

# THE BOSTON SUN

PUBLISHED EVERY THURSDAY

SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

## EIGHT STREETS BLOCK-TOBERFEST



PHOTO BY MIKE MEJIA

Dan Merrigan, Michael Almond, president of Eight Streets, and Peter Bunnell during the Eight Streets Block-tober Fest on Taylor Street last Sunday, Oct. 6. Neighbors gathered to enjoy the fall and the neighborhood. See more photos on Pages 6 and 7.

## Boylston St. dorm proposal now apts.

By Lauren Bennett

British-based development company Scape has changed its proposed plan for 1252-1270 Boylston St. after originally proposing a wildly unpopular plan to build an independent dormitory building on the property. The developer is now proposing market-rate housing on the site.

The original proposal was disliked for many reasons, a major one being that the area is not zoned for dormitories, and those who worked to create that zoning felt that their work was being undermined by the developer's proposal to erect one on Boylston Street.

"Article 66 of the Fenway neighborhood zoning legislation forbids the creation of student dormitories on Boylston Street, and we strongly support the existing zoning standards," said Elizabeth Bertolozzi, President of the Fenway Garden Society, which would be impacted by the project as it is very close to the Fenway Victory Gardens.

Andrew Flynn, Founder and CEO of Scape North America, filed a Draft Project Impact Report (DPIR) with the Boston Planning

and Development Agency on Oct. 7 indicating the change in project. "As specialists in innovative urban living, the Proponent is excited to address a broader and deeper portion of the metropolitan housing spectrum, with a particular focus on delivering high-quality, well-located and attainably priced residential housing for the workforce," Flynn stated in the DPIR.

The proposal now includes 477 units of residential housing units with retail, and use of the building for short-term rentals will be prohibited, as the minimum lease term will be one year. The units will be a mix of studio, one-bedroom, two-bedroom, and three bedroom units and will come fully furnished, the developer said.

"Throughout this past April, May, June, July, August and September, the Proponent continued to engage with all stakeholders regarding 1252-1270 Boylston. Over the course of these six months, the Proponent sought to diligently listen, deeply understand and thoughtfully respond – in a sincere and significant manner – to the guidance provided by the

(BOYLSTON STREET, Pg. 9)

## Too good?

### Residents worry Mass/Cass 2.0 could bring surge of new people seeking services

By Seth Daniel

Boston tends to be on the front of the curve for solving many issues when it comes to social problems, and with the release of the comprehensive new plan to battle the opioid epidemic at Mass/Cass, some are worrying that the City might be too good.

For some time Toni Crothall

and Jonathan Alves, of the Blackstone/Franklin Square Neighborhood Association, have worried aloud that a comprehensive new investment will bring more people seeking services, and won't provide an incentive for surrounding municipalities to step up with their own services.

"The surge is already happening; we've already experienced

that," said Alves. "It was manageable five years ago. You saw a little bit of this problem and then each summer it was more and more and more. Users will tell you – and I talk to them regularly – that they are directed to come here. They are told, 'Go to Boston.' We can be the leader and we can be the overflow, but we can't be the only

(SERVICES, Pg.9)

## Lawsuit filed in Hotel Alexandra ZBA decision

By Seth Daniel

A lawsuit has been filed by the Tenants Development Corporation (TDC) against the Boston Zoning Board of Appeals (ZBA) regarding their decision to approve the Hotel Alexandra rehabilitation project.

That said, the developers of the project said the lawsuit isn't a major concern to them, and it was just a placeholder as the two parties continue to negotiate an agreement.

TDC owns abutting property to the hotel and has expressed concerns from early on about the effects of the expanded hotel on their property.

A spokesman from TDC didn't immediately return an e-mail seeking comment on the lawsuit.

"Over the past several months, we have been working towards an agreement with the Tenants' Development Corporation that would ensure our plans to rehabilitate and redevelop the Alexandra Hotel will include community

benefits for tenants that TDC represents," read a statement from Alexandra Partners. "We look forward to coming to a resolution on this matter to avoid any potential delay to this project that will bring a 156-room boutique hotel to Roxbury and the South End, creating jobs and economic activity."

Lisa Timberlake, a spokesperson for Inspectional Services – which oversees the ZBA – said they had not yet been served with the lawsuit by Tuesday and could not comment on it yet.

## FENWAY CONNECTIONS



PHOTO BY SETH DANIEL

Mass Historical Librarian Peter Drummey, Rick Richter of Fenway Victory Gardens and Fenway Studios artist Ellen Haiken during the opening of the new collaboration between Fenway Studios and Mass Historical. The opening ceremony for the groundbreaking show, 'Fenway Connections: An exhibit by MHS and Fenway Studios' took place last Thursday, Oct. 3, at Mass Historical. See more photos on page 5.

## Villa Victoria Arts Center condemned by the City

By Seth Daniel

The Villa Victoria Center for the Arts on West Newton Street in the South End has been fully condemned this week by the City, and IBA officials said they are in the process of moving planned art exhibits and their preschool to new locations as they now think even harder about the future of the Center.

The new situation has sped up the timeline on the impending decision for what to do with the Center in the future – a future that IBA has presented options for already and is currently studying.

Director Vanessa Calderon-Rosado said they were a bit surprised when the City decided to close down the remaining part of the

(ART CENTER, Pg. 8)



# EDITORIAL

## TAKE A HIKE THIS HOLIDAY WEEKEND

With all of the turmoil that is occurring both in our country and across the world today, it is no wonder that Americans are feeling more stressed out than at any time in our recent history.

Although the economy has been operating at full employment for quite a while, polls reveal that more Americans than ever are feeling financially insecure.

Psychologists tell us that we are living in an Age of Anxiety, attributable in large part to the way in which modern life is not good either for our mental or physical health. Life expectancy for white males in America actually has decreased in this decade for the first time since such records have been kept.

And more of our fellow Americans than ever are on some kind of medication, whether antidepressants (for mental health issues) or other drugs (for physical conditions) that have depression as a side effect.

A recent article in the New York Times suggested that attaining happiness in life under our present circumstances is an elusive goal. However, the writer suggested that instead of focusing on trying to figure out how to be happy, we should strive to attain moments of joy in our daily lives.

It struck us that this prescription is a version of the phrase *carpe diem* -- seize the day -- used by the Roman poet Horace to express the idea that one should enjoy life while one can.

So with the weatherman forecasting nice weather for most of the long, Columbus Day weekend, here's our Rx for de-stressing: Take a long walk, preferably a hike, whether along the shore, or in the mountains, or even as nearby as the Blue Hills.

We promise that just being outside and taking in the natural world in the crisp air, away from the noise of our daily lives, will do wonders for our emotional and physical well-being.

We wish all of our readers a joyful -- and stress-free -- Columbus Day weekend.

## Myles' Musings

By Myles Striar

### Hard to Resist

As tired of writing about our leader  
As you must be of hearing stories  
Of his latest adventure, dear reader,  
And his dumsy attempts at glory.

But what does a struggling doggerist do  
When he can't help but shake his head  
And wonder if it really is true  
What they say the President said.

