

# THE BOSTON SUN

PUBLISHED EVERY THURSDAY

SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

## 2018 SOWA WINTER FESTIVAL



Photo by Keiko Hiromi

As the hustle and bustle of holiday shopping carries on around them, Amanda Barreto and Corey O'Brien stop amongst the shoppers to enjoy a pastry together during the SoWa WinterFestival last Sunday, Dec. 2. Artisans and artists sold their wares in the SoWa Art and Design District all last weekend, and will do so again this weekend as well. Along with great Christmas gifts, a Winter Wonderland of food trucks and exclusive cocktails awaits shoppers. The market will take place from Friday to Sunday. See more photos on Page 6.

## ENCHANTED TROLLEY VISITS WORCESTER SQUARE



Photo by Emily Harney

Tommy, of Worcester Square, draws a blank on his Christmas list as he sits with Santa at the Enchanted Trolley stop in Worcester Square last Saturday, Dec. 1, during a blockbuster tree lighting for the entire neighborhood. For the first time in some time, the Enchanted Trolley landed in Worcester Square, one of the City's oldest continuous tree lighting celebrations. See more photos on Page 7.

## Mayor Walsh holds Q&A at BVNA meeting

By Lauren Bennett

Mayor Walsh made a special appearance at the Bay Village Executive Committee meeting on Dec. 3, providing information to the community and addressing their comments and concerns about various happenings in the neighborhood. Walsh said he'd like to start stopping by more civic meetings to have these kinds of conversations with neighborhoods throughout the city.

"I think there are some incredible things happening right now in our city," Walsh told Bay Village. He said the population of the city grows about 10,000 people a year,

and jobs have grown by about 20,000 per year.

Walsh jumped around through many different aspects of the city during his talk, from how to get families to stay in the city to needing more federal investment for housing, infrastructure, and climate resiliency. "We haven't had federal investment in a while," he said.

He also talked about master planning in Boston. Walsh said he looks across "all different gamuts" when thinking about planning for the future of the city. "I look at how are we servicing older Bostonians, how are we servicing our young people, how are we

servicing the growth of our city, how are we making sure that we continue to stay diverse in the city, how do we make sure that our police department is safe, how do we make sure that our parks are accessible and clean, how do we make sure that our basic city services are delivered," he said.

After his brief presentation, Walsh took questions from the community. BVNA Vice President Sarah Herlihy made a comment to the Mayor regarding the neighborhood's stance on development projects. "We're a small neighborhood, we're historic," she said.

(BVNA Pg. 2)

## Tremont Street re-design gets high marks for thorough proposals

By Seth Daniel

The City presented the South End community with three detailed proposals for the re-design of Tremont Street last Wednesday, Nov. 28, at the Tubman House – and many were impressed by the detailed designs that had been

(TREMONT STREET REDESIGN Pg. 5)

## Mayor Walsh says needle situation, drug issues outside Orchard Gardens school 'unacceptable'

By Seth Daniel

Mayor Martin Walsh and a cadre of City officials are sounding off this week with plans to put an end to the inundation of dirty drug needles and homeless encampments that have overwhelmed the schoolyard of the Orchard Gardens K-8 school at the edge of the South End on Albany Street.

(ORCHARD SCHOOL Pg. 3)

## Union Park honors retiring mailman, neighborhood legend at holiday party

By Seth Daniel

When longtime South End letter carrier Chris Kostaras retired last month after 32.5 years, he found it hard to leave his office.

That's because his office for three decades has been the streets of the South End, the very place he also grew up as a kid.

"I always said when I'm at work and I'm outside, that's my office and everyone you see is in my office," he said. "You get to know everyone. The South End is a very unique community and it's been an honor to work here. I've seen people here have children

(KOSTARAS Pg. 4)



Photo by Seth Daniel

After 32.5 years as the South End letter carrier, now-retired neighborhood legend Chris Kostaras raises his hands in victory during the Union Park Neighborhood Association Holiday Party last Friday, Nov. 30, at the Benjamin Franklin Institute. Union Park President Jamie Fox recognized Kostaras upon his retirement, and Letter carrier Joe Giordano, who will continue on the work in the South End.



# EDITORIAL

## ENJOY THE HOLIDAY SEASON

This is a wonderful time of the year, to paraphrase the song, with holiday music playing in the malls and on our car radios, resurrecting our earliest childhood memories -- even for the younger set -- of Christmases-past.

We choose just the right tree, decorate it carefully with our family-heirloom ornaments, and when we first turn on the lights, it brings a smile even to the oldest among us.

Despite the hectic rushing to and fro, everybody it seems, is in a good mood. We endure the traffic, the long lines in stores, and more, because we know that what we are doing will bring joy and happiness to others.

For those of us with young children, we get to see Christmas through their eyes, giving us a second-chance to experience the wonder and joy that we felt when we were their age.

Although all of us celebrate Christmas in our own way, the common thread is one of peace, joy, and happiness, regardless of religious or secular beliefs. Whether it be Christmas, Hanukkah, Kwanzaa, or a Seinfeldian Festivus, the spirit of the season imbues us with a sense of togetherness that (unfortunately) only comes once a year.

We urge all of our readers to make the most of this holiday season with our friends, family, and loved ones.

## ENJOY THE HOLIDAYS -- SAFELY

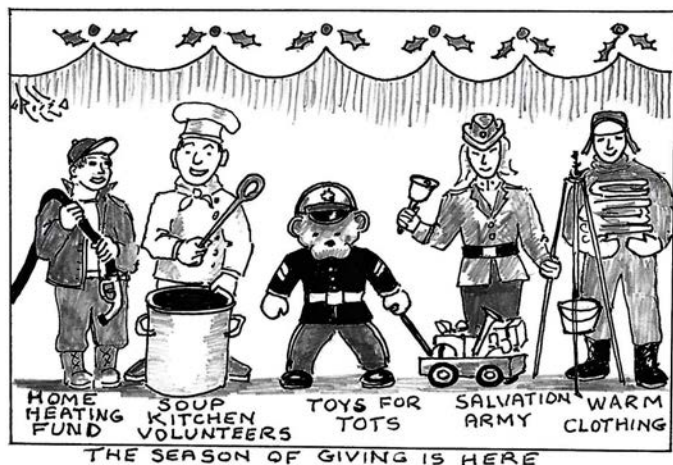
With the Christmas season in full swing, there will be the usual office, family, and neighborhood parties for all of us to partake and enjoy.

By no means do we wish to cast negative thoughts or to be party-Scrooges, but we would be remiss if we did not remind all of our readers to enjoy the holiday season safely.

This especially means that we should be careful not to drink and drive, not only for ourselves, but also for those whom we know and love.

If someone appears to be under the influence, it is incumbent upon each of us not to let that person get behind the wheel of a car -- take their keys and call an Uber!

If it is within our ability to prevent a tragedy, we must be sure to do so.



## THE BOSTON SUN

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## LETTER TO THE EDITOR

### FOLLOWING UP ON EDITORIAL ABOUT CLIMATE CHANGE

Dear Editor:

There are other sources of carbon dioxide in addition to electric power generation. Heating buildings and heating domestic hot water are also significant sources of CO<sub>2</sub>. Nationwide, 46 percent of the energy used by buildings is used for heat. Here in New England, heating and domestic hot water takes 64 percent of the energy used by buildings, and electric power takes but 36 percent. CO<sub>2</sub> production by New England buildings is a greater proportion than 64 percent due to our large percentage of oil burned for heating. Switching all power generation to renewables would mitigate well under half the CO<sub>2</sub> due to buildings.

There is a new heating technology that was invented in the South

End, and prototyped in Western Massachusetts that can save up to 50 million tons of CO<sub>2</sub> per year. This technology is a completely different way to heat buildings from a central plant, which enables the reject heat from all power plants, as well as solar energy, to be used for heating. The essence of the technology is to distribute water at 120°F, which is a much lower temperature than is normal for central heating systems. This temperature is compatible with the heat rejection system of virtually all power plants, making it possible to use all their reject heat. Low temperature water can readily be distributed in inexpensive uninsulated pipes similar to water main pipes. Use of low temperature heat solves the intermittency problem of solar energy, as storage of solar heat is easily done in large tanks of water, or even in the ground. Buildings are retrofitted as necessary to use the low temperature heat.

