a five story, approximately 47,600 square foot residential building with approximately 42 residential units and 43 off-street parking spaces.

The BPDA solicits comments from the city departments, public agencies, elected officials, and the general public. Written comments on the attached SPRA must be received by the BPDA no later than October 10, 2017 and should be submitted to Raul Duverge via email at Raul.Duverge@Boston.gov or at the mailing address listed at the bottom of this email.

To view the SPRA and other project related documents or to submit your comments through the BPDA project webpage, please visit the following link: <http://www.bostonplans.org/projects/development-projects/944-946-saratoga-street>

Please share this information with your fellow neighbors, group members, and other community stakeholders.

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

 [944-946 Saratoga Street SPRA 2017-09-07.pdf](#)

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**boston planning &
development agency**

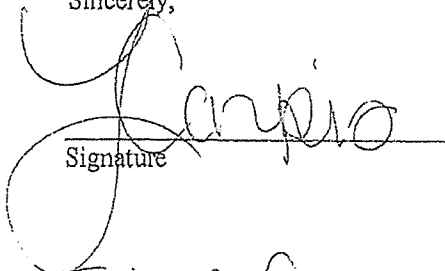
Re: 944-946 Saratoga Street, East Boston, MA 02128.

To The Boston Planning and Development Agency:

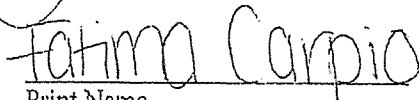
I am writing this letter in strong support of the proposal to erect a residential building with forty-two units and forty-three interior parking spaces at 944-946 Saratoga Street in East Boston. This project will also lead to the creation of five new on-street public parking spaces.

The owner has proposed to completely revitalize the current underutilized lot by erecting residential units with parking spaces. The site is also conveniently located in close proximity to the Orient Heights MBTA stop. This project will improve the overall aesthetics of the property and neighborhood as a whole and would be a welcomed addition to the East Boston neighborhood. I strongly support the owners in their application.

Sincerely,

A handwritten signature in cursive script that reads "Fatima Carpio". The signature is written over a horizontal line.

Signature

The name "Fatima Carpio" written in a clear, printed font, positioned above a horizontal line.

Print Name

The address "708 Saratoga St" written in a handwritten font, positioned above a horizontal line.

Address

East Boston, MA

02128


Re: 944-946 Saratoga Street, East Boston, MA 02128.

To The Boston Planning and Development Agency:

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Sincerely,


Signature

Joseph DiMaggio
Print Name

78 Saint Andrew RD #3 02128
Address

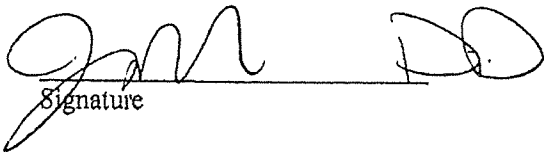
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Sincerely,


Signature

Josephine Marzino
Print Name

Dominic DiMarzo

75 Saint Andrew Rd #2
Address

E. Boston, MA 02128

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

Patricia McDell
Signature

10 PATRICIA MCELLEN
Print Name

10 PUTMAN
Address
E. Boston, MA

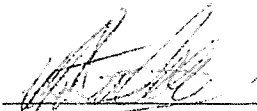
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Sincerely,



Signature

Marcus Luedo
Print Name

131 TRACEDON ST. BOSTON MA 02128
Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,



Signature



Print Name

220 HALL ST

Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

AMANDA
Signature

MARA MARA
Print Name

226 WAVER ST.
Address

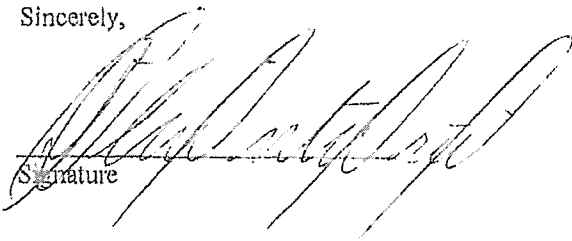
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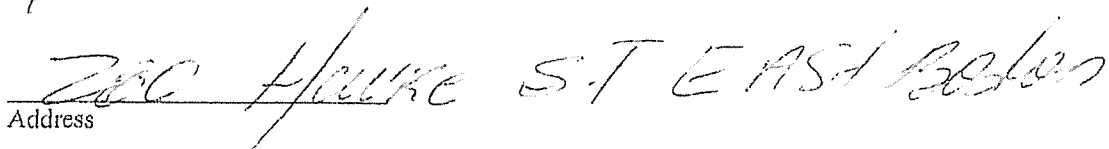
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Sincerely,