## THE BOSTON SUN

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CELEBRATE COLUMBUS DAY OCT. 14, 2019

## GUEST OP-ED

### In Boston, we defy stereotypes and we age strong

By Mayor Martin J. Walsh

Boston has always been known as a strong city. A lot of our strength comes from our older residents, who represent a broad diversity of cultures and backgrounds, and who helped to make our city what it is today. That's why we recently changed the name of the Elderly Commission to the Age Strong Commission. It better reflects the work we do, and the strong Bostonians we serve. We also launched the City's first-ever Age Strong public awareness campaign. It's an effort to combat negative stereotypes about aging, and highlight some of the incredible older adults showing what it means to age strong in our neighborhoods.

Older adults are one of our fastest-growing populations. In 2010, there were more than 88,000 residents over the age of 60 living in

Boston. By 2030, this number is expected to exceed 130,000. As our population changes, the way we think and talk about aging should, too.

We have all heard negative and inaccurate messaging about aging. In Boston, we are confronting harmful labels like senile, inactive, helpless, and frail. These words don't accurately describe Boston's older adults, so we decided to combat these stereotypes by highlighting the positive, empowering side of aging through a bold public awareness campaign.

This fall, you will see the faces and stories of older Bostonians displayed on bus shelters, at City Hall, in our libraries, and on social media. This campaign features older adults from throughout Boston's neighborhoods, including Sandra Harris, 68; Irene Morey, 103; Harry Pierre, 67; Vinny Marino, 83; Leo Romero,

84; Judy Yee, 70; Smiler Haynes, 86; and Rob Quinn, 59. These Bostonians have great stories to tell and important messages to share.

This is what I know about older Bostonians: they are leaders, changemakers, and problem solvers. They start trends and fight for causes they care about. Older residents contribute a lot to their communities, their families, and our city as a whole, and we are grateful for their energy and experience.

We invite everyone, of all ages, to join this conversation. Visit [www.boston.gov/age-strong](http://www.boston.gov/age-strong) to learn more, and share how you age strong. Together we can make Boston the most age-friendly city in America, where all generations are included, valued, and empowered.

Mayor Martin J. Walsh is the Mayor of Boston.

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# BBAC signage subcommittee discusses directories, sandwich boards

By Lauren Bennett

The Back Bay Architectural Commission (BBAC) signage subcommittee held its fifth meeting on Oct. 3, where the subcommittee further discussed the proposal laid out by BBAC member Robert Weintraub regarding signage on Newbury Street.

Weintraub said that one thing has been made clear: "there is no one size fits all" for these guidelines; each block and property on Newbury Street. "We cannot make a signage plan that is the same for every building," he said.

The group discussed many different facets of the signage guidelines, from banners to lighting to the ever-contentious sandwich boards.

A large topic of discussion was fixed directory signs, which have not been previously allowed by the Commission.

The group decided that it would be okay to allow fixed directory signs on a case-by-case basis, but they cannot include moving displays and must abide by size restrictions.

Weintraub said that some landlords on the street are concerned about current signage regulations that are too strict. "The Commission needs to be sensitive to that fact," he said.

Meg Mainzer-Cohen of the Back Bay Association said that "pushing the envelope a little would work well." She cited the sign for the new TB12 facility on

Boylston Street, as being "awesome," and said that retailers are looking for things like this and are choosing to do business elsewhere if they are restricted in what they can do with their storefronts.

As for the sandwich board issue—which has come up at every meeting so far—Weintraub has proposed to allow sandwich boards but on private property only and not in the egress. Additionally, he said they should be standardized in size and material.

While several members of the subcommittee say they would like to see sandwich boards completely banned, "banning them altogether I think would not bode well for some of the smaller retailers on the street," Weintraub said.

"As much as I'd like to get rid of them all, I realize that's not going to happen," said Sue Prindle of NABB. She said that she likes the alternative idea of offering tenants an either/or option with fixed directory and sandwich boards.

Mike Jammen, a landlord on Newbury Street, said that there are issues with enforcing sandwich boards. "We are against them; our retailers are doing very well without sandwich boards," he said. He said if they are going to be allowed, the materials should be consistent with the rest of the street, and doesn't like the white plastic models that so many businesses are currently using.

Mainzer-Cohen said that the best way to go is to not have sandwich boards, and instead, have

better signage overall. She suggested a temporary pilot that will ban sandwich boards.

The group finally decided on a compromise: tenants can have one sandwich board per property subject to approval by the BBAC in places where there is not already a fixed directory. Sandwich boards would be allowed in addition to signage that has already been approved by the BBAC. Anything the subcommittee agrees on still has to be approved but the full BBAC.

Though changes to the umbrella guidelines were recently voted on by the full BBAC to allow restaurant/store logos, umbrellas were a large topic of conversation at this meeting as well.

The subcommittee hashed out how many colors they think are acceptable to allow on umbrellas,

as "we have to be sensitive to brand identities," Weintraub said. In the case of Caffè Nero, who recently came before the BBAC with a proposal for umbrellas, their brand identity includes the colors blue and black, and they wanted both colors on their umbrellas.

"What is the issue if a tenant wants multiple colors on their umbrellas?" Mainzer-Cohen asked the group. The group decided that umbrella proposals should be reviewed on a case-by-case basis by the BBAC.

At last month's meeting, a consultant from Selbert Perkins, a graphic design company, came to provide examples of signage and branding that the company has done all over the country. Director of Design Review Joe Cornish provided a list of prices for different packages. "I don't have the

budget to do this," he said, but he said he could put a request to hire a consultant to do some branding research.

"I propose that we apply for a grant collectively to do this," Mainzer-Cohen said. "There's different money that could be available."

Outdoor string lights and outdoor speakers were also discussed. Weintraub said that hanging lights "creates uniformity; brings all the blocks together."

Prindle, on the other hand, disagreed. "It looks too much like Christmas," she said. Additionally, she said she wants a ban on outdoor speakers.

The next Signage Subcommittee meeting will be on Nov. 7, with a tentative appearance on the schedule for a vote at the Nov. 13 BBAC hearing.

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# Abutters of 23 Upton St. ready for changes

By Lauren Bennett

The Mayor's Office of Neighborhood Services held an abutters meeting for the proposed project at 23 Upton St. on Oct. 2. Led by neighborhood liaison Faiza Sharif, the meeting was attended by several abutters as well as attorney Marc LaCasse and Pat Dooling of Navem Partners, who represented the owner/developer of the property.

The property was a former lodging house but has been "vacant for some time," according to LaCasse. The proposed project includes the restoration and pres-

ervation of the property's facade, which will have to go through the South End Landmark District Commission, he said. There will be minimal changes to the rear elevation, including decks at the second level and a roof deck for the units on the upper two floors. The roof deck is proposed to have a headhouse for access, rather than a hatch. LaCasse said that the owners prefer the headhouse over the hatch as it is a "much safer access."

The building will consist of three residential duplex units for sale, and each will be 1,800 square feet, he said. There will be parking for three cars in the rear.

The project will need zoning relief for the following items: it will need a groundwater recharge system as it is in the Groundwater Conservation Overlay District, the decks require a conditional use permit, and the building was cited for excessive FAR. LaCasse said he believes this was a mistake, however, as the living area already exists within the building and no additional square footage is proposed. He said he was going to look into why the zoning refusal letter listed excessive FAR as a violation.

There was a comment from a neighbor about how the property has not been secure, and it is

dirty, dog poop is on the property, the door is often wide open, and paper has been blowing around.