Informal studies have shown good economics. Mystic station in Everett is threatened with shut-down, and may require subsidies to keep it running. Preliminary estimates show that the thermal output of this plant could heat Everett and neighboring towns at a cost compatible with gas heating, pay a subsidy to the plant, and pay off the capital investment in about six years.

Using all the heat from the power plants in New England would save about 14 percent of the peak day winter gas demand for New England, reducing the need for new gas pipelines; and would save 7.6 million tons per year of carbon dioxide. Applied nationally, this technology could save 50 million tons of CO<sub>2</sub> per year, making a dent in climate change

Robert W. Timmerman PE,  
CEM, LEED AP

### BVNA (from pg. 1)

"I think there are some changes coming up where we might have to take a little bit of a stronger stance and kind of draw a line somewhere." She told Walsh that the community had been repeatedly pushed, and has advocated for projects in the past, and as these new development projects that are on the horizon come to fruition, she wants him to remember that Bay Village is not NIMBY.

"We're reasonable, and when we come to you for an issue and for help on something, it's not because we always say no, it's because it's a really important issue to us," Herlihy said.

"And that's your job," Walsh responded. He said the best development is one where everyone is on the same page and the developer is able to understand and respect the community in order to reach a resolution. He said that the upcoming Motor Mart project will be a conversation between all parties. "We're going to sit and listen," he said.

Another topic of discussion was rideshare services like Uber and Lyft, which the community thinks is out of control with lots of empty cars driving around. Mayor Walsh said that to try and reduce the number of cars on the road, new housing developments in the

downtown area will have fewer and fewer parking spots. He said that he is pushing for regulation on Lyft and Uber, but "we have zero regulatory authority," and have to go back to the legislature in order to get anything changed. This is a priority for the coming year, he said.

Another Bay Village member brought up the large number of car break-ins and vehicle violence in Bay Village, and told the Mayor that there are absolutely no cameras in the neighborhood to catch these kinds of acts.

Mayor Walsh said that he can't speak to the cameras, but he told the neighborhood not to leave anything visible in their cars, and that they can start a crime watch with the police. He used this opportunity to talk about homeless people on the streets and addicts. He said they are working with places like the Pine Street Inn and St. Francis House to help people on the streets. He agreed with the community that the Downtown Crossing area needs "a little more attention" when it comes to the homeless population.

Walsh added that they are also going to think about lighting in the Boston Common, as there are sections of the park that are extremely dark at night. Over the years, the

tree canopy has thickened and lights are not adequately placed throughout the Common. "We have to think about how we move things around in there," he said.

After Walsh's presentation, the BVNA updated those in attendance about the status of the Licensing and Planning projects in the neighborhood. Some of them include:

- 212 Stuart St., which will be moving to the Bay Village Historic District Commission on Dec. 11; they will receive \$250,000 in mitigation over a number of years

- Representatives from the Erbaluce building project will be at the licensing/planning meeting on Dec. 17; developers are still planning on having a restaurant on the first floor even though Erbaluce is not returning

- The Motor Mart project is moving forward

- The lodging house at 119 Berkeley St. have not moved forward with their increase in capacity; BVNA voted to oppose the increase

- The Isabella Street church project will also be returning to the licensing/planning meeting on Dec. 17 for an update on the proposal

# City Council holds hearing on corporate tax-break transparency

By Lauren Bennett

The City Council Committee on Ways and Means held a hearing on Nov. 29 regarding corporate tax-break transparency in the city of Boston.

With recent conversations around the location of Amazon second headquarters, tax break transparency is on the minds of the Council and the public. Councilor Michael Flaherty said that there have been issues in the past with the previous administration regarding tax break transparency.

“We’ve seen too many instances of an agreement that was made and then 10, 12, 15 years later there’s a changed condition or someone forgot to collect or another deal was negotiated in lieu of that deal,” said Flaherty. “That’s never good for our city when that happens and it quite frankly is something that I think that we have a shared responsibility to make sure that doesn’t happen.”

Flaherty said that moving forward, he would like to see information regarding tax breaks be “iron clad” and “black and white.” He would also like to see it be clearly accessible to the public so as to make sure agreements are being honored appropriately. He added that if there does need to be a renegotiation, that process should be transparent as well.

Commissioner of the Assessing Department Gayle Willet said that Boston was recently named the number one city in the world for job opportunities and growth. “This combination of universities, culture, medical advances, and tech talent makes Boston a place that businesses want to invest,” Willet said.

Willet added that 70 percent of the city’s revenue comes from property tax collections, and “growth to the property tax base is essential in covering the increases in municipal costs and funding of new initiatives,” she said.

“Tax incentives are considered on an exceptional basis when they are required to advance Boston’s economic development priorities where the market does not support full taxes,” Willet continued. “This may include stimulating economic development at a strategic location, assisting a project with unique economic or construction challenges, or attracting a key industry or company that will yield significant gains and employment.”

Willet said that the agreements are listed on the assessing department’s website, and over 80 percent of the 121A agreements are subsidized housing projects, including recent agreements with Old Colony in South Boston and Orient Heights in East Boston.

She said that when the use of a tax incentive is feasible, it is structured in such a way that the city only provides the level of assistance required to make a development project attainable.

John Barros, Chief of Economic Development, said that “as an economic development strategy,” they make sure to not erode the tax base. “And so growing the tax base and growing jobs and increasing economic activity is in fact at the heart of our incentive strategy,” he said.

Boston is growing—“we’re growing, and we’re growing in a smart way,” Barros said. He said that Boston maintains four key principles in planning for its growth: driving inclusive econom-

ic growth, increasing the quality of life for residents in all neighborhoods, promoting a healthy environment and resilient city, and investing in infrastructure, open space, and arts and culture.

“Obviously the use of tax incentives and these types of packages to attract economic growth, corporate investment to cities across the country has been under immense debate given the Amazon deal,” he said. He said that each deal in Boston is approached uniquely, and Mayor Walsh said that Boston would not be getting into a bidding war with other cities for Amazon’s second headquarters.

“And in fact, when we released our bid to Amazon’s HQ RFP, you would find that Boston said very clearly that we were not offering any incentives to Amazon to come, but we invited a conversation because in Boston we believe every deal needs to be looked at closely and we need to stay true to our principles around what it brings to the residents of Boston,” Barros said.

He said that the growth of property taxes is “essential for covering escalating municipal costs and funding new initiatives,” and that their approach to incentive packages has been successful. Agreements have been updated and modified as needed, and many companies have come top Boston because of different investments or incentives the city has offered,” Barros said.

Councilor Matt O’Malley asked if the city is using fewer tax incentives now than it has in previous years.

“I believe so, yes,” said Renee, LeFevre, General Counsel for the

BPDA. “I’ve been here a long time and they’re far fewer now than they were in years before.”

Greg LeRoy, executive director of Good Jobs First, a nonprofit, nonpartisan research group, made some suggestions to the Council via Skype. He said that online reporting of each deal, along with the name of the country, source of incentive, value and duration of the incentive, the project site address, and “whatever the company is supposed to do in return for the incentive” should be made public.

“At least once a year, [there should be] disclosure of the outcome of each of those awards for the duration of the deal—snapshot every year of the progress of the deal interns of actual jobs created, actual wages paid, or actual dollars invested so that everybody can see the deal played out over time,” he said. He added that this data should be user-friendly and downloadable.

Good Jobs First gave Boston a “goose egg” rating in 2017 because its tax increment financing program is not disclosed online. “Your state actually has not been a great state in terms of disclosure,” LeRoy said. “It now has a very modest form of disclosure for a few programs but compared to many other states, Massachusetts was a late state to start disclosing and still doesn’t do an especially robust job of it.”

He said that if the city wants more civic engagement in economic development, then the data must be available to the public so they can see where the deals are in their neighborhoods. Good Jobs First also gave Boston a zero on the

Tiffs transparency rating because follow-up reports tracking whether or not payments have been made are not posted online.

