**BVNA Executive Committee Meeting Minutes**

February 4, 2019

**EC Present:** Bethany Patten, Grant Simpson, Trish Gillis, Joe Kuranda, Jo Campbell, Roque Dion, Danny Moll, Jamie Brewer, Diane Rooney, Sarah Herlihy, Gay Bok, Ben Beck, Neil French, Allie Fitzgerald, Alex Balukonis, Nancy Morrisroe, Judy Komarow

**Other:** Councilor Ed Flynn, New Reporter (Boston Sun), Brian Boisvert, Paul Buta, Daniel Krulewitch, Tom Parsi, Bernice Boyd, Nancy Cahn, Nan Rubin, others

**Start:** The meeting commenced at 7:00 PM

**Lic/Planning:** Sarah Herlihyreviewed all projected in the pipeline including:

1. 212 Stuart St: They will break ground early summer – 24 months building cycle … working through final permits; will work with final mitigation agreement.
2. Motor Mart: update on parking discussions: in process with the BPDA – mitigation options – to consider
3. Marijuana dispensaries: Larry DiCara – a licensing attorney – contacted Sarah about moving to Park Square area (marijuana distribution) – working with other associations about dealing (2/18 licensing and planning meeting) – following our normal process
4. 4 Melrose Street: Sarah proposed a motion to approve renovation plans including a roof deck (doesn’t count as height) and a dormer. Opened for discussion: Judy brought up “head house” adding to homes – seems to be inconsistent, could there be guidelines? Motion not to oppose made by Sarah Herlihy, Nancy Morrisroe seconds the motion; all approved, no abstain
5. 67-69 Church Street: Discussed the support building plans; developer is the same as Piedmont project, first floor to be historically renovated and will include retail (maybe a restaurant) – includes a head house; open for discussion: The developer is in the meeting, happy to work on the design to ensure there is knitting of the old and the new design – will refine the design until everyone is happy, even if it is approved today. Vote for zoning for height (53’ with head house – Tom said it won’t be visible from the street) and massing; Jamie Brewer is concerned about the height, the head house, concerned about setting a precedent. Nancy Morrisroe supports properties that can accommodate families and agrees with earlier comments about head house guidelines, noted that the head house cannot be seen by the street; Sarah Herlihy weighs pros and cons on the development, not an issue with two stories, but the half story on the top is an issue; Question to developer: how big is the head house dimensions? Have heard 300 and 500 feet. Developer had to confirm with collegaues during the meeting and left to make a phone call. Gaye Bok: confirm process of why we are voting separate zoning from design – confirmed by Sarah, Developer has credibility with the neighborhood; Questions about the abutters meeting – Sarah clarifies the difference of abutter concerns and neighborhood concerns; Developer returned to the meeting to say there have been abutter conversations to resolve privacy issues and they have been accommodated as best as they can – some abutters have expressed they do not want the project to continue – abutters would like a further discussion; Developer received the dimensions from the architect (there are challenges because the first two stories of the existing building are high):
* 46’ – 4th floor
* 56’ – 5th floor
* 530 square feet – head house (9’ ceiling)

Developer is willing to include security cameras in the mitigation – requested how many cameras we need. Sarah: there are some logistical challenges to security (they are running $7,500 each); Developer would consider $50,000 towards cameras; another neighbor suggests determining the head house guidelines;

Ben Beck makes a motion Ben Beck to not oppose the project as presented subject to zoning and design approval for the two stories and head house (not visible by the street), motion seconded by Nancy

7 approve

8 oppose

4 abstain

The motion doesn’t pass.

A second motion is proposed to not to oppose two stories … but to oppose the additional head house and subject to design review

10 approve

2 oppose

6 abstain

The motion passes and the developer agrees.

1. Isabella Street Church: Gay Bok gave an update on building plans; Marist Brothers are selling the church; developer has not purchased the property yet has the option. Harry Collings, development team. 36 units – 17’7” additional height – bigger; working with the neighborhood to determine best design solution – but the revised designs have gone up. Objective for discussion tonight is to give feedback to the developer: to make the financing work, they need to go up. Could it be more attractive? Should it go above the peak? What about a wind tunnel (Joe Kuranda)? Could the space in the back be more attractive? Where is the required parking (reported inside the building)? Very large building that is not to scale to the neighborhood – (Steve) preferred the previous plans. What is the status with the abutters?

Steve Dunnewell said the developer did the presentation to Historical, far from voting process – agreed with previous comments about inconsistencies or lack of guidelines

1. Columbus Center may return as a project (Parcel 18)

**Parks:** Friends of Public Gardens brief update: Diane Rooney – let her know if you would like to be involved. Neighborhood funds 50% of the light statues on the Plaza

**Adjournment:** The EC voted to adjourn. The meeting adjourned.