



NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

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Zoning, Licensing and Construction Committee Report **October 14, 2010**

234-238 Hanover Street Construction Plans and Scheduled Hearing

On October 5, 2010, the ZLC Committee received a copy of a Zoning Board of Appeal hearing notice (attached) regarding proposed construction at 234-238 Hanover Street, owned by Matteo Gallo. Major construction is proposed that will increase the height and footprint of the building. Plans call for converting the existing 6-family dwelling with retail on the first floor (formerly Buck-A-Book) to a 22-unit residential dwelling with commercial and retail space. The applicant/owner has not approached NEWRA for community support, though the hearing date is October 26, 2010. See the attached email exchange between the ZLC Committee (David Kubiak, Co-Chair) and the Mayor's Office, Sal LaMattina's office and the BRA.

Neighborhood Supermarket at Bulfinch Triangle

No news since the developer's (Trinity Financial) presentation to NEWRA on September 16, 2010.

Harbor Garage and Government Center Garage Development Projects

No news indicating any movement of either project.

Development and Use of Central Artery Parcels 7 and 9

The Massachusetts Department of Transportation (MassDOT), owner of Central Artery parcels 7 and 9 will hold its next public meeting of the "Parcel 7 and Parcel 9 RFP Advisory Committee" on **Wednesday, October 20, 2010, at 6:00 PM, in the Mariners House, 11 North Square.** This is the third in a series of five planned Advisory Committee meetings that are expected to continue through this year. The purpose of the Committee is to advise MassDot on appropriate guidelines to include in a Request for Proposals (RFP) for the development and use of both parcels.

Parcel 7 is located between Hanover Street and Sudbury Street in the City of Boston and currently houses Ventilation Building Number 4 and the Haymarket Parking Garage. Parcel 9 is located between John Fitzgerald Surface Road and Blackstone Street, adjacent to the Haymarket Pushcart Vendors and currently is a vacant property

For an update on the Advisory Committee discussions through the second meeting on September 29, 2010, read the attached article from NorthEndWaterfront.com. For more

information about the parcels or the RFP process, contact John Romano, MassDOT Municipal Liaison, at (617) 973-7028 or john.romano@state.ma.us.

Next ZLC Committee Meeting

Tuesday, October 26, 2010, 7:00 PM, The Pilot House, 2 Atlantic Avenue.

Tentative agenda:

76 Salem Street, Cafe Nuovo, Vincent Ferrara, has applied to the Licensing Board to **transfer** the C.V. 7-day Malt and Wine with Cordials license from Cafe L'il Italy to the new restaurant at 76 Salem Street, formerly Paesano's. The existing Café L'il Italy license allows service to 11:00 PM, 7 days. On August 12, 2010, NEWRA voted to support an application by Café Nuovo for a new Beer and Wine license, contingent upon the licensed hours of service being no later than 11:00 PM Sunday through Thursday and midnight Friday and Saturday.

65 Salem Street (former location of Go Bananas), Paul Barker seeks to change the legal occupancy and use of the first floor from retail with take-out to restaurant with take-out. Plans call for 18-seat capacity.

34 Commercial Wharf, Henia Marecki seeks a variance to the Boston Zoning Code to change the occupancy of a first floor commercial unit by partitioning the existing Henia Beauty Salon/Day Spa to create a residential unit in the rear for use by the salon/unit owner. The Zoning Code forbids first floor residential at this location. State building code violation is indicated for use of one bathroom by both the residential unit and the salon. At this time, the ZLC Committee is unsure whether the proposed change of use complies with the state Chapter 91 (Tidelands) license for Commercial Wharf.

19 Cooper Street, Matthew Sepe has filed an appeal for zoning variance(s) to change the legal occupancy from commercial (ground floor) and three residential units above to four residential units. Plans include conversion of the vacant ground floor commercial space to residential use for a studio apartment of 567 square feet.

Bricco Restaurant, 241 Hanover Street, Frank DePasquale has filed plans with the City of Boston Inspectional Services Department (ISD) to expand Bricco Restaurant into 251 Hanover Street, currently or formerly Peter Nobile Insurance Agency, a building Mr. DePasquale recently purchased. The expansion will increase the restaurant's seating capacity to an amount that the applicant states will be determined by ISD (no estimate provided by applicant).

588 Commercial St., Laz Parking (by Todd Gilbert) has filed plans with the City of Boston Inspectional Services Department to make several improvements to the existing parking lot at the corner of Commercial Street and Hull Street, including removal of existing sheds, construction of a new structure for parking attendant and equipment, new fencing around lot, and other parking improvements, some of which have already been constructed.