Martyn Roetter provided public testimony, saying that “transparency itself is not an end. It’s a means to an end and the end presumably is to be able to negotiate deals with corporations that benefit both the corporations or perceived by the corporation to be beneficial to it and also benefit Boston and perhaps beyond Boston, even Massachusetts.” Roetter is the Chair of the Neighborhood Association of the Back Bay, but was speaking from the perspective of a resident and private citizen at this hearing.

“I don’t believe like some people that every negotiation inevitably leads to a winner and a loser,” Roetter said. “I think the best negotiations lead to situations in which all parties get something, maybe not all that they want.”

He added that in his experience, while tax incentives or breaks can have an impact on a company’s choice of location, “in the majority of cases, they’re not decisive.” He said that other factors, such as the “quality and relevance of the available labor force” and infrastructure help drive corporate decisions.

Councilor Michelle Wu sponsored this hearing, and said that transparency and having these kinds of conversations is vital to having an open conversation as an entire city. “At the baseline, we do need transparency to be able to evaluate forward looking and looking back about whether the commitments were upheld and were worth it for the taxpayers and the residents of the city,” she said.

Black

## Car breaks on the rise in Back Bay during holiday season

By Dan Murphy

With the holiday season now upon us, Back Bay car breaks are on the rise as thieves target vehicles with visible packages, said Officer Chris Shoulla of the Boston Police Department’s District 4.

“Back Bay has always been one of the top spots [in the city] for car breaks,” Shoulla told those in attendance at the Neighborhood Association of the Back Bay Police Panel/Public Safety Committee meeting on Thursday, Nov. 29, at First Church in Boston. “It’s a very safe area otherwise.”

Car breaks are occurring regularly in alleys, as well as tandem parking spots, Shoulla said,

because if a perpetrator gains access to one of the cars, he’s likely to find the keys for the other vehicle. Besides wrapped gifts, which are common this time of year, would-be thieves are also targeting cars with visible computer bags and backpacks.

Shoulla said homelessness is also an ongoing quality-of-life issue in the neighborhood, with homeless people congregating in the “deep” entrances of several Newbury Street businesses.

Committee chair Charlie Neckfarow added that homeless encampments have also sprung up at the Church of the Covenant at 67 Newbury St., among other locations.

### ORCHARD SCHOOL (from pg. 1)

Last week, the Boston Sun first reported the situation at Orchard Gardens after school employees attended the South End Forum’s Opiate Working Group and explained how the opiate epidemic has inundated their school – even so much as having a child stuck by a dirty needle in October of this year.

This week, Mayor Walsh said it’s an unacceptable condition and he has moved to help correct the situation with the Boston Police and Boston Public Schools.

“It is completely unacceptable for young children in the City of Boston to be exposed to needles of any kind, particularly while they are at school,” he said. “We have taken steps to protect our students from the harm of the opioid epidemic by increasing the capacity of the Mobile Sharps Unit, pri-

oritizing substance use education and prevention, and training staff on how to properly dispose of any encountered needle.”

The Boston Public Schools did confirm that the student this fall was stuck by a dirty needle on Oct. 11 on the playground, as the school nurse told the Sun last week. He did receive the appropriate treatment, and was immediately assisted by the staff at the school.

A spokesman said they are very proactive in teaching students to ‘Stop, Turn and Tell’ if they see a needle. He also said they are going to work closely with the Mobile Sharps Team to make sure the encampment residents and drug users in the area do not continue to leave needles in the schoolyard.

“Additionally, custodial staff every morning searches the school

property to dispose of any improperly discarded needles that may be present,” said Spokesman Dan O’Brien. “The school and BPS work collaboratively with the City’s Mobile Sharps Unit that performs regular sweeps at school surroundings to prevent student contact of any needles.”

The Mayor’s Office said it has doubled the capacity of the Sharps Unit in the past few years. That team does a sweep at the Orchard Gardens grounds every morning, they contended. That, however, was contradicted last week by school staff, who said the unit came the first few weeks of school, but hasn’t come back since.

The Mayor’s Office also noted that a new needle kiosk has been installed at Orchard Gardens over the last year to help with the stray needles.

1



**KOSTARAS** (from pg. 1)

and then I saw their children have children. You see people every day and get to know them over 32 years. I had one woman who gave me a Christmas card when she was a child. Not too long ago, her child came out and gave me a Christmas card. The South End is so unique. I don't care if you go to California or New York, you'll never get a place like the South End."

And Kostaras would know.

Over three decades, he has become a neighborhood icon and has been immortalized in newspapers, on social media and – most often – in conversations on one of the street benches where he took his breaks along the route.

He still lives in the neighborhood as well, and said he would continue to be around.



With just the right sweater for the occasion, little Theodore Wells accompanies his parents, Lindsay and Curtis Wells.



Letter carriers Joe Giordano and recently-retired Chris Kostaras accept certificates of appreciation from President Jamie Fox.



Dagmar Sternad, Eight Streets President Michael Almond, Emilly Ryzak and Goergina Webb.

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Last Friday, Union Park Neighborhood Association President Jamie Fox announced that they were honoring Kostaras and his compatriot, South End letter carrier Joe Giordano – who joined Kostaras in the South End about 10 years ago.

Both were humbled by the award, but Kostaras was certainly singled out due to the fact he had retired.

"To get all the invites out, I walked up and down every single brownstone step in the neighborhood and came home and slept 72 hours," joked Fox. "I now fully appreciate what these guys do every day."

Kostaras has been in the neighborhood all his life, he said.

He grew up on Shawmut Avenue and lived above the old Franklin Café. He said things look the same at times, but certainly the neighborhood has a little more shine now than then.

"The streets look the same, but the cars are different," he said jokingly. "Washington Street is very different because you had the old elevated train back then. When I was growing up, property in the area wasn't as expensive and the City of Boston had a program where you could buy a vacant



Wallace and Anne Sheridan (sitting) chat with friends Andrew Grainger and Kathleen Stone.



Austin O'Toole, Sue Ann Fox, Abigail Cohen and incoming President John Schleer.



State Rep.-elect Jon Santiago, who represents a portion of Union Park, with President Jamie Fox.

building for \$1. You had five years to fix it up and then you could sell it."

In the end, Kostaras and Giordano told neighbors it was all about the relationships they have built at work. It isn't just a job, they said, but a community.

"I've spent the last 32 years delivering mail in the South End and I've made so many friends along the way," said Kostaras. "You resident made it so easy for us to come to our outside office and do what we do."



## TREMONT STREET REDESIGN (from pg. 1)

accomplished in the last several months.

"From the pedestrian and cyclist perspectives, I'm very happy," said Eric Huang, who said he uses all modes of transportation – car, bus, bike and foot. "Overall I'm very happy with the thought put into it."

That seem to be the tenor of the meeting, where the City made a presentation on the three concepts and then unleashed residents to look at the three detailed drawings of the corridor – from Melnea Cass to Herald Street – in an Open House format.

Other proposals that were included were side projects like three options to make Shawmut Street a bigger corridor for bicyclists, and a plan to consolidate bus stops on Tremont Street.

Stefanie Seskin, active transportation director, said they have put a lot of work into the concepts over the last several months, while also installing the temporary measures last summer on the street. She said the City has prioritized the corridor, but things were definitely sped up due to the two deaths on the street in the past 24 months – one by West Newton and one by Upton Street.

"I think some of the impetus for this came from that and the real strong focus on producing something that would be safe for pedestrians," she said. "It's very tough to know someone that died or see where it was they were at. Everyone is very excited about what we've done and we want to make sure that doesn't happen again. People will make mistakes and we can't correct every mistake, but if there is a mistake, we want to make sure maybe it isn't fatal or results in people getting severely injured."

That was exactly the sentiment of State Rep.-elect Jon Santiago, who as an emergency room doctor at Boston Medical, said he had seen three people injured in crashes just this week, including one bicyclist who was paralyzed.