Signature


Print Name


Address

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Sincerely,

GABRIELLA ALCAANTARA Almeida
Signature

GABRIELLA ALCAANTARA Almeida
Print Name

280 HAVRE ST #2 EAST BOSTON
Address MA 02128

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

Ben Buche
Signature

Ben Buche
Print Name

75 Homer St #2
Address
E Boston, MA 02128

Re: 944-946 Saratoga Street, East Boston, MA 02128.

To The Boston Planning and Development Agency:

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Sincerely,

Andreia Alcântara
Signature

Andreia Alcântara
Print Name

400 Governos drive Wintrop ma
Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

Leci DIAS
Signature

Leci DIAS
Print Name

175 GARFIELD AVE # REVERE 02151
Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

Marta Oliveira
Signature

MARTA OLIVEIRA
Print Name

138 FAIRCOURT ST
Address
EAST BOSTON, MA


Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,


Signature

FLAVIO OLIVEIRA
Print Name

138 FALCON ST #2
Address
EAST BOSTON, MA

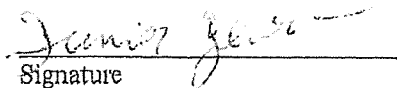
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Sincerely,


Signature

JUNIOR SURGE
Print Name

138 FALCON ST - 12 E. BOSTON 021
Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

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Sincerely,

Graciely Araujo
Signature

GRACIELY ARAUJO
Print Name

138 FAUCON ST
Address
EAST BOSTON

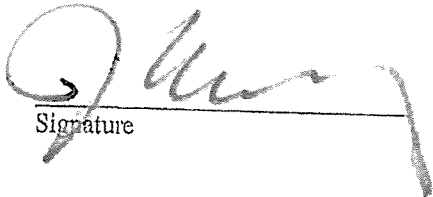
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Sincerely,



Signature

Jessica Mullally
Print Name

53 Bayswater St #3
Address

Re: 944-946 Saratoga Street, East Boston, MA 02128.

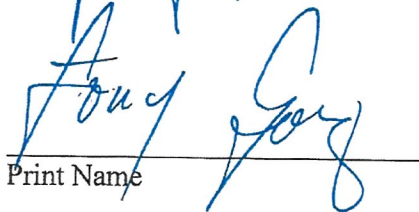
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Sincerely,


Signature


Print Name


Address

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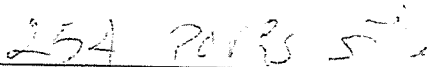
Sincerely,



Signature



Print Name



Address

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To The Boston Planning and Development Agency:

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Sincerely,


Signature

JOSEPH MAZARZO
Print Name

373 Chelsea St E.S
Address



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Signature

FRANCISCO E. PERIERA

Print Name

297 BENNINGTON S.T. EAST BOSTON MA 02128

Address

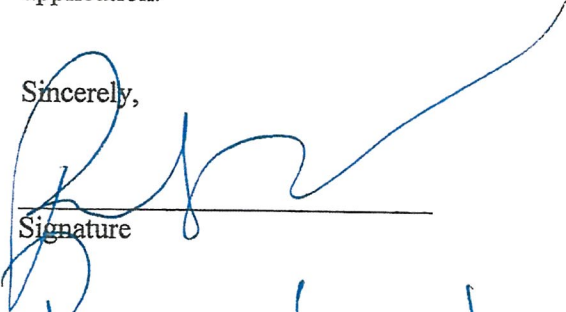
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Signature

Ramiro Gonzalez
Print Name

293 Bennington St.
Address

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Signature

Arquimides Chinchilla
Print Name

536 Bennington Street #2
Address

EAST Boston, MA 02128

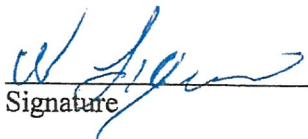
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Signature

