



NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

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Zoning, Licensing and Construction Committee Report

November 10, 2011

Current Applications – reviewed by ZLC Committee at its October 25, 2011 meeting

2A Prince St., G'Vanni's Restaurant, application filed with the Licensing Board to transfer the existing Malt and Wine with Cordials license to Franco LLC, Frank Pellino, Manager, to operate a new restaurant at the same location. The ZLC Committee was told by the new owners that they do not plan to operate the restaurant any differently from the way it had operated as "G'Vanni's." No floor plan changes; no bar; no changes to alcohol service; similar Italian menu. The beer and wine with cordials license is a 1 AM license, which will not change, but the Pellinos plan to close between 10 PM and 11 PM, depending on business activity. Construction plans include new sign, other updates, and the replacement of a large window in the front that does not open with windows that do open. Windows would be closed no later than 11 PM, according to the Pellinos.

239-241 Hanover St., Bricco Restaurant, Frank DePasquale has filed an appeal for a zoning variance to add take-out at the restaurant. The take-out zoning relief will allow Mr. DePasquale to sell his restaurant offerings, including his late-night offerings (e.g. pizza) on a take-out basis; these sales will be from the restaurant itself. Recently, Mr. DePasquale constructed a new bakery within the basement of a separate building at 2 Board Alley, behind the buildings that house the restaurant. Owner's representatives stated that the bakery is now providing bread to Bricco Restaurant and other establishments owned by Mr. DePasquale, and is also selling bread wholesale to other establishments. According to the owner's representatives, the take-out zoning approval at the restaurant will allow bread to be sold from the restaurant. The owner also plans to do retail sales of bread from 2 Board Alley. The ZLC Committee has asked the owner's representatives to provide documentation validating the commercial use of the basement at 2 Board Alley (for the bakery) and a copy of the building permit for the bakery.

Other Applications

Boston Common Coffee, 97 Salem Street At its meeting on October 25, 2011, the ZLC Committee heard a presentation by Anthony Massari, owner of Boston Common Coffee, regarding his application for a Common Victuallers (C.V.) License necessary to sell food and non-alcoholic beverages. Mr. Massari stated that the license was overlooked in the seven years he has sold food and non-alcoholic beverages. Even though the coffee shop was inspected several times in that period, only recently was he informed by the City that there was no license to operate. Mr. Massari stated that he was seeking licenses for all three of his coffee shops in Boston, all of which he has operated for years. The Licensing Board hearing on this matter was held the very next day, October 26. The ZLC Committee decided not to seek deferral of the Board's hearing or decision. NEWRA's Executive Committee agreed to further pursue review of the matter and not to take the application to members for vote, especially considering that no neighbors have spoken in opposition to the license or identified problems with the business.

NEWRA Alcohol Policy and License Tracking Update

As of November 10, 2011:

Number of Pouring (Restaurant/Café) Alcohol Licenses in the neighborhood: 89 (NEWRA's cap is 91)

Number of Off-Premises (Package Store) Alcohol Licenses: 10 (NEWRA's cap is 11)

License and License Application Updates

351 Hanover Street, Volle Nolle Restaurant: NEWRA supported the application for a new beer and wine license by vote on May 12, 2011. Since then, the Licensing Board has denied repeated applications from the owner, without prejudice, because no licenses were available at the time. The owner intends to continue to reapply. Maybe there will be a Lucky 7th application.

Government Center Garage Project

The Project Notification Form defining a new project for redevelopment of the Government Center Garage has not yet been filed by the new developer.

The BRA expects that the new developer of the Government Center Garage site will file a Project Notification Form (PNF) sometime before the end of this year, which will trigger the commencement of the BRA's Article 80 Large Project Review process. The PNF is expected to describe a new plan for redevelopment of the site, including mixed use (i.e. office, residential, hotel and commercial) buildings and towers. The filing will immediately be followed by a public comments period. The ZLC Committee will follow any and all activity relative to this major project, which could have significant impacts to the North End/Waterfront neighborhood, and will keep NEWRA members informed. So far, NEWRA's Executive Committee has not been able to nominate a NEWRA representative to serve on the Impact Advisory Group for this project that is acceptable to the BRA. The Executive Committee is considering how to proceed.

Bulfinch Triangle Development – “Supermarket” Parcel

You may have noticed that construction has started on the second of four development parcels in the Bulfinch Triangle, between Haymarket Station and North Station, which will include retail on the first floor with apartments on several floors above.

The first development project (“Avenir”), adjacent to Canal and Causeway Streets, was completed a few years ago and includes luxury apartments with retail (including a large CVS) on the first floor, along with portions of the MBTA's North Station. This parcel was originally scoped by the BRA for a neighborhood supermarket, but the winning developer, Trinity Financial, was able to convince the city to relocate the supermarket to another parcel (Parcel 2A, B and C), which is located closer to Haymarket Station.

Trinity Financial eventually was awarded development rights at Parcel 2A, B and C when the originally selected developer defaulted. Recently, Trinity Financial filed a Project Notification Form (PNF) for its proposed development at Parcel 2A, B and C. The PNF triggers BRA and public review under Article 80 of the City's zoning code, which is now underway. Word is the BRA is scheduling a community meeting on the development proposal to be held in early December (ZLC Committee will track this). The new proposal by Trinity Financial for Parcels 2A, B and C (long known as the “supermarket parcel”) no longer includes a neighborhood supermarket. Instead, the plans call for first floor retail establishments (not a supermarket) and luxury apartments on the upper floors.

Next ZLC Committee Meeting: Tues., Nov. 22, 2011, The Pilot House, 2 Atlantic Ave.

Tentative Agenda:

N. Washington and Cooper Streets, Michele Holdings LLC, has filed an appeal for zoning relief to change the occupancy of the former Joe Tecce's Restaurant space to residential units.

5-6 Lathrop Place, Paul Revere Memorial Association, has filed an appeal for zoning relief to change the allowed use of the property as part of the expansion plans for the Paul Revere House property.

9 Noyes Place, Owner has filed an appeal for zoning relief to extend the building's residential living space into the basement.