"I think I like the thoughtfulness and effort the City is putting into this," he said. "It's really

needed in a dense, urban district like the South End and Lower Roxbury. This past week I took care of three people hit by cars – one pedestrian and two cyclists. All were preventable. I live on Tremont and take the 43 bus and I bike too. This affects my quality of life. I give a lot of credit to the Mayor's Office for listening to people's concerns and putting so much work into this."

For the most part, concept #3 was a lonely place, with few people looking or interested in it. That's because it was basically the same format as exists today. Most everyone seemed to agree that the current layout is no longer preferable.

That left concept #1 and concept #2.

Concept #1 reduced the road to two traffic lanes with floating bus stops that extended beyond a dedicated, protected bike lane. The pedestrian islands were eliminated due to the street being narrowed, and the mid-block had parking protected bike lanes. There are 316 parking space on the corridor, and if the floating bus stops can be accomplished, only two spaces would be lost. Without the floating stops, there would be 42 spots lost.

There would also be raised crosswalks on all side streets, and more time would be added for pedestrians to cross at the busiest intersections.

Concept #2 allows for the mid-block islands to protect pedestrians, and utilizes a shared-use bike lane with one lane of traffic in each direction. Parking would be flush with the curb and there would also be raised crosswalks on the side streets and longer times to cross.

Huang said he likes both concepts that drop a lane of traffic, and prioritize bicycles and pedestrians, both #1 and #2. However, he said he is concerned also about how traffic will flow.

"My concern is the unsignalized intersections and how that will affect the flow of traffic," he said. "When you drop traffic to a single lane, there are fewer gaps and opportunities to make



Three concepts were presented by the City to residents for the re-design of Tremont Street. One of the favorites was Concept #1, which used floating bus stops and dropped vehicle traffic from four to two lanes, while adding a parking-protected bicycle lane.

a left turn and that makes all the drivers behind you angry because you holdup the flow. The devil's in the details about traffic counts, and they say the counts are low for left turns, but I can see it being a problem."

The presentation on Nov. 28

was just the beginning of a much larger effort. Seskin said they will have more community meetings through January and would accept additional comments online through February.

Through the winter and spring 2019, they will develop a pre-

ferred concept (or a mix of several concepts) and bring those to fully engineered plans. The final design is thought to be ready by June.

Construction will be determined later, and is pending utility work on Tremont, but should be within a year's time.

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## SOWA WINTER FESTIVAL FINDING SHOPPING MOMENTUM IN TWO-WEEK EVENT

By Seth Daniel

The SoWa Art and Design District hosted the first weekend of its two-weekend Winter Festival over the last weekend of December, that focused on gifts from local makers, with a few goodies mixed in as well at the SoWa bar and food truck area.

Last weekend, Bradley St. Amand said, they drew several thousand people and they will look forward to doing it all again

this coming Friday, Saturday and Sunday.

"We did get about 20,000 people over the weekend," he said. "That's great because we weren't sure about the event going from one weekend to two weekends and from two days to six days. The crowds were great and the vendors were happy. Even on Sunday with the rain it ended up being a great day for shoppers."

The SoWa Winter Festival has taken place for the past four years, but only in its current setup for the last three years.

The entire district is open for holiday fun and shopping, with 106 vendors in the Power Station, accompanied by a bar serving beer, wine and cocktails – which turned out to be a very popular side attraction to gift buying.

On Thayer Street, they have a heated tent with a Do It Yourself workshop, ice sculpting, food trucks and all of the galleries and shops.

"It's amazing to think this is only our fourth year of this Winter Festival," he said. "It's really taken off so fast. I think it's one of the, if not the, best Winter Festivals in Boston, especially without having Boston Winter at City Hall this year. That was actually the impetus



The creative cocktail bar at the SoWa WinterFestival was a welcome pit stop for shoppers.

for us to go to the two weekends this year. It's worked out for everyone so far."

SoWa Winter Fest will take place on Friday, 5-9 p.m. (also SoWa First Friday); Saturday, 11 a.m. to 7 p.m.; and Sunday, 11 a.m. to 5 p.m. Parking is available for \$10.



Freya Helgadottier read carefully about the items at The Cyprus Cabinet.



Chanel and Joe Lovell enjoyed shopping at Charged Glassworks during the SoWa WinterFestival last Sunday in the South End.



Adam Bauman pouring a sample of shrub, a Colonial-era soft drink, at Bauman's Best Botanicals during the SoWa WinterFestival.



"Top Shelf" cookies had a delicious display at the SoWa WinterFestival.

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## SOUTH END ENCHANTED TROLLEY STOPS AT WORCESTER SQUARE

Photos by Emily Harney

The South End Enchanted Trolley stop with Santa Claus and Mayor Martin Walsh relocated to Worcester Square this year for a blockbuster party and holiday occasion on Saturday, Dec. 1. Worcester Square welcomed in the neighborhood and the visitors from the North Pole in regal fashion with music, food and fun.

President George Stergios and Vice President Bob Minnocci said the expanded event was a great addition to their enhanced celebration.



The Yvonne Aubert Quartet performed at the annual Enchanted Trolley Tour on Dec. 1 in Worcester Square.



Chloe and Claire, talk with artist Romula at the tree lighting. Romula is in the process of creating a painting of the South End.



Families take photos in front of the Worcester Square Christmas tree.

To the right, Mayor Martin Walsh introduced Santa Claus as the Enchanted Trolley settled in at Worcester Square Dec. 1.



Worcester Square Area Neighborhood Association (WSANA) Vice President Bob Minnocci gave out pizza at the tree lighting.



A toy soldier is exasperated as the toys try to figure out what to do to light the tree. Luckily, Santa saved the day.



Santa Claus takes the stage with Mayor Martin Walsh.

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## News Briefs

### LIBERTY COMPASSIONATES TO HAVE MEETING, UNION PARK WON'T OPPOSE

The Union Park Neighborhood Association released the results of its neighbor survey and executive board vote this week to say it would not oppose the petition of Liberty Compassionates medical marijuana dispensary at 591 Albany St., just over the edge of the Union Park boundary.

That came at the same time that Liberty announced it would be having its community engagement meeting, the first dispensary to have such a meeting in the South End where competition for a site has become intense.

The public outreach meeting will be held on Dec. 12, at 6:30 p.m., in the Boston Water & Sewer Commission, 980 Harrison Ave., second floor.

The other competitor, Compassionate Organics, which holds a proposal on Tremont Street, has not held an outreach meeting yet.

Such meetings are the first step in the official process and are coordinated by the Mayor's Office.

### HOTEL ALEXANDRA FILES PNF

The Hotel Alexandra proposal by development partners Jas Bhogal, Thomas Calus and Nick Colavito has filed a Project Notification Form (PNF) and proceeded to the next step of the Article 80 Large project review.

The filing contains many new renderings, as well as detailed traffic and shadow studies. The plan has not changed much since it was presented across the community to several neighborhood groups.

It will be overseen by Michael Sinatra of the Boston Planning and Development Agency (BPDA), former chief of staff to former District 1 Councilor Sal LaMattina. Public meetings and an Impact Advisory Group (IAG) will now be assembled as the official review starts.

### PUBLIC MEETING TO DISCUSS PARCEL 12

There will be a public meeting on Dec. 10, from 6-7:30 p.m. to discuss the Parcel 12 development proposal. The meeting will be held in Room 101 of the Hynes Convention Center.

### NORTHEASTERN UNIVERSITY TASK FORCE MEETING

The public is encouraged to attend a meeting of the Northeastern University Task Force to discuss Northeastern's upcoming plans and projects on Dec. 12 from 6-8 p.m. on the sixth floor of the Alumni Center (716 Columbus Ave.)

### BACK BAY HAPPENINGS

•NABB's Annual Christmas Tree Sale. Get your Christmas tree locally on Saturday, Dec. 8 and Sunday, Dec. 9 from NABB. The sale will take place at the Clarendon Street Playground from 9 a.m. to 5 p.m. The NABB sale will feature fresh-cut Balsam Fir trees from Maine. Local delivery is available.

All proceeds from the sale benefit the Friends of the Clarendon Street Playground and the NABB.

For more information, visit [www.nabbonline.com](http://www.nabbonline.com) or call 617-247-3961.