Dooling said he'd be happy to put up a management sign to let people know who manages the property and provide a number for them to call with any issues that may arise with the property.

There were a few other concerns with the upkeep of the property, such as a gap in the gutters that make ice leak onto the abutting property as it melts in the winter. Dooling said that they will be in demolition soon, and many of these issues will be addressed with the facade restoration. Others were concerned about the

decks being in such close proximity to the abutting properties.

"We're thrilled to have it done," a neighbor said, as there have been a lot of problems with the property since it's been vacant.

Dooling said they hope to begin demolition within the next week, and once all approvals are made it will take six to nine months to complete the final restoration with high-end finishes.

The project must still go before the Zoning Board of Appeal for zoning relief, as well as the South End Landmark District Commission for approval of the facade restoration design.

## For the Record

From the Oct. 8 Zoning Board of Appeals hearing, City Hall:

•150 West Canton St., South End. Applicant: Erinilda Medeiros

Purpose: Interior renovation of an existing five story brownstone.

•15 Arlington St., Back Bay. Applicant: IREP Newbury Hotel, LLC

Purpose: Renovation of the sidewalk and plaza along Newbury Street and Arlington Street, Boston. Work includes removal of existing sidewalk, installing new water retention tank and repaving. This work will be phased to accommodate pedestrian traffic.

•(Continued to Nov. 17) 3 Bond St., South End. Applicant: Alison Ryan

Purpose: Total renovation of single family dwelling per plans. Reconstruction of structurally compromised front and rear exterior walls of this row house. Enlarge rear dormer.

•(CONTINUED) 140-148 East Berkeley St., South End. Applicant: Leo Motsis as Trustee of 140-148 East Berkeley St.

Purpose: In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items.

•102 Saint Botolph St., South End. Applicant: Douglas Stefanov

Purpose: Confirm occupancy as one family. Renovate interior of existing single family Row House. Install new elevator to service 4 floors. Outside repairs and windows replacement on rear facade. Build new 1st floor rear deck. Applicant to pick up drawings and return with updated design.

•643A Tremont St., South End. Applicant: Eil Sevigny

Purpose: Change of Occupancy from Restaurant with Takeout to Retail Store (Pet Store) and Pet Grooming.

•82 Chandler St., South End. Applicant: Alpine Advisory Services

Purpose: Includes: Roof Deck, Rear Deck, Installation of Windows, Repointing front/Rear Elevation, and Patio at the rear Yard. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse.

•265-275 Dartmouth St., Back Bay. Applicant: AP Newbury Street Portfolio # 1, LLC. Purpose: To change and include retail space to add to restaurant named lolitas this application is for refusal letter only.

•199-201 Hampden St., Newmarket. Evan Smith. Purpose: Erect new 5 story mixed use building with 14 Res Units and 1 Office Space by combining 4 Lots into one lot to be known as 199- 201 Hampden St as per plans.

•46 Wareham St., South End. Applicant: 46 Wareham Street, LLC Purpose: Build out fitness center on 1st floor (unit 1A).

•754 Tremont St., South End. Applicant: Nicole Riggio

Purpose: Install a private roof deck for Unit #4 to include, skylight, roof repair and HVAC DC/RC repair in accordance with submitted plans.

•424 Marlborough St., Back Bay. Applicant: John Barry

Purpose: Interior renovations.

•12-14 Commonwealth Ave., Back Bay. Applicant: Akelius Real Estate Management, LLC. Purpose: Change Occupancy from 58 Residential Units to 63 Residential Units. Renovate Building interior on all Floors and Basement. Renovations to include : demolition of existing interior walls, new drywall partitions, new Kitchens and Bathrooms, all new Architectural finishes, new Handicap Lift, upgrading the Building infrastructure ( plumbing, electrical, mechanical and fire protection systems), upgrading of all Public areas in Building and all new Elevator upgrades.

•77 Worcester St., South End. Applicant: Bryan Jafry

Purpose: Build new roof head house and 10x19ft deck.

•From the Oct. 9 License Board meeting, City Hall:

TRIANGLE RESTAURANT, LLC (Mooncusser Fish House); 304 STUART St., Bay Village. Holder of a Common Victualler 7 Day Wines and Malt Beverages License has petitioned to transfer the license and location from the above - To: Black Owl, LLC d/b/a Black Owl 1 6th Street Charlestown. In one room on first floor, with deli service area near entrance with occupancy of 30, bar with 26 seats and table seating of 68, with bathrooms in rear; outdoor seasonal (April - October) patio on private property with 40 seats 10 p.m. Closing Hour. Basement with additional bathrooms, office and storage. Michael Cooney, Manager. Midnight Closing Hour.

From the Oct. 9 Entertainment Hearing, City Hall:

TIME OUT MARKET, 401 PARK DR., Fenway.

REQUEST: TO MAINTAIN AND OPERATE THE CATEGORIES OF DISC JOCKEY, UP TO SIX (6) INSTRUMENTALISTS, SIX (6) VOCALISTS, AND FLOOR SHOW TO CONSISTS OF DANCE PERFORMANCES AND COOKING DEMONSTRATIONS.

M.O.R.: JOSHUA HUBBARD

From the Oct. 9 Conservation Commission meeting, City Hall:

•From Lucas Environmental on behalf of Extenet Systems for the proposed replacement of 14 light poles and installation of wireless oDAS telecommunication nodes and underground cable conduit located on the Charles River Esplanade.

•Request for an Amendment to the Original Order of Conditions for the Lee Pool Demolition project located on the Charles River Esplanade.

From the Oct. 10 Licensing One-Day Events, 10 a.m., City Hall Rm. 809a:

•Museum of Fine Arts d/b/a Museum of Fine Arts, 465 Huntington Ave., Boston, MA 02115 have applied for a one day amendment to extend its closing hour to 2:00 AM on October 25-26, 2019 for an opening event.

From the Oct. 15 Licensed Premise Inspections, 10 a.m., City Hall Rm. 809a:

•NKOTB Lessee, LLC , D/B/A: Revere Hotel/Rebel's Guild, Location: 196 - 200 STUART ST., Bay Village.

Date: 07/13: Blocked emergency aisle (food carts), DJ entertainment taking place without 1 timer license, and Service of more than 2 drinks to one patron at a time.

•AZUMI, LLC, D/B/A: ZUMA, Location: 1-7 DALTON ST., Back Bay.

Date: 07/13: Blocked emergency egress (tables + chairs).

From the Oct. 16 St. Botolph Architectural Conservation District, 5:15 p.m., City Hall Rm. 709:

DESIGN REVIEW

•30 Cumberland St. Proposed Work: At rear facade visible from the Southwest Corridor Park, construct a new two story addition. At side facade visible from the Southwest Corridor, construct new three story bay window. At roof level, build new copper clad cupola and roof deck. At front facade; repair brick and brownstone in kind. All facades, replace windows with new aluminum clad windows.

ADMINISTRATIVE REVIEW

•191 St. Botolph: At front and rear facade, repoint brick.

•32 Garrison St: At front facade, remove and replace six deteriorated concrete masonry caps in kind.



