



## NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

P.O. Box 130319  
Boston, MA 02113  
[www.newra.org](http://www.newra.org)

### **Zoning, Licensing and Construction Committee Report** **July 14, 2011**

#### ***Current Application***

**55-57 North Washington Street, Michelle Holdings LLC**, has filed an appeal for zoning relief to change the legal occupancy of the building from restaurant and 12 residential units to restaurant and 16 residential units with plans to convert existing second floor dining/function room into four residential living units. First floor of the building houses a portion of Joe Tecce's Ristorante, which spans 45-65 North Washington Street. The Board of Appeal held a hearing on this appeal on Tuesday, July 12, 2011. Prior to the hearing, NEWRA's ZLC Committee sent an email to the Board of Appeal with copies to the Mayor's Office and Councilor LaMattina's staff stating the following:

“Agents of Michelle Holdings LLC appeared before NEWRA's Zoning, Licensing and Construction (ZLC) Committee on June 28, 2011, to review the appeal. At this meeting, concern was raised by neighborhood residents regarding the use and condition of trash receptacles stored on a small, open parcel at the intersection of Cooper Street and Cross Street and on the Cooper Street sidewalk at North Washington Street. Similar concerns were raised by residents at the July 11, 2011 meeting of the North End/ Waterfront Neighborhood Council. At both meetings, Michelle Holdings LLC recognized these problems and appeared sympathetic, but stated that it is unable to improve conditions at this time. Following the ZLC Committee meeting on June 28, NEWRA's Executive Committee placed the appeal on the agenda of NEWRA's regular monthly meeting on Thursday, July 14, 2011, for vote. NEWRA members will not have the opportunity to vote on the appeal until then.”

#### ***Application Updates***

**351 Hanover Street, Volle Nolle Restaurant**: In June, the Licensing Board rejected the application for new beer and wine license without prejudice, because no licenses were available. NEWRA supported this application. The owner can reapply at any time, but a new application will require a new round of community review.

**178 Salem Street, Cafe L'il Italy**: In June, the Licensing Board rejected the application for new beer and wine license without prejudice because no licenses were available. NEWRA opposed this application. The owner can reapply at any time, but a new application will require a new round of community review.

## ***Upcoming City Hearing***

**69 Prince Street, El Triunfo Restaurant, Ali Yagcioglu**: The Board of Appeal has scheduled a hearing for Tuesday, August 9, 2011 at City Hall, Room 801, on the appeal for zoning relief to change the allowed use on the first floor of the building from restaurant to restaurant with take-out.

## ***Hazardous Cargo Trucks***

State Representative Aaron Michlewitz and State Senator Anthony Petruccelli have garnered the support and signatures of the entire Boston Delegation in the State Legislature in advocating that the Massachusetts Department of Transportation (MassDOT) uphold the City of Boston's proposal that vehicles carrying hazardous materials through city streets are potentially dangerous and should be banned. Joining with Mayor Menino, Senator John Kerry, and Congressman Michael Capuano, every member of the Boston Delegation in the Legislature signed on to a letter urging MassDOT to uphold the findings of the city's study to ban hazmat vehicles from city streets. A copy of the Boston Delegation's letter is attached.

NEWRA's ZLC Committee has drafted a letter for approval at the July 14, 2011, NEWRA meeting that also urges the U.S. Department of Transportation and MassDOT to implement the report's recommendations by removing pass-through hazardous cargo trucks from city streets and relocating them to alternative routes outside the city that the report determined carry much less risk to public safety.

## ***Public Market Planned at Central Artery Parcel 7***

The Massachusetts Department of Transportation and the Boston Redevelopment Authority (BRA) have released the "Implementation Plan for a Public Market in Boston," prepared by Project for Public Spaces on behalf of the Massachusetts Department of Agriculture. A pdf copy of the report is available on-line, at: <http://www.mass.gov/agr/public-market/docs/public-market-report.pdf>.

This report of course follows the BRA's 2009 Market District Feasibility Study, available on the BRA website, at: <http://www.bostonredevelopmentauthority.org/Planning/PlanningInitsIndividual.asp?action=ViewInit&InitID=145>

If you have any questions or would like to review a copy of the report(s) at the BRA offices in City Hall, contact Lauren Shurtleff.

### **Lauren N. Shurtleff**

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***Government Center Garage Project – Public Meeting Alert!!***

The BRA will hold a public meeting on a new plan for redevelopment of the Government Center Garage property on **Monday, July 18, 2011, at 6:00 PM in the BRA Board Room, 9<sup>th</sup> Floor, City Hall**. The ZLC Committee urges all North End/Waterfront residents to attend and ensure a neighborhood voice in the development plans. Please note that after 5:30PM, you can enter/exit City Hall only from Congress Street.

***Next ZLC Committee Meeting: Tuesday, July 26, The Pilot House, 2 Atlantic Ave.***

Tentative Agenda:

**10 Hanover Ave., Sean O'Connor** has applied to the City of Boston's Zoning Board of Appeal seeking permission to add one bedroom and one bathroom to existing unit (#3) with construction of an additional (5th) floor and a roof deck.

**69 Prince Street, El Triunfo Restaurant, Ali Yagcioglu** has applied to the Board of Appeal for zoning relief to change the allowed use on the first floor of the building from restaurant to restaurant with take-out.

**Government Center Garage Project** – discussion of the revised plans for redevelopment of the Government Center Garage property.

**Central Artery Parcels 7 and 9** – update on development guidelines and proposed uses.

**NEWRA Alcohol License Policy** – drafting of proposed amendments.