•Carly Copley Birthday Party. Fairmont Copley Plaza will host a birthday party for its canine ambassador, Carly Copley, on Sun., Dec. 16, at 1p.m. Hosting Carly's eighth birthday will be Vanessa Welch, anchor for Boston 25 News, who will be reading "Catie Copley" to guests. The reading will be followed by birthday cake (for humans) and special snacks for Carly's canine friends. This beloved Boston holiday tradition is free and open to the public.

In lieu of gifts for the hotel's pampered pooch, Fairmont Copley Plaza invites guests to bring a donation of towels, blankets or toys for the dogs and cats at the Animal Rescue League's Boston Shelter. This is a dog-friendly event.

•The NABB Green Committee will hold its next meeting on Dec. 12, at 5:30 p.m. at the Learning Project, 107 Marlborough St. For more information, please contact Michael McCord at [green@nabbonline.com](mailto:green@nabbonline.com).

•The NABB Police Panel/Public Safety Committee will hold its next meeting on December 27 from 6-7 p.m. in the sanctuary of the First Church of Boston, 66 Marlborough St. For more information, please feel free to email Charles Neckyfarow @publicsafety@nabbonline.com.

•The Pru to shine orange for Nights of Light. Beginning in December, Prudential Tower will

## Holiday Happenings

### •2018 SOWA WINTER FESTIVAL EXTENDS FOR TWO WEEKENDS

'Tis the season for the fourth annual SoWa Winter Festival. Now over two weekends, join SoWa for the biggest winter shopping village and holiday festival in Boston. You'll find the perfect handmade gifts, sip on winter cocktails, and discover the best of the SoWa Art + Design District.

Fri., Dec. 7: 5-9 p.m.

Sat., Dec. 8: 11 a.m.-7 p.m.

Sun., Dec. 9: 11 a.m.-5 p.m.

The SoWa Winter Festival is family friendly and free to attend.

### •ELLIS SOUTH END HOLIDAY PARTY

The annual Ellis South End Neighborhood Association Holiday Party will take place on Sunday, Dec. 9, in the Elephant Walk at 1415 Washington St., 5:30 p.m. Please bring an unwrapped toy for an Ellis Memorial child in need this holiday season. \$60 per person, \$70 for non-members.

### •CAROLING IN HAYES PARK

On Sunday, Dec. 9, at 3 p.m., join the Friends of Hayes Park for a caroling party in the park. Bring your family and friends for an old-fashioned gathering of seasonal singing. We'll bring hot cider, cookies and songbooks.

And please bring a donation of canned or non-perishable goods for the South End Neighborhood Service Center Food Pantry.

### •COUNCILOR MICHELLE WU SOUTH END HOLIDAY PARTY

Councilor Michelle Wu and her campaign committee will host a holiday gathering at Slade's Bar and Grill in the South End (958 Tremont St.) on Dec. 11 at 6 p.m.

### •BOSTON WARD 4 DEMS HOLIDAY PARTY

The Boston Ward 4 Democratic Committee will be having its annual holiday party on Tuesday, Dec. 18, from 6 to 8 p.m. at Shun's Kitchen (520 Columbus Ave). Join local Democrats for an evening of good cheer to celebrate victories from 2018 and prepare for the new year. There is a suggested donation of \$15 to cover the cost of the buffet provided. For more information, email [ward4dems@gmail.com](mailto:ward4dems@gmail.com).

### •CHRISTMAS AND CHRIST-HEALING: A GIFT TO THE BOSTON COMMUNITY

In addition to the lovely festivals of lights and gifts at this time of year, Christmas also signifies a deeper message of God's irrepressible love and peace for the world. This was seen in Christ Jesus' healings and teachings, and people still experience tangible healing today. The First Church of Christ, Scientist, in Back Bay, is sponsoring a special public event of community carol-singing and a lecture titled Christmas and Christ-healing by Michelle Nanouche on Monday, Dec. 10, at 7 p.m. in the original edifice of the church, 250 Massachusetts Ave. The lecture will be followed by a question and answer session, open to all attendees. Admission and parking in the Christian Science Plaza garage are free.

### •SANTA SPEEDO RUN

The annual Santa Speedo Run will take place on Saturday, Dec. 8, from 1-1:30 p.m. It will start and end at Lir Tavern and Whiskey's at the corner of Gloucester and Boylston streets. The run is limited to the first 700 registrants, and raises money for the Play Ball! Foundation, which funds sports in Boston middle schools. Registration is \$30.

### •BAY VILLAGE TREE LIGHTING, PARTY

The Bay Village tree lighting and holiday party will take place on Dec. 9, at 6 p.m. Please meet at 6 p.m. at the Church Street Park for the annual holiday tree lighting. From there, BVNA will sing holiday songs en route to the 6:30 p.m. holiday party at MJ O'Connor's. All BVNA members are welcome to attend. This is a free, all-ages event.

Please purchase a membership, or renew your lapsed membership on-line prior to the party; they will be unable to accept credit card payments during the event.

At the holiday party, the BVNA will hold a winter coat and accessory drive to benefit the students of Josiah Quincy Elementary School. If anyone would like to participate, please bring a new or gently used child's jacket, a pair of mittens, a hat or scarf to donate to the Catie's Closet at the school, to ensure that all students are able to dress properly for the weather. The school serves children ages 3 - 12.

(HOLIDAY HAPPENINGS Pg. 11)



### Notice of Public Meeting

Notice is hereby given that a Community Outreach Meeting for a Proposed Cannabis Establishment is scheduled for:

**Date:** Wednesday, December 12th, 2018  
**Time:** 6:30PM  
**Location:** Boston Water and Sewer Commission  
 2nd Floor Training Room  
 980 Harrison Avenue  
 Roxbury, MA 02119

The Proposed Cannabis Establishment is anticipated to be located at:

**591 Albany Street**

There will be an opportunity for the public to ask questions.

If you have any questions about this meeting or have comments about the proposal please contact:  
 Faiza Sharif  
 Mayor's Office of Neighborhood Services  
[faiza.sharif@boston.gov](mailto:faiza.sharif@boston.gov)  
 617-635-4517

Please note, the City of Boston does not represent the owner(s)/developer(s)/attorney(s). The purpose of this meeting is to get community input and listen to positions on this proposal. This flyer has been dropped off by the proponents per the City's request

(NEWS BRIEFS Pg. 10)



## TREE LIGHTING ALONG THE COMMONWEALTH AVENUE MALL

Photos by Lauren Bennett



Stephen Ditchfield and his friend Steven Galatis have been coming to the Commonwealth Avenue Mall Lighting every year since before they can remember.



Parks Commissioner Chris Cook solicited the help of local kids to light up the trees.



Mayor Marty Walsh wished the Back Bay community a happy holiday season.

With the help of local kids, trees along the Commonwealth Avenue Mall were illuminated on Nov. 29 at the annual lighting ceremony. The ceremony is put on each year by the Boston Parks and Recreation Department, and the Committee to Light Commonwealth Avenue Mall. Parks and Recreation Commissioner Chris Cook told the children to rub their hands together and count backwards from 10 to release the magic that would light up the trees. Mayor Walsh thanked everyone in the neighborhood for all they do. "This is a beautiful neighborhood every single day of the year, but I want to thank you for your involvement in our city," he said. "I wish everyone a blessed and happy holiday season." The Taj hotel provided hot chocolate for people to sip while enjoying the light display, and appearances were made by Rep. Jay Livingstone and Councilor Josh Zakim.



Grace and Steve Ditchfield bundled up to see the trees come to life on the Commonwealth Avenue Mall.



Center Stage of Boston, The Skating Club of Boston's Preliminary Theatre On Ice Team, performed at the Frog Pond Skating Spectacular on Nov. 29.



Wakefield resident Danielle Gagnon at the Frog Pond Skating Spectacular on Nov. 29.

## USES releases RFP for Tubman House

By Seth Daniel

The United South End Settlements organizations (USES) has released a Request for Proposals (RFP) this week to the development community for its long-time headquarters at 566 Columbus Ave., known as the Harriet Tubman House.