## FENWAY CONNECTIONS: AN EXHIBIT BY MHS AND FENWAY STUDIOS



Artists Berio Gizzi and Alexander Sasha Gassel were very excited about the collaboration between Fenway Studios and Mass. Historical.



Glenda Tall – a former Fenway Studios member – with her friend Sue Widell of the Back Bay.



Genevieve Day, of the Fenway Alliance, with Linda McLaughlin, of the Peabody Essex Museum.



Lynda McNally, founding president, Friends of Fenway Studios; alongside Kelly Brilliant, executive director of the Fenway Alliance.

## SoWa Open Market Wraps Up Season

Join us for SoWa Spooktacular, the final SoWa Open Market of the season and SoWa's annual Halloween bash. We'll be celebrating on Oct. 27, 2019 from 10 a.m. - 4 p.m. along with the region's best makers, farmers, brewers, vintage vendors, and food trucks. In addition to the usual market festivities, SoWa Spooktacular will feature:

- Free face painting by Fun Face Express
- Free pumpkin painting
- Live music by Bradley Copper Kettle and Friends
- Special Halloween themed brews by Four Quarters

SoWa's annual costume contest - details below:

### COSTUME CONTEST

We'll be awarding prizes for the best human, pet, and vendor costumes. Visitors and their pets can enter the contest by having their photo taken at the chalk wall at 460 Harrison Ave, from noon - 2 p.m. Winners will be posted on Facebook the following day. The first place winner will win \$500. More prizes to be announced soon on our Facebook event page.

As always, the SoWa Open Market is family friendly, pet friendly, and free.



Artist Jill Grimes, Artist Henry Gates, and Jacqueline Gates.



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Photos by Seth Daniel

Fenway Studios entered into a collaboration with the Massachusetts Historical Society – both strong Fenway organizations – for a unique art show of old and new work, with the opening last Thursday, Oct. 3.

Fenway Studios has been talking with MHS for some time about the collaboration, and it was an immediate hit internally. Now, they have curated a show called 'Fenway Connections: An exhibit by MHS and Fenway Studios.' This temporary exhibition will celebrate the history and evolution of Fenway Studios by shining a light on contemporary work produced by current members alongside rarely shown paintings from the MHS collection created by past Fenway Studios artists.



Alexander Cassie, Jerry Rosenthal, and Elizabeth Bertolozzi, president Fenway Garden Society.



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## EIGHT STREETS BLOCK-TOBER FEST HELD ON OCTOBER 6

The Eight Streets Neighborhood Association hosted a neighborhood party titled Block-tober Fest on Taylor Street Sunday, Oct. 6. The fun party enabled neighbors to socialize into the evening over food and drinks, bringing the neighborhood closer together.



Colleen Fitzpatrick, treasurer of Eight Streets, Ted Pietras, vice president of Eight Streets, and Janaine Serwan, who recently moved into the neighborhood in April.



John Bigda helps Grayce down the steps.



Anne Vandeven and Dagmar Sternad.



Laura Sanford and Jill Solomon.



Keith, Jack, Caroline, and Ruthann Anderson.



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## EIGHT STREETS BLOCK-TOBER FEST HELD ON OCTOBER 6



Dagmar Sternad greeting 5-month-old Ben, and Rebecca Hicks.



Neighbors Vallerie Betini, Alice Chen, and James Bettini. Alice, a longtime resident of the South End, was one of the first to plant in the Berkeley Community Gardens in the Eight Streets.



Residents of the South End in attendance at the neighborhood party.

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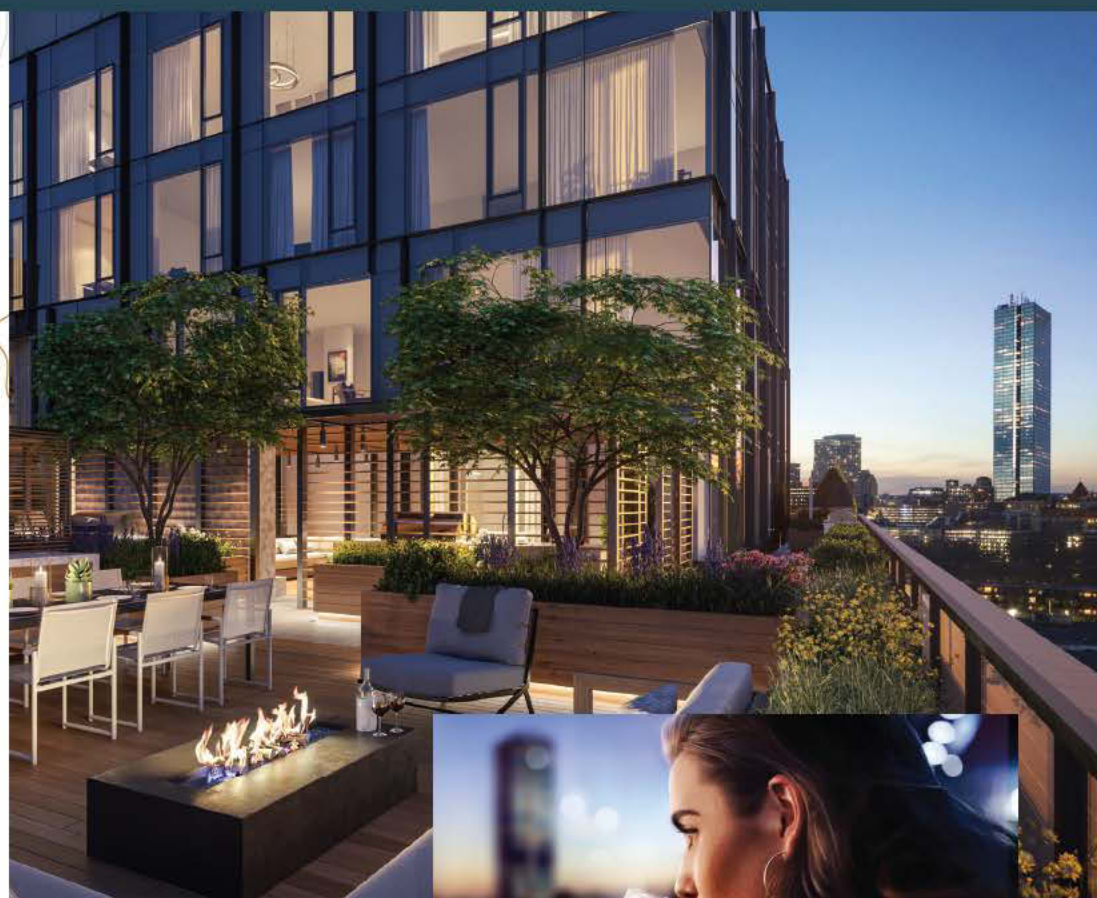
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# Boston City Councilor Ed Flynn tours South End gas leaks with advocates

Staff Report

On Friday Oct. 4, community volunteers from the Gas Leaks Allies met with Boston City Councilor Ed Flynn to show him some gas leaks in the South End that have been killing neighborhood trees over the past decades or more. Jackie Royce from the Green Committee of the Neighborhood Association of the Back Bay and Claire Corcoran of Mothers Out Front invited the City Councilor to meet with Bob Ackley of Gas Safety USA at the site of a known gas leak, outside the McKinley School on Dartmouth Street at the intersection of Warren Ave.