William Figueroa
Print Name

286 PRINCETON ST E. BOSTON, MA 02128
Address

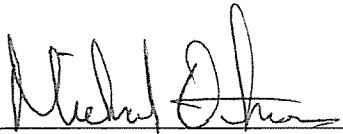
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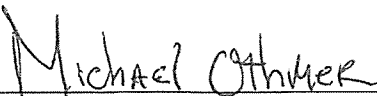
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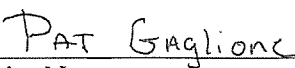
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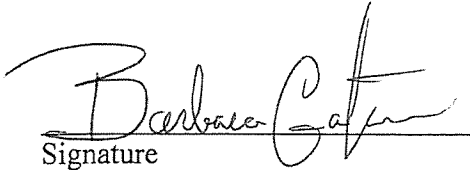
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Sincerely,


Signature

BARBARA GALIONE
Print Name

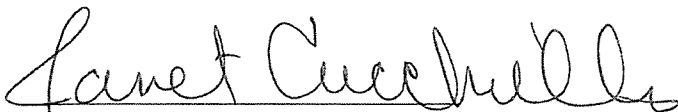
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Signature



Print Name

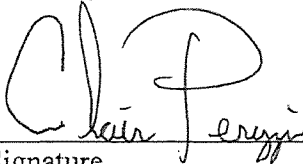
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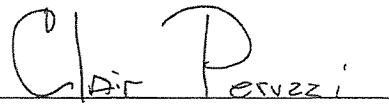
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Signature

Michelle M. Harrison
Print Name

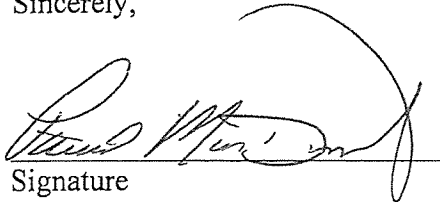
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Signature

Paul Macdonald
Print Name

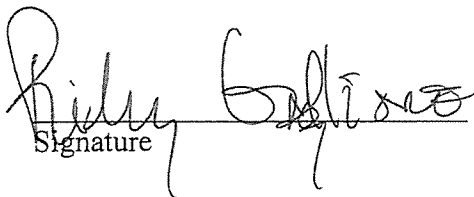
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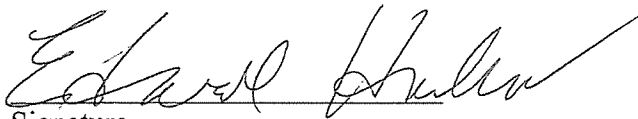
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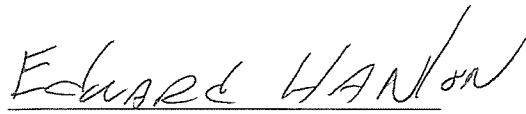
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Gloria Builes

Signature

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Print Name

945 SARATOGA ST

E. Boston MA 02128

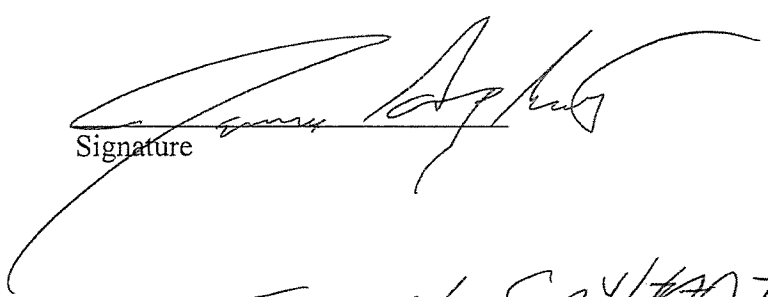
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Jimmy Gay
Print Name