USES President and CEO Maicharia Weir Lytle said they released the RFP in conjunction with their broker Newmark Knight Frank, and are looking for creative proposals that fall in line with USES's mission – even though they would no longer be in the building.

USES announced earlier this fall that they would be exploring the sale of their Columbus Avenue building in order to bring the books out of the red, consolidate onto their existing Rutland Street campus and secure the organization's future.

"The RFP is the next in the process of us looking at 566 Columbus Avenue," she said. "We have issued the RFP and now we'll look for the development community to put together creative proposals that will help the neighborhood with a public and

community aspect...The key thing for us is we're looking at this as the next phase. We are looking to expand the Rutland property a to build the new, new Harriet Tubman House...In the next iteration of our history, we are looking at re-building the Rutland campus."

That will likely be accomplished by the sale of the Columbus Avenue property, which is in a prime location only about a five minute walk from Boston Symphony Hall, Tremont Street, Boston Medical Center and Northeastern University – to name a few.

The RFP, which is 24 pages long, highlights the location and the accessibility to public transportation, calling it a potential transit-oriented development.

"Given the asset's superior location and the durable attractiveness of its South End neighborhood, 566 Columbus Avenue clearly represents an exceptional opportunity to acquire a highly desirable property," read the RFP.

It said it is being marketed for sale on an unpriced basis, and the broker will begin giving tours of the property in the next several weeks to interested buyers.

Additionally, upon the request

of USES, all responding parties are being instructed to incorporate within their response the inclusion of a mix of uses that offer significant public or community benefit. The pursuit of such public or community benefits is incorporated within the seller's organizational mission and will be evaluated accordingly by the Board, Weir Lytle said.

She said she would expect any RFP would follow the zoning, which includes a height limit of 70 feet and has two parcels, one in a Community Commercial district and a smaller one in the Multifamily Residential district. In total, it is 23,513 square-feet of land.

"We're not dictating any one thing for this RFP," she said. "We hope people will get thorough, creative proposals for us to review and decide what will be most appropriate to the organization and the Board."

There is no timeline now at the moment for making a decision, and Weir Lytle said they would review proposals as they came in. She said by this time next year, they should have an idea of what will happen with the property.



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## NEWS BRIEFS *(from pg. 8)*

December, Prudential Tower will once again shine bright with the help of local community organizations. RESOLVE New England will flip the switch to light up Boston on Dec. 6 as part of Prudential Center, Boston's 10th annual 31 Nights of Light program. The top of Prudential Tower will beam orange in support and in honor of all those who

struggle to build their families. The 31 Nights of Light program was introduced in 2009 to celebrate local Boston-area organizations and draw attention to the great work they do in Boston and beyond. Utilizing a state-of-the-art LED lighting system, the 51st floor of the Prudential Tower will change color daily to honor its 29 community partners.

Boston City Hall will also be lit orange on Dec. 6 in recognition of infertility.

### SOUTH END DATES

•The East Berkeley Neighborhood Association (EBNA) announced it will NOT have a November meeting next week due to a light agenda and it being Thanksgiving week. Plan now for a big meeting on Dec. 18

at the AC Hotel. Also, watch for more details on the Holiday Social this month.

•Ellis South End Neighborhood Association will have a membership meeting on Dec. 18, 6:30 p.m. at 66 Berkeley St.

•The Worcester Square Area Neighborhood Association will NOT have a December meeting. They will start again in January.

### FENWAY TIMES

•Friday, Feb. 8, 2019 and Saturday, Feb. 9, 2019 - Red Bull Crashed Ice | 20,000 expected per day | TBA- TBA.

•The entertainment license for the 2019 Fenway Park Concerts has been filed, and requests

(NEWS BRIEFS Pg. 11)

## For the Record

### From the Dec. 5 License Board meeting, City Hall:

•Red White LLC D/B/A: RED WHITE, 294 NEWBURY St., Back Bay. Has applied for a Common Victualler License to be exercised on the above - In one room on the first floor with kitchen and storage in the rear. Manager: TOKUMA KOBAYASHI. Hours of Operation: 9 a.m. to 10 p.m.

•PINEAPPLE RESTAURANT GROUP BOSTON, LLC D/B/A: THE TROPHY ROOM AT THE ALISE HOTEL, 22-28 CHANDLER St., South End. Holder of an Innholder All Alcoholic Beverages License has petitioned to change the manager of the licensed business - From: Thomas A. DeSisto To: Edward C. Moses Granger.

•EARL'S RESTAURANT (BOSTON, MA) INC. D/B/A: EARL'S KITCHEN + BAR, 800 BOYLSTON St., Back Bay. Holder of a Common Victualler 7-Day All Alcoholic Beverages License has petitioned to amend the description the licensed business -

From: On two floors; two main entrances (one upstairs, one downstairs) with five secondary entrances/exits; kitchen and storage in rear; downstairs has seating for 43; upstairs indoor seating for 244; with two upstairs outdoor patios, patio 1 seats 156 and patio 2 seats 34 (April-November) patios on private property with closing hour of 2 a.m.

To: On two floors; two main entrances (one upstairs, one downstairs) with five secondary entrances/exits; kitchen and storage in rear; downstairs has seating for 43; upstairs indoor seating for 244; with two upstairs outdoor patios, patio 1 seats 156 and patio 2 seats 34 (April-December) patios on private property with closing hour of 2 a.m.

•842 Beacon Street Liquors, LLC, D/B/A: Shippy's Wine and Spirits, 842 BEACON St., Fenway. Holder of a Retail Package Store All Alcoholic Beverages License has petitioned for a change in Officers/Directors/Stockholders. Secondly, has petitioned for a transfer of stock and change in ownership interest. Lastly, has petitioned change the d/b/a of the licensed business - From: Shippy's Wine & Spirits To: Shippy's Warehouse Wine & Spirits.

### From the Dec. 5 Entertainment Application hearing, City Hall:

•BASEBALL TAVERN, 1270 BOYLSTON St., Fenway.  
REQUEST: TO ADD DISC JOCKEY AND DANCING BY PATRONS ON ALL FLOORS TO THEIR CURRENT LIVE ENTERTAINMENT LICENSING.

### From the Dec. 6 Non-Hearing Common Victualler meeting, City Hall, 10 a.m.:

•The following have applied for a new Common Victualler License at a previously licensed location. The Waldwin Group, Inc. d/b/a Dunkin Donuts, 261-269 Huntington Ave., Fenway. Described as In one room on the first floor with kitchen in the rear and storage in the rear, Clayton Turnbull, manager. Hours of Operation: 5 a.m. - 11:30 p.m.

### From the Dec. 6 Public Improvement Commission, City Hall, 10 a.m.:

#### •Public Hearing

On a petition by TA Realty LLC for the making of Specific Repairs within Boylston Street, Boston Proper, located on its northwesterly side at address #855 generally between Fairfield Street and Gloucester Street, consisting of curb, sidewalk, and tree pit reconstruction, as well as new and relocated specialty pavement and bike racks.

•On a joint petition by 1000 Boylston Street Owner LLC, the Massachusetts Department of Transportation, and the Boston Planning & Development Agency for the Vertical Discontinuance of portions of Boylston Street (public way), located on its southeasterly side at address no. 1000, between Dalton Street and St. Cecilia Street, vertically above and below the grades of the sidewalk and roadway.

•On a joint petition by Fenway Center LLC and the Massachusetts Department of Transportation for the Vertical Discontinuance of portions of Beacon Street (public way), Boston Proper, located on its southerly side at address #775 generally east of Maitland Street, vertically above the grade of the sidewalks.

### From the Dec. 11 Licensed Premise Violations hearing, City Hall, 10 a.m.:

•Bbgr Tr, LLC, doing business as: Abe & Louie's, 777-793 Boylston St., Back Bay. Date: 09/30/2018. Notice/Violation: 2 intoxicated persons on premise.

•Lansdowne Boston Restaurant, LLC, doing business as: House Of Blues, 15-41 Lansdowne St., Fenway.

License#: LB-99120, Notice/Violation#: 070377, Category: CV7AL

Date: 10/01/2018. Notice/Violation: A&B, patron on patron.