Bob Ackley, who founded Gas Safety USA as an independent contractor for finding and measuring gas leaks, demonstrated his technique for locating and identifying gas leaks. In this case he used the presence of one dead tree and one half dead tree as a clue that there may be gas leaking into the soil of the tree pit. He used his metal rod to excavate a tunnel into the subsoil, six inches deep. He then inserted his gas spectrometer instrument into the hole, where gas was detected at 30 percent (normal background atmospheric readings would be expected to be less than 2 percent).

Claire Corcoran, a Massachusetts Certified Arborist, explained

that the below-ground tree biomass requires oxygen for respiration. When this oxygen is displaced with gas, the roots eventually die, which leads to the death of the above ground part of the tree often starting at the top or on the side with a high concentration of gas.

The group then visited another large gas leak, this one located on Columbus Avenue near the intersection of Pembroke Street on the south side of the street. This leak had killed an 18-inch diameter pin oak tree, estimated at over 50 years old. Bob's measurements showed that the soil in this tree pit had gas at 40 percent concentration.

## ART CENTER (from pg. 1)

Center, but they are working now to make accommodations.

"It took us a little bit by surprise," she said. "We were definitely not expecting it or planning on it. We had plans for the upcoming season. It caught us off guard, but we also knew at some point the operations in the building would cease. We just weren't planning on that being now."

The Arts Center is a key venue for Latino music and arts in the City of Boston, as well as a resource for other arts organizations such as small theatre groups looking

for practice space in off hours. However, about a year ago as IBA was refurbishing the steeple of the Center (which is an old church building campus), they discovered it was crumbling structurally and probably couldn't be saved. The news for the overall building was not much better, putting the organization in a position to have to re-assess their future plans. At the moment, they were studying their options – such as tearing it down and building a new one, or rehabilitating part of the old Center.

One thing that was never com-

promised was the Parish Center of the building, where the art gallery was housed and the pre-school classrooms. Those functions carried on and, in fact, there were several important exhibitions planned for the coming year.

That has all changed now, Calderon-Rosado said.

"We are looking for a temporary space to house our gallery exhibitions for next year," she said. "The pre-school classrooms were already relocated. The art studios we have there are now closed... Youth programming continues, but we'll have to use other spaces IBA has. We're a little bit cramped in some spaces, but we have to do the best we can."

Already two exhibitions have had to be cancelled, including TIA-GO's Frailty of Strength exhibit and Allison Maria Rodriguez's exhibit, Legends Breathe. A concert by Patricia Zarate-Perez that was to happen at the Center will now be moved to the Museum of Fine Arts via a partnership with IBA.

Calderon-Rosado said the sudden closure of the Center has made them think harder about the future of the Arts Center, which they are still 100 percent committed to continuing.

She said they are studying their options and will be going to Landmarks very soon with a proposal.

"It has caused us to look forward and into the future," she said. "It's given us another opportunity to really think of the building more expansively and not just the situation with the structural plan. In many ways, it has energized us and re-mounted our effort to revitalize this arts center."

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November 19 9:00-11:00 a.m.



## SERVICES (from pg. 1)

place. We just aren't big enough to do it alone."

Crothall said she has seen so many times in Franklin Square how the situation is spreading across the South End, and many of the people she engages come from outside the city. She even knows of

one person that purposely came from California to seek out the services provided in the South End. It has become well known, she said, but that's what worries her.

If the South End and the City become so good at what they do, there may be no need for others to do anything.

## BOYLSTON STREET (from pg. 1)

Fenway neighborhood," the DPIR states. "Over the past six months, stakeholders across the Fenway consistently identified (via meetings, discussions, comment letters, correspondence, etc. with the Proponent) housing stability as the fundamental challenge facing the neighborhood and indicated that an integrated solution – anchored upon production of housing units and affordability – is needed to effectively address this critical issue."

The letter states that additional feedback from the Fenway community included concern that the housing crisis will be made worse by the influx of commercial office space coming to the neighborhood. "Accordingly, over the past six months, the Fenway neighborhood stakeholders directed the Proponent to consider major changes to the Project and pursue solution-oriented measures to address this increasing housing deficit," according to the DPIR.

The DPIR states that the new proposal includes a "significant reduction in height," with the southwestern corner reduced by 30 feet, the southeastern corner reduced by 18 feet, and all northern elements reduced by 13 feet. Additionally there is a reduction in Floor Area ratio from 7.0 to 6.7, and a signal upgrade at the corner of Boylston and Ipswich streets.

A significant concern with the original proposal came from the supporters and attendees of Ramrod/Machine, an LGBTQ+ friendly nightclub, and the Gold Dust Orphans, who perform at the club. The site of this project is currently home to the nightclub, and supporters were very adamant at the last public meeting that they do not want to lose this space.

"In recognition of 1252-1270 Boylston St.'s important heritage and affiliation with the LGBTQ community, the Proponent will be delivering the 'Boylston Black Box', a not-for-profit LGBTQ-centric venue for the performing arts. Based on feedback received from the neighborhood stakeholders and LGBTQ performance groups, the Proponent has further deepened its commitment to this important component of the Project," the DPIR states.

The venue will increase the theater from approximately 6,000 square feet to about 10,000 square feet, increase the capacity from 120 seats to 156 seats, create additional dedicated community space, actor space, and support space, a mezzanine space, dedicated loading access, and an increase in size and scope of the ground-floor marquee entrance, according to the DPIR.

Another large portion of the new proposal is a component of affordable housing. Per the Inclusionary Development Policy, the developer is required to provide 18 percent offside affordable housing within a half mile of the project. Scape said in the DPIR that they are willing to provide 20 percent (220 affordable units) at The Ipswich, a building located at Two Charlesgate West, which the developer has gained control of. The DPIR states that 165 of the units will be "institutional residences" in partnership with a Fenway institution, and will also include retail space.

"This unprecedented production of affordable housing units will have an immediate, major, positive impact as only 212 IDP affordable housing units have been delivered in the neighborhood over the past 20 years since the launch of IDP in 2000; the Proponent would single-handedly increase this inventory by over 100 percent," according to the DPIR.

Additionally, they have also attained control of 819 Beacon St., on which the developer will partner with Boston Children's Hospital to create 50 residential units for families of patients, and will be operated on a not-for-profit basis in a building called The Beacon. The building is proposed to have a total of 445 residential units and 215 below-grade parking spaces.

Both of the properties are subject to Large Project Review under Article 80B of the Boston Zoning Code, and the developer will file a Letter of Intent with the BDPA for both of these properties by the end of the year.

There is no word yet on the BPDA website about a public meeting regarding the new proposal, but the comment period for the new proposal will end on Nov. 22.

"I don't think we can get to the end of this opiate crisis by placing everyone in one area where they can be preyed upon," she said. "Make no mistake, there is no shortage of empathy in this neighborhood and all of us want to see them get well. You can see the hopelessness every day.

"It shouldn't be political anymore," she added. "No one need to stick their neck out to say this is a problem we all need to solve. That's why it should be Gov. Charlie Baker who says we are going to solve this together – the whole state – and we don't have a choice in the matter. That way no one is in some political discourse when they try to step up to solve this."

There is some precedent for the idea of a surge.

