**BVNA Executive Committee Meeting Minutes**

May 6, 2019

**EC Present:** Grant Simpson, Tim Kacich, Trish Gillis, Jo Campbell, Roque Dion, Danny Moll, Diane Rooney, Sarah Herlihy, Gay Bok, Ben Beck, Nancy Morrisroe

**Other:** Councilor Ed Flynn,Faisa Sharif, John Shope, Nan Rubin, Kendra Mar, Representatives from the Motor Mart Garage Project: CIM, BGI & Design Team

**Start:** The meeting commenced at 7:05 PM

**Lic & Planning:** **a. Motor Mart Presentation:** Extensive redesign since last presentation including the façade (respect the design of the existing garage); more slender look; all condos, no rentals. Revere Garage will have retail on the street level. Single residential lobby on the Church Street pedestrian side. Engage Statler Park; storefronts to mimic the design of the garage. Public grounds to make more pedestrian friendly. Upgrade to build character – more green environment. Looking at a bike lane, with parallel parking; enhance the loading of the garage; “turn Church Street into a shared space for cars and pedestrians” to improve circulation (shrink to the 20’ required) Up to 300 units proposed – at 200-250 now; retail space will decrease – with a grocery store.

Transportation Assessment - Asked for new data after PNF – new items reflected in the revision.

Parking: 1,037 parking current state – 350 less spaces after the development, leaving 530 spaces for commercial; .5 parking spaces per unit.

Loading: 4 loading bays internal – pulling off Columbus Street; trucks will have to back up to enter the bays (considered the size of the trucks, including grocery store). Loading Dock Maneuvers - one lane on Columbus is sufficient due to 200 cars per hour

Transit Impact Analysis: insignificant impact on public transit in the area

Shadows: March thru October, agreed no shadow on Garden;

Solar glare analysis: no atypical impact; mechanical screening: new condition will meet City’s sound restriction

Questions: Sarah Herlihy - about traffic created due to impact of loading for 212 Stuart Street; Answer - there will be a dockmaster to guide the vehicle to maneuver, but not a constant delivery schedule. City considering bike lanes and two lanes. John Shope brought up security lighting and cameras: Phil mentioned security system and cameras. Parking on Church Street – developer prefers not to offer parking on Church (12 metered), but amenable to short-term parking within the redesigned garage. Timeline: zoning completed by end of the year – 30 month construction

Sarah Herlihy reviews comment letter:

* Traffic pattern around the building, including parking spots
* All loading will be inside the building vs. existing loading at the sidewalk
* Unified plan of the decking/coordination of Church Street – coordinate landscape architects (including City, if possible)
* Support of Statler Park – lighting, no smoking, maintenance ownership (with City Parks)
* Noise – time: need responsiveness
* Security cameras with BPD
* Grocery store amenity
* Long-term planning consideration for this corridor (currently no plan to develop the Revere parking Garage)

**Boston City Councilor Ed Flynn** spoke to Buddy Christopher today about

this project. Councilor Flynn is concerned about quality of life issues during

construction: rodents and noise

**Community Rel.: City Council-At-Large candidate David Halpert** spoke about his platform: Worked 10 years; Middlesex Sherriff office currently Empower members of the community to get the best results from their government: example, move the council meetings into the community

**Councilor Flynn** reminds community that it is budget season – if there is anything that should be prioritized? Email Councilor Flynn directly – Nancy Morrisroe asked to have Arlington Street crossing safety update. Councilor Flynn will check.

**Safety: Danny Moll** Crime down.

**Social:** 74 attendees at the fundraiser - $5,800 net raised ($755 from the raffle, $4,025 from the auction)

**City Services: Nancy Morrisroe** reports that sign-in was down for the clean-up. Sarah: use NextDoor more often as an EC member to communicate and demonstrate value

**Lic & Planning: Sarah Herlihy** reports

1. **Columbus Center** air rights proposal – developer would like to discuss. Sub-committee involved in initial discussions. Will continue to update
2. **Cannabis Control Commission**
* Abby Lane proposal going in front of Licensing
* Mooncusser proposal seems stalled.
1. **212 Stuart project** may begin in Q3
2. **Nahita:** request for an entertainment license – looking for a zoning variance for live entertainment. Could not be passed down to future owners, if approved. No entry fee, no cover charge, no ticketing. Sarah has a draft of request – they will review and edit. Does not change their business hours.

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