•Speakeasy Group, Inc. As G.P. Of Speakeasy L.P., doing business as: Storyville & Minibar. Location: 90 Exeter St., Back Bay. Date: 09/29/2018

Notice/Violation: A&B patron on patron.

•Earl's Restaurant Inc., doing business as: Earl's Kitchen + Bar, 800 Boylston St., Back Bay. Date: 09/29/2018. Notice/Violation: Intoxicated minor in possession of alcohol (Tequila Shot) inside premise.

•Boston Magazine, 1 Black Falcon Ave Boston, MA 02210. Date: 08/14/2018

Notice/Violation: Premise allowing special event to provide and open to the public, advertised, ticketed open bar (All Alcohol). No Entertainment license posted for DJ music.

### CITY COUNCIL COMMITTEE ON PLANNING, DEVELOPMENT, AND TRANSPORTATION HEARING:

Hearing order regarding City regulation of the proximity of certain businesses to recovery facilities. The Chair of the Committee is Councilor Michelle Wu and the Sponsors are Councilors Lydia Edwards, Tim McCarthy, and Annissa Essaibi-George.

### From the Dec. 11 Bay Village Historic Commission meeting, 4 p.m., City Hall:

### DESIGN REVIEW

•11 Isabella St.: At front façade repair and restore masonry, wood trim and copper siding at bay, replace all windows, restore entry doors and transom, install new door hardware and intercom, and install new brick pavers and planters at front garden; and at roof remove existing headhouse and construct new headhouse, penthouse, terrace and mechanical equipment.

•212-222 Stuart St.: Construct an approximately 146,500 Square foot, 18 ½-story building.

### ADMINISTRATIVE REVIEW/APPROVAL

•29 Fayette St.: At front façade re-point and repair masonry.

### From the Dec. 11 Boston Landmarks Commission meeting, City Hall, 5 p.m.:

•Back Bay Fens. Applicant: Halle A. Thomas, MCAF Winthrop c/o MP Boston  
Proposed work: Relocation of Robert Burns Statue from Winthrop Square to West Fenway.

•Emerald Necklace. Applicant: Margaret Dyson, BPRD. Proposed work: Phase 2 of Muddy River Flood Damage Reduction Project.

### From the Dec. 12 Zoning Commission meeting, City Hall, 9 a.m.:

#### •Kenmore Square Redevelopment

A petition for the approval of the Development Plan for Planned Development Area No. 121, Kenmore Square Redevelopment Project, Boston, filed by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency. Said map amendment would amend "Map 1, Boston Proper," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 48,654 square feet of land (1.117 acres) generally bounded by Deerfield Street to the west, and Commonwealth Avenue and Beacon Street to the south. Said Development Plan would allow for two distinct redevelopment programs at 533-541 Commonwealth Avenue (the Commonwealth Redevelopment Parcel") and 650-660 Beacon Street (the "Beacon Redevelopment Parcel"). The Commonwealth Redevelopment Parcel entails demolishing the existing buildings and the construction of an eight-story, approximately 112-foot tall commercial building with up to 139,700 square feet of office and retail uses. The Beacon Redevelopment Parcel will include the renovation of 660 Beacon Street which will be connected to an approximately 76,500 square foot new building located at 650-656 Beacon Street and will allow up to 160,050 square feet of office and retail uses.

### From the Dec. 12 Back Bay Architectural Commission, City Hall, 4:30 p.m.:

#### VIOLATIONS

•271 Beacon Street: Unapproved roof deck.  
•294 Marlborough Street: Unapproved removal of tree at rear yard.  
•233 Beacon Street: Unapproved removal of tree at rear yard.

#### DESIGN REVIEW HEARING

•370 Commonwealth Ave. Proposed Work: At Massachusetts Avenue and Commonwealth Avenue facades recover existing window awnings and install new window awnings at first, second and third stories.

•349 Marlborough St.: Proposed Work: At rear yard remove Ailanthus tree.

•294 Marlborough St.: Proposed Work: At rear yard install two electric vehicle charging stations at previously approved wall.

•287 Marlborough St.: Proposed Work: At roof remove existing roof deck, replace black rubber membrane roof in-kind, install new copper flashing, replace aluminum siding at headhouse with standing seam copper, and install new deck with iron railings.

•129 Beacon St.: Proposed Work: At rear elevation replace existing greenhouse structure with new greenhouse structure.

•122 Commonwealth Ave.: At front façade re-landscape front garden, install brick pavers at walkway, repair garden curb, install fire bell and standpipe connection, remove canopy, install handrails at entry stoop and repair steps, restore entry doors and add address at transom, install new light fixtures, replace all wood one-over-one windows in-kind, and install copper gutter; at rear elevation re-landscape rear yard, install garden wall with iron fence and brick paving at parking court, remove entry structure, remove white paint from masonry, install garage door opening and convert existing window into door, install balcony at first-story and convert two windows into doors, install deck at roof of bay and convert two-second story windows into doors, install light fixtures, remove fire escapes and replace all wood two-over-two windows in-kind, install copper gutter and downspouts; at roof install front terrace, expand penthouse, install elevator headhouse, vents, air-conditioning condensers, skylights, and roof deck, and re-point chimneys.

•256, 258, 260 Newbury St.: At roof lower roof structure, construct penthouse addition and roof decks; at rear elevation remove fire escape, clean and repair masonry, replace all windows, install new light fixtures, construct a two-story rear addition, and install new brick paved parking area with planters; and at front façade remove two entry stoops, excavate front gardens, install guardrail at sidewalk, install new signage and light fixtures, replace all windows, clean and repair masonry, use unitized glass elements at newly excavated ground level facade and selective replacement of a small portion of existing first floor facade.

#### ADVISORY REVIEW

Taj Hotel - 15 Arlington St.: Alterations to lower levels of Arlington Street, Newbury Street and public alley facades; and replacement of existing rooftop enclosure.

Community Outreach meeting for proposed cannabis establishment at 591 Albany St. (Liberty Compassionates) on Dec. 12, 6:30 p.m. in Boston Water & Sewer Commission, 980 Harrison Ave.

From the Dec. 13 MassDOT Outdoor Advertising Board meeting, 11 a.m., State Transportation Building:

•Existing traditional billboard to be replaced by electronic billboard. 48-62 Brookline Ave. (rooftop) facing west, and another face on the east side.



## HOLIDAY HAPPENINGS (from pg. 8)

## •WINE AND DINE WITH NABB

Let's Wine and Dine Holiday Luncheon, Sunday, Dec. 9, noon in the Four Seasons Hotel, 200 Boylston St. Celebrate the Holidays with your Let's Wine and Dine friends at the annual, elegant sit-down luncheon.

Welcome hour with wine, beer and soft drinks

Reserve by sending your check, payable to NABB, in the amount of \$90 to Nancy Olson; 255 Beacon Street # 24; Boston, MA 02116. On the check, please indicate choice of entrée, be it chicken, salmon or polenta.

## •EIGHT STREETS HOLIDAY CHEER

The Eight Streets Neighborhood Association will host its annual Holiday Cheer party on Tuesday, Dec. 11, from 6-8 p.m. in the Boston Eagle, corner of Dwight and Tremont streets. Please join neighbors and friends for some holiday cheer. Come to enjoy free pizza and a cash bar. Stay to meet new friends, talk about neighborhood happenings and maybe even win at a free raffle.

Please R.S.V.P. if possible.

## •SOUTH END LIBRARY HOLIDAY CONCERT

The South End Library Holiday Concert with Pat Loomis and his Friends is scheduled for Tuesday, Dec. 18, at 6:30 p.m. This year,

a Special Guest is being booked, as well, perhaps even a vocalist. Pat Loomis will be there on the sax; with Antonio Loomis, guitar; Jim Dower, piano; Colescott Rubin, bass; and Benny Benson on drums. A holiday dinner will be served, as always. This program is jointly funded by the staff of the library and FOSEL.