Last year, when trying to create new resources to house chronically and other homeless populations, the City reported that just as they made progress, a surge of new people came into the city. The net gain seemed as if the City had done nothing, even though they had become historically good at helping the homeless get off the streets.

During the rollout of Mass/Cass 2.0, the City estimated they have spent \$64 million in fighting the epidemic since 2014. That compared to other communities that have spent very little and in some cases have many residents show up for services in Boston. Mayor Martin Walsh has said a number of times that more than 60 percent of the people in the homeless shelters report an address outside of

Boston.

Health Chief Marty Martinez said that is a hard problem to address. They don't want an influx, but they also want to treat the problem that's there and not turn anyone away.

"I think that's a hard thing to answer," he said. "Our goal is to not say, 'Hey if you need treatment come to Melnea Cass and Mass Ave.' That's never been in our message. Our message has been you have service providers, resources and folks that will help you get well. If you need that, let us help you get that. We're trying to address the issue that's already there, not waving a flag and saying to people if you have these issues, you should come to this area. But, it doesn't mean that when people come to this area and are sick and need help, that we don't want to help them. We're trying to make sure we improve the issues that exist while making sure people get access to what they need."

Housing Chief Sheila Dillon said they won't send people away from outside, but the will work with other municipalities to encourage them to have services.

"We're not going to put everyone on a bus or tell people they have to leave," she said. "But we also want to work with other leaders to make sure there are options in other cities and towns."

Alves said the City is often the first at doing innovative things, and he said there are a lot of things in the 2.0 plan that are good. However, he said it's time to scale

that outside of Boston.

"We're the first with many things," he said. "We do a lot of things right, but this model that we've developed in Boston has to be deployed to the rest of the state because we are just overburdened."

SOUTH END FORUM  
OPIATE WORKING  
GROUP LIKELY TO  
CONTINUE IN 2.0

With the Mass/Cass 2.0 plan released by the City last week, there is a call for a 24-person Task Force led by the City that would meeting monthly.

The Task Force would work on issues and get input from the community members, according to the City.

For many in the South End, it sounded much like the existing South End Forum Opiate Working Group. That group has met for the past five years and has tackled many of the issues addressed in the 2.0 plan. In fact, a number of the solutions were hammered out in those monthly meetings.

Health Chief Marty Martinez said he didn't envision the Working Group dissolving at the hands of the Task Force.

"That's a community working ground in the South End," he said. "This is a City-led task force. I assume the working group will continue in the South End, but this will be a City-wide effort that will probably also include members from that working group."



## Community Meeting

## PLAN: Dudley Square

Monday, October 21  
6:00 PM - 7:45 PM

Boston Water and Sewer Commission  
980 Harrison Ave., 2nd Floor Training Room  
Roxbury, Massachusetts, 02119

## Event Description

This open house style meeting will build upon previous PLAN: Dudley workshops and will focus on development objectives and guidelines for the Crescent parcels and Malcom X and Putnam parcels (Parcel A/B). We will spend time looking at original design guidelines for the parcels and will build upon the planning and engagement that has been done up until now.

As with all previous workshops, feedback provided will be taken into consideration for incorporation into the RFP documents. Throughout the evening there will be opportunities for attendees to engage in dialogue with City and BPDA team members, regarding development objectives and design guidelines.

PLAN: Dudley Square is an initiative to think strategically about the types of uses and the scale of development best suited for the future of Dudley Square and Roxbury. PLAN: Dudley Square build on the visions presented in both the Roxbury Strategic Master Plan and Dudley Vision.

We look forward to seeing you at the meeting.

## Contact:

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Boston Planning & Development Agency  
One City Hall Square, 9th Floor Boston, MA 02201  
617.918.4488 | mugzy.undemir@boston.gov



# News Briefs

## BOSTON RESIDENT DIAGNOSED WITH MEASLES

The Boston Public Health Commission (BPHC) confirmed today that a case of measles was diagnosed in a Boston resident on October 6, 2019. During the infectious period, the individual went to locations where other people may have been exposed. This is the first confirmed case of measles in a Boston resident since 2013. BPHC urges anyone who does not know their measles immunization status to get vaccinated with at least one dose of the Measles, Mumps, and Rubella (MMR) vaccine. Those who have had measles in the past or have received two doses of measles containing vaccine are unlikely to become ill even if exposed. Exposures to this individual MAY have occurred at the following locations and times in Boston: Friday, October 4, 1:30 p.m. to 4:30 p.m.

Render Coffee, 563 Columbus Avenue, South End, Friday, October 4, 2:30 to 4:45 p.m. Cafe Madeleine, 517 Columbus Avenue, South End, Friday, October 4, 6:30 to 9:30 p.m., Gyroscope, 305 Huntington Avenue, Fenway, Saturday, October 5, 11:30 a.m. to 1:35 p.m. CouCou, 24 Union Park Street, South End, Saturday, October 5, noon to 2:15 p.m., Sir Speedy, 827 Boylston Street, Back Bay. People who were at these locations could become ill between October 25 – October 26, 2019 (21 days following potential exposure). Anyone who was exposed and is unclear of their immunization status or begins to develop symptoms of measles should call their healthcare provider. Measles is very contagious virus that is spread through the air, usually through coughing and sneezing. The virus may remain in the environment for up to two hours after the infectious person has left the area. Exposure can occur even without direct contact with an

infectious person. Early symptoms include a high fever, runny nose, cough and red eyes. A skin rash usually occurs three to five days later and begins as flat, red spots on the face. BPHC is working with the Massachusetts Department of Public Health (MDPH) to contact individuals at high risk for exposure. For additional information, please contact BPHC at 617-534-5611 or MDPH at 617-983-6800.

## WARD 4 DEMS TO MEET

Boston Ward 4 Dems October Meeting. Tuesday, October 15, 6 p.m., Union Church, 485 Columbus Ave. The Boston Ward 4 Dems will be hearing from a speaker from the Emancipation Initiative / Mass POWER about the Right-2Vote ballot initiative as well as several City Council candidates on the ballot in November.

## BAY VILLAGE NEIGHBORHOOD ASSOCIATION ANNUAL MEETING

The Bay Village Neighborhood Association will hold its annual meeting on October 24 at 6:30 at the Revere Hotel. Speakers will include the BVNA president, committee leaders, and elected officials. There will be a cash bar with hors d'oeuvres, dessert, and coffee to follow the meeting.

## BACK BAY HAPPENINGS

### SALTIE GIRL LAUNCHES "SALTIE GRIL POTATO CHIPS"

On, October 7th, Saltie Girl officially launched their newest venture, Saltie Girl Potato Chips. The move comes after customers proclamations of love for the crispy side dish served with several items on the menu over the past few years. The chips made with Maine-sourced potatoes will come in two flavors at launch, "Sea Salt," and "Sea Salt & Vinegar," with other flavors soon to join the lineup including "Truffle Parmesan" and "Caviar." The chips will be available for sale online at [Saltiegirl.com](http://Saltiegirl.com), in-store at both Saltie Girl Back Bay and Saltie Girl at the Timeout Market for a retail price of \$2.50. Larger distribution in New England, the U.S., and internationally is currently in process.