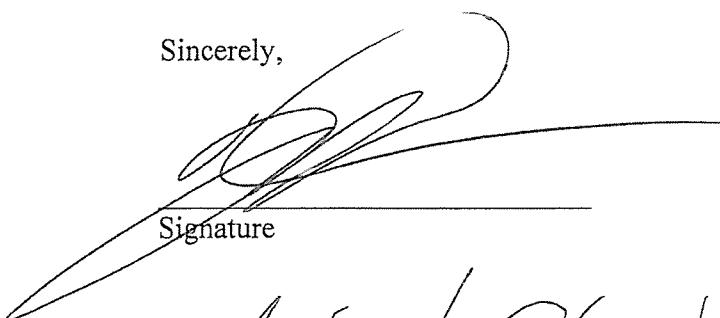
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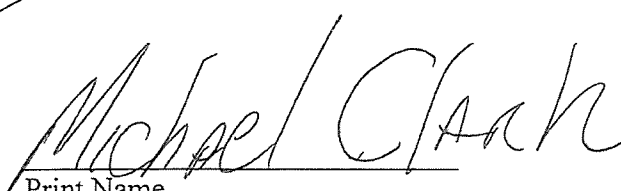
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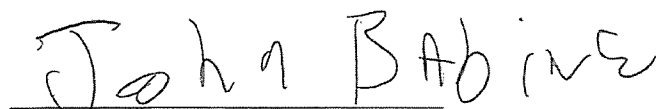
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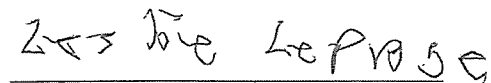
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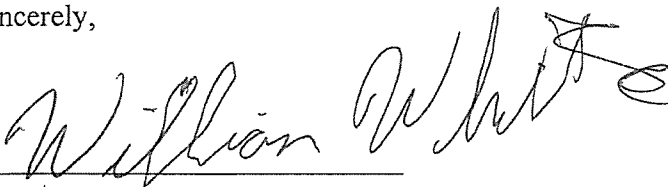
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Signature

WILLIAM WHITE
Print Name

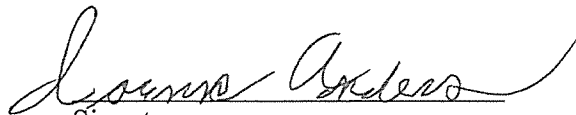
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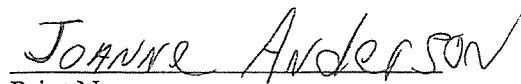
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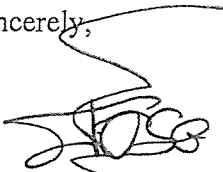
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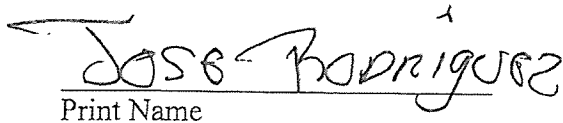
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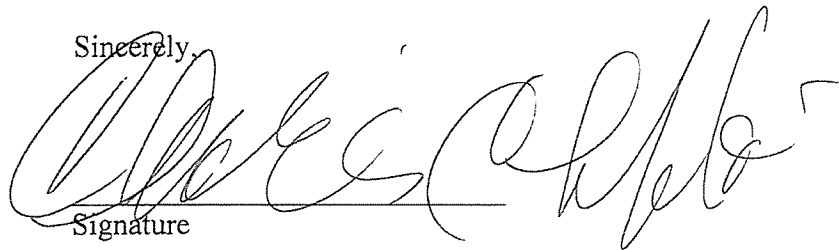
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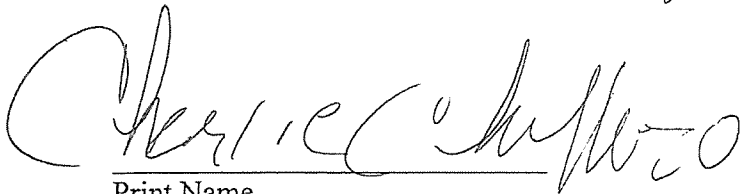
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A large, stylized handwritten signature in black ink, appearing to read "Charles C. Russo".

Signature

A handwritten name in black ink, appearing to read "Charles C. Russo".

Print Name

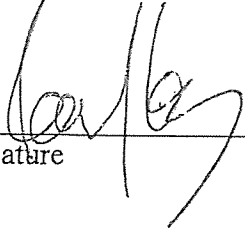
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Signature

ROBERT J. KATZ
Print Name

1 BOARDMAN ST.
EAST BOSTON, MA. 02128

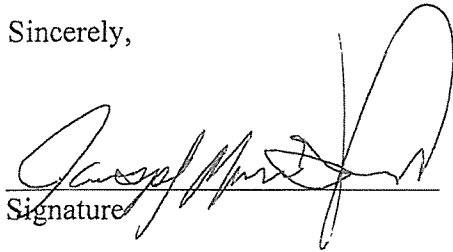
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Signature

Joseph MacDonald
Print Name