## •NABB FAUSA CHRISTMAS LUNCHEON

Save the Date! The NABB Fausa Christmas Luncheon will take place on Tuesday, Dec. 11, at noon in The College Club, 44 Commonwealth Ave. It is hosted by Nancy Thornley.

## • HOLIDAY EVENTS AT THE PRUDENTIAL CENTER

**SANTA IN THE CITY: Now through Dec. 24**

Capture the magic of the holiday season and bring the kids for a special photo with Santa in his Winter Wonderland located in Belvidere Arcade. A variety of photo packages are available, starting at \$19.99.

**PET PHOTOS WITH SANTA: Nov. 28 and Dec. 11 from 6-8 p.m.**

Bring in your favorite furry friend for a photo with Santa! Santa will be hosting two Pet Photo nights this holiday season

in partnership with local non-profit MSPCA Boston Adoption Center. The Massachusetts Society for the Prevention of Cruelty to Animals (MSPCA) is a national and international leader in animal protection and veterinary medicine, providing direct hands-on care for thousands of animals each year. Founded in 1868, the MSPCA is the second-oldest humane society in the United States including their non-profit veterinary hospitals, Angell Animal Medical Centers. The MSPCA will be on-site both evenings to meet and greet your furry friends.

All customers (or furry friends) must pre-register for Pet Photo Night. You will be asked to present your ticket at the event. Photo packages vary.

**GIFTS + GLAM: Dec. 6 from 5-7 p.m.**

Gifts + Glam is a holiday shopping event that will feature exclusive shopping discounts, styling tips, mini-makeovers, snacks, cocktails, and holiday fun! Visit the check-in table by Club Monaco to pick up an event program.

**SENSORY-FRIENDLY SANTA: Dec. 8 from 9-11 a.m.**

Prudential Center is thrilled to partner with Partners for Youth with Disabilities on a special morning for children with disabilities. Sensory-Friendly Santa invites children with disabilities and their families to enjoy time with

Santa in a non-stimulating, controlled and welcoming environment. There will also be a sensory holiday craft table and project area to make holiday cards to be donated to veterans, and hot cocoa for you! Partners for Youth with Disabilities empowers youth with disabilities to reach their full potential by providing transformative mentoring programs, youth development opportunities, and inclusion expertise. They offer four direct-service programs for youth with disabilities in the Boston area, provide services to help other organizations become more inclusive, and advocate on behalf of mentoring and inclusion both nationally and internationally.

## 31 NIGHTS OF LIGHT 10TH ANNIVERSARY: Dec. 1-31

Celebrating 10 years of raising awareness for our community of nonprofit groups and the causes they tirelessly support, Prudential Center will shine a light on Boston nonprofit organizations this holiday season. Each night of December, the top of Prudential Tower is lit a different color in support of that night's partner. This program was created to help community organizations gain key visibility during the holiday season. Participating groups will "flip the switch" each night, with a host of musical performances and speakers each night. From Rosies' Place, Boston Bruins Foundation and Cradles to Crayons there are some amazing organizations being highlighted.

## NEWS BRIEFS (from pg. 10)

concerts in 2019, which is the same number that the City authorized for 2018, according to Claire Durant, director of business and government affairs for the Red Sox. "For next year's concerts, we will implement all of the measures that we used this year to address and mitigate local impacts," she said in an email newsletter. "We hear your concerns and remain committed to open and candid communication on this and all

topics." The licensing hearing is on Wednesday, Dec. 12 at 11:30 a.m.

• The Fenway Pop-up holiday bazaar will take place on Saturday, Dec. 8, at the Fenway Community Center. Locally-produced, hand-made items will be featured, including original artwork and prints, handcrafted jewelry, gift items, and mulled cider and baked treats. This event is free to attend.

## D - 4 POLICE NEWS

## MALL RAT

On Thursday, Nov. 29, at approximately 3:49 a.m., officers responded to a radio call for a person with a knife inside the Prudential Center at 800 Boylston St.

On arrival, police met with a security guard working inside Eately restaurant who said he approached the male suspect at about 3:23 a.m. to inform him that the mall was closed. The suspect, who was smoking marijuana at the time, then became irate and threatened the victim with a red pocked knife. The suspect then fled the mall, before taking a right on Boylston Street in the direction of Fairfield Street, and another right onto Newbury Street.

Police searched the area for the suspect to no avail, but learned that Eately's security firm had a surveillance video of the incident.

Upon further investigation, a detective met with the victim, who provided the detective with a high-quality photograph of the

suspect.

The detective immediately recognized the suspect (and his clothing) from a report of a person with a knife reported earlier that day at 102 Brookline Ave. The detective and another plainclothes officer then responded to that location, where they located the suspect, pat-frisked him and seized the red pocketknife from his person as evidence.

The suspect was subsequently charged with assault with a dangerous weapon (knife).

## KNOWING WHEN TO SAY WHEN

On Sunday, Dec. 2, at around 1:08 a.m., police responded to a removal from the Fairmont Copley Hotel at 138 St. James Ave.

Upon arrival, officers were notified that a male guest at the hotel was causing a disturbance at its OAK Long Bar + Kitchen and located the man standing outside the hotel.

Police could visibly tell by the appearance and odor of the man, whom they also observed rocking back and forth, that he was highly intoxicated. Officers asked the man for his name several times to no avail before he provided them with a passport. Police then confirmed with hotel staff that he was staying as a guest at the hotel.

As officer attempted to escort the man to his room via the elevator, he began yelling at hotel staff and waving his finger at them. Police then escorted the man to his room while two additional officers remained in the lobby to speak to hotel staff.

While exiting the elevator, the man began "yelling and chanting in a high voice," disturbing guests on his while ignoring repeated requests from officers to be quiet.

The man was subsequently placed under arrest for disturbing the peace before being transported to District 4 headquarters and booked in the usual manner.

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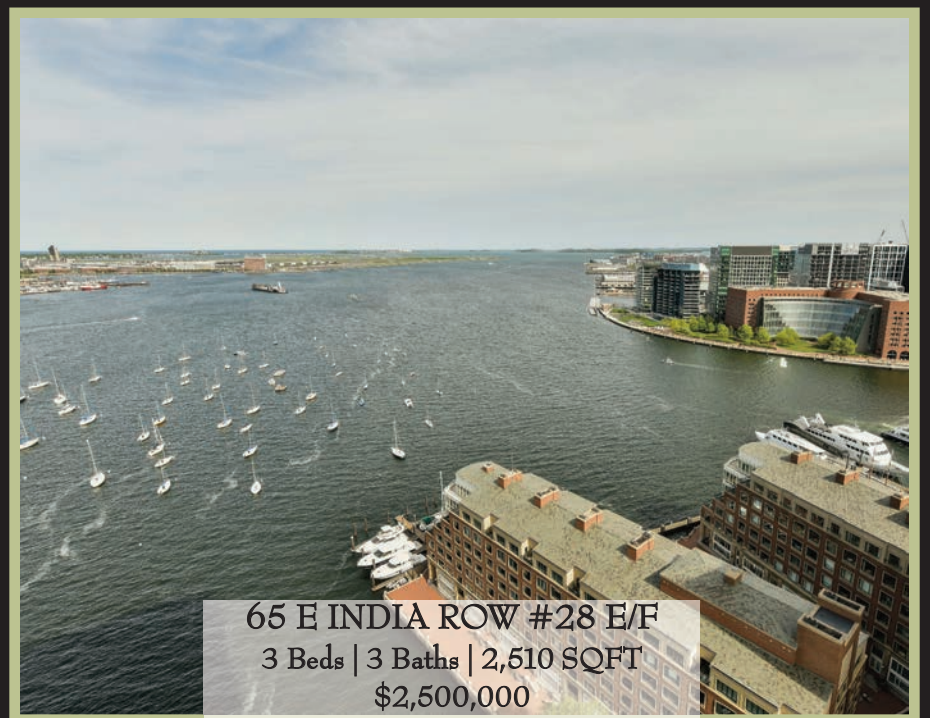
25 BEACON ST #4  
3 Beds | 3.5 Baths | 3,583 SQFT  
\$9,350,000



49 MT VERNON ST #2  
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MILLENNIUM TOWER #5201  
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