In celebration of the launch, the Saltie Girl chips will also be making their way into special menu integrations at all the Sidell Hospi-

tal restaurants with dishes like: "Spicy Pimento Dip with Chorizo and Ritz Crumb with Saltie Girl Chips for Dipping" - available at Met Back Bay, "Smoked Fish Dip with Saltie Girl Chips for Dipping" - available at Stephanie's on Newbury and a very special caviar dip presentation at Saltie Girl highlighting the chips and the flavor of the sea.

## MAYOR'S FALL PUMPKIN FLOAT OCTOBER 18

Mayor Martin J. Walsh has announced the return of the annual Fall Pumpkin Float at the Boston Common Frog Pond on Friday, October 18, from 5 to 8 p.m. Hundreds of illuminated jack-o'-lanterns will be floated on the water accompanied by spooky family activities. Attendees are asked to

bring eight-inch or smaller carved pumpkins that will be lit and then floated on the Frog Pond for a dramatic early evening display. Adults and children are encouraged to wear Halloween costumes and participate in a wide range of fun activities. Test your courage in our haunted zombie maze, take a ride on the Spooky Mansion Slide, experience the Jumpin' Pumpkin, try your skills at the bean bag toss, and enjoy nighttime fun on our LED swings and seesaws.

## SOUTH END DATES

•The Friends of the Titus Sparrow Park will hold its annual Halloween Party on October 31 from 5-6 p.m. There will be refreshments, roving entertainers, and pre-trick-or-treat fun.

## FENWAY TIMES

•Clean Muddy Forum: The

Muddy Water Initiative will hold a Clean Muddy Forum at the Fenway Community Center on October 24 from 6:30 - 8:00 p.m. State Senator Will Brownsberger, Executive Director of the Charles River Watershed Association Emily Norton, and PE Civil Engineer for the Watergate Pilot Project Cassandra Kkoutalidis will speak at the event, and residents are encouraged to share their ideas for revitalizing Frederick Law Olmsted's vision for the urban waterway.

## FENWAY PARK HAPPENINGS:

•Green Day, Fall Out Boy, and Weezer Announce Fenway Park Performance on August 27, 2020

•Saturday, November 9 and Sunday, November 10—Spartan Race, 20,000 people expected per day—7 a.m. - 9 p.m.

## Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
Alkier, Tatum R <b>BEACON HILL</b>	Newton, David L	95 Beacon St #11	\$1,650,000
Aylininci LLC	Kholy, Karim E	3 Appleton St #302	\$799,000
FSuffolk University	Ames Investor LLC	1 Court St	\$61,763,475
Dale, Sarah	Johnson, Glenn B	88 Mount Vernon St #30	\$800,000
Torbert, William	Khoja Province 45 LLC	45 Province St #4N	\$1,540,000
Stephenson, Christopher J	Piggott, Benjamin J	103 Revere St	\$2,695,000
Zheng, Dan-Mei	Jane Kelley T	15 Temple St #4	\$985,000
<b>SOUTH END/BAY VILLAGE/KENMORE</b>			
Fincker, Maeva	Mallouh, Joseph	10 Charlesgate E #501	\$1,190,000
Farquharson, David	Alverson, Lauren G	511 Columbus Ave #5	\$1,035,000
Oconnor, Cara A	Porter, Seth D	366 Commonwealth Ave #5B	\$700,000
Habib, Judy	Wisneski, Ashley H	414 Commonwealth Ave #41A	\$675,000
Jablow, Jeffrey	Lubchansky, David L	78 E Brookline St #2	\$560,000
Tseng, Scott Y	Qian, Shulin	80-82 Fenwood Rd #913	\$1,050,000
36 Greenwich Park RT	Sentissi, Abdellah	36 Greenwich Park #2	\$675,000
Catherine C Haynes RET	162 West Brookline Dev	162 W Brookline St #1	\$1,785,000
Mcbrine, Joseph	162 West Brookline Dev	162 W Brookline St #2	\$3,050,000
TJ Pesanelli RET	Weber, Bertram	1313 Washington St #304	\$1,005,000
<b>WATERFRONT/DOWNTOWN</b>			
Howe, Stephen A	Atlantic Avenue 7A RT	717 Atlantic Ave #7A	\$995,000
Curran, Abby L	Smith, Timothy F	12 Battery St #3	\$552,500
Lau, Christina	Mahoney, Brian B	80 Broad St #501	\$1,102,500
Byrne, Patrick J	Pavia, Paul S	110-112 Commercial St #5	\$794,000
Chase, Yun S	Oripova, Surayyokhon	1 Franklin St #2007	\$1,925,000
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Jonathan Quoc Tran RET	Mckenzie, Paul F	580 Washington St #5A	\$1,525,000

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# Bye, Bye BRA? Councilor Wu presents plan to abolish BPDA

By Seth Daniel

In a meeting that packed the South End's Union United Church on Monday with residents from all over the city, Councilor Michelle Wu presented a bold, 75-page plan to abolish the Boston Planning and Development Agency (BPDA) – formerly the Boston Redevelopment Agency (BRA).

The meeting came together quickly, within about three days, and the report was released earlier on Monday. However, the movement she is tapping into goes back decades and generations as Bostonians old and new have expressed frustrations with the agency – particularly in the last few years as the Urban Renewal process is supposedly winding down. For Wu, the plan came out of that Urban Renewal process whereby the Council granted the six additional years, and she has been chairing meetings with the BPDA on how that extension process is winding down – or not.

A recent report by the BPDA and submitted to the state, followed up by a meeting with Wu and the Council, seemed to suggest that many Urban Renewal Areas – including Charlestown and the South End (the two largest) – would not conclude by end of the six-year extension.

It seemed to be the last straw for Wu.

“Those extraordinary powers granted to them came with an expiration date of 40 years,” she told the crowd. “They expected 40 years would be a significant amount of time to exercise their program...What happened is when an entity is created, it's hard to make it go away. We got to 2015 and they wanted another 10-year extension...In their most recent report, they've indicated the largest areas will not expire. The largest ones will likely seek an extension. The South End is the largest and Charlestown is the second largest.”

The meeting was met with applause at many steps for Wu's presentation, which was done outside of her official City Council platform and paid for with campaign funds. Those in the audience came from Charlestown, the South End, South Boston, Dorchester, Hyde Park, Downtown and East Boston. Some Councilors, like Michael Flaherty, were there in support – with him being a long-time advocate of abolishing the BPDA in favor of a stand-alone public planning department.

The meeting was, Wu said, the beginning of a dialog to abolish the BPDA and have the public begin to talk about what should replace it.

“This is nowhere near the stage

of having a piece of legislation or a document to put up for a vote or approval or even a hearing,” she said. “This is about reporting back what I've learned in an attempt to start a process that will hopefully model what should replace the BPDA. It would be an iterative, inclusive, community-driven process. It really is left up to you all to shape what that is and what the processes would be to make sure everyone has a say in building this new organization.”

But not everyone – particularly the mayor and the BPDA – prefer her idea.

The BPDA and Mayor Walsh responded to the meeting by touting the changes and accomplishments at the Agency since they took over.

Director Brian Golden said since 2014, the BPDA has created more than 100,000 jobs and more than 6,000 income-restricted units. They also created the 2017 Imagine Boston plan, which engaged 15,000 people.

“While there is still more work to do, I am proud of the progress that has been made to not only improve the development and planning process within the agency, but modernize outdated operational functions internally and externally,” he said. “Proposing to abolish the BPDA ignores the reality of the present day community-based planning agency, and discredits the hard working staff who are in our neighborhoods every single day engaging residents on how we prepare for Boston's future.”

Mayor Walsh said he had serious concerns about the BPDA when becoming mayor, but believes that a community-driven process has been instituted.

“When I first ran for Mayor, I had serious concerns about how decisions were made at the then-Boston Redevelopment Authority,” he said. “I immediately ordered an outside review of the BRA and put in place significant reforms to bring transparency, integrity and accountability to our development and planning processes across the city...Today, we have an agency that, for the first time, uses community engagement to guide growth that is inclusive and respects the history of each of our unique neighborhoods.”

But people at the meeting, and many in the public square, seem to be fed up with the Agency.

“I've lived in the South End for 54 years,” said Herb Hershfang. “I've seen firsthand what the BRA has done and none of it deserves commendation. They need to be abolished.”

Said Councilor Flaherty, “People are meeting-ed out. You could

be out two or three nights a week on development. They take the bait that their input will shape a project and then they find out they just aren't heard. They have given up. People have given up on this.”

Ellen Kitzi from the Charlestown Preservation Society said the recent Master Plan process with the BPDA has been frustrating, and another reason some other sort of planning agency should be considered.

“We're in the early process of it, but the BPDA says they have no inkling of how to do a Master Plan,” she said. “They've said they don't do Master Plans. They do strategic plans. It has been a frustrating situation. The process didn't start well, and we're in it now.”

That frustration wasn't lost on Wu.

“It has so long been identified as something that is not serving Boston to the best that residents can be served,” she said. “In 1970, in 1983 and in 2013, the mayoral campaigns really included and focused on this as a point to want to change the structure, but what I hope my report highlights is explaining why it hasn't happened.”

Wu said the first reason she found was because the City is so dependent on property tax – particularly commercial taxes. With 71 percent of last year's revenues coming from the property tax, she said there is pressure to keep feeding the development pipeline for new revenues as the demand for



Councilor Michelle Wu shocked the local political arena by calling for the abolition of the BPDA Monday night in a meeting in the South End that drew residents from all over the City – including Charlestown. The reactions go from very much against, to very much in favor.

City services increases.

Another key step, she said, is to begin to unwind the Agency by transferring its assets – the property it owns and the leases it holds – back to the City. That income stream could fund a group of planners who could then go out and really create Master Plans for the city.

“The BPDA holds assets and property, whether buildings with leases or garages or the Marine Industrial Park, the BPDA holds property in the city and off the City books,” she said. “It's what funds their operations. Step one would be to transfer that property back to the City books and with Council oversight on the budget side. That would also create the revenues that would grow and transfer the planning staff to build out an

infrastructure that leads to a Master Plan of all these issues.”

Finally, a key step for Wu, is to end Urban Renewal – the one thing that likely triggered her desire to present the report so publicly and with such a splash.

“If you look at a map, most of these URAs don't line up with the places we are finding difficulty in jump-starting development or seeing revitalization,” she said. “And, many of the places where there is a lot of development aren't covered by these areas. So, it's really a mismatch of Boston's needs today and the conditions that were put in place when this agency was created decades ago.”

Wu indicated there would be follow ups to the report, but for now, she has let it sink into the minds of folks all over the city.



## Public Meeting

### 135 Dudley Street

Tuesday, October 22

6:00PM - 8:00PM

2730 Washington Street

Shelburne Community Center  
Roxbury, MA 02119

#### Project Proponent:

Cruz Development Corporation

#### Project Description:

Cruz Development Corporation, “The Proponent”, proposed to build an approximate 346,716 gross square feet of floor area for a multi-use development at 135 Dudley Street in the Dudley Square and Roxbury neighborhood, including 160 housing units, 15,512 square feet of street level/commercial space, including office space for the Boston Chapter of the NAACP and a restaurant flexible space-tenant amenities, art space, and a parking garage for approximately 270 vehicles. One of the buildings will be a six-story building containing 55 units of affordable rental housing for families at 30% and 50% of AMI, and the other, an eight-story building containing 100 condominium units, providing homeownership opportunities to 50 households at 70% and 80% of AMI, with the remaining 50 units proposed as market-rate. There will be a landscaped plaza between the two buildings, and one to the east of the retail affordable building adjacent to the Dudley BPL Branch Library, opening on Dudley Street.

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Close of Comment Period:  
10/28/2019





# BEACON HILL PENTHOUSE

**21 BEAVER PLACE #PH**  
 5 Beds | 4.5 Baths | 5,000 SQFT  
 \$10,750,000

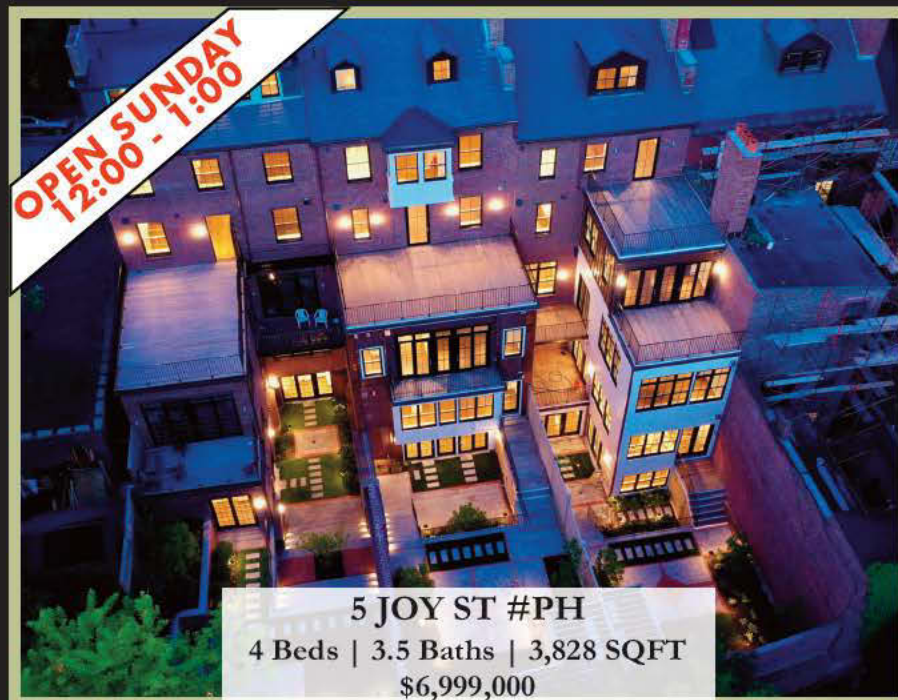
*Exclusive Marketing Agent for Four Seasons Private Residences, One Dalton Street, Boston*



**49 HANCOCK ST #7**  
 2 Beds | 1 Bath | 920 SQFT  
 \$1,049,000



**81 BEACON ST #2**  
 3 Beds | 3.5 Baths | 2,348 SQFT  
 \$4,200,000



**5 JOY ST #PH**  
 4 Beds | 3.5 Baths | 3,828 SQFT  
 \$6,999,000



**480 BEACON ST #1**  
 4 Beds | 3.5 Baths | 3,480 SQFT  
 \$4,675,000



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