



**NORTH
ASSOCIATION**

END/WATERFRONT

RESIDENTS'

P.O. Box 130319
Boston, MA 02113
www.newra.org

Zoning, Licensing and Construction Committee Report **October 8, 2009**

Current Applications

64 Salem Street, Go Bananas, Frank Scire (owner), plans to relocate the produce market and deli across the street from its present location at 65 Salem Street to the first floor commercial space in the new residential condominium building at 64 Salem Street. The new space provides twice the floor area of the current market. Current business operations and types of items that are sold will not change. Hours of operation will be 7:00 AM to 9:00 PM, seven days.

115 Salem Street, Giovanni Grimaldi, Manager, applied to the Board of Appeal for change of use to operate a coffee shop with pastry, ice cream and take-out service in the space formerly Dave's Curtains. On August 13, NEWRA voted to support this change of use application with the understanding that the applicant would separately present his application for new beer, wine and cordials license for NEWRA consideration at a future meeting. The Licensing Board had denied the application for a new license a few months ago, apparently because it felt public need was already met in the North End. The owner appealed this decision, and the Licensing Board held a new hearing on the application on September 16, 2009. **The Licensing Board is seeking community input prior to a final decision.** The ZLC Committee's alcohol license tracking sheet shows there are 89 pouring licenses in the neighborhood at this time. NEWRA's Alcohol License Policy caps the number of pouring licenses at 91, the number that existed several years ago. At the ZLC meeting on September 22, concerns were raised regarding lights shining into nearby residences from the rear of the café and the application's request for alcohol service until midnight, seven days. NEWRA's standing position is that hours of operation be no later than 11:00 PM during the week and midnight on Fridays and Saturdays.

NEWRA's Good Neighbor Agreement

At its September 27, 2009 meeting, the ZLC Committee reviewed an updated draft Good Neighbor Agreement. The Committee discussed the purpose and scope of the Agreement, and members suggested several edits to the text. The Committee plans to complete a draft Good Neighbor Agreement for presentation to the NEWRA Executive Committee on October 27 and possible presentation to NEWRA members for vote at the November 12 regular monthly meeting. Anyone interested in contributing to this effort should plan to attend the next ZLC Committee meeting, on October 27.

Updates

215 Hanover Street, "Psychic," Sophia Anderson (owner) The Licensing Board has issued a Fortune Teller license to Sophia Anderson to operate a fortune telling business and related retail shop on the second floor of the building owned by Franco Graceffa. The applicant proposed to do tarot card and palm readings, teach tarot card and palm reading, and sell related retail products, such as books, cards and incense. License conditions include a 9:00 PM closing time, no sidewalk boards and no neon signs. Ms. Anderson had stated a

commitment not to have sidewalk or neon signs when she received NEWRA support for the license at the September 10 regular monthly meeting.

North End/West End/Beacon Hill Supermarket Committee received a vote of support from NEWRA on September 10 for its 10-year-long and continuing efforts to promote the establishment of an affordable supermarket serving the neighborhoods of the North End, West End and Beacon Hill. A Stop & Shop supermarket is included in the development plans for a new office building on Parcels 2A-C in the Bulfinch Triangle, directly across New Chardon Street from the Haymarket bus station. The developer is a joint venture of the Hines/Raymond companies. On September 18, NEWRA ZLC Committee co-chair David Kubiak joined the Supermarket Committee at a meeting with the Director of the Boston Redevelopment Authority, John Palmieri and his staff. The Committee received renewed commitments from Mr. Palmieri that the supermarket will continue to be a BRA priority. Among suggestions made by the Supermarket Committee was a request that the BRA and the Mayor's Office take steps to attract businesses to the Bulfinch Triangle to help the developer market the Parcel 2A-C office space and generate leases and financing to build the project, with the supermarket. The Supermarket Committee is continuing its very active coordination with the BRA, the developer and Stop & Shop to make the supermarket a reality.

Cross Street Sidewalk Changes, Peter Gori, Sr. Manager, BRA has provided the following updates to NEWRA regarding the BRA's plans for reconfiguring the sidewalk and service road in front of the former Martignetti's Liquors building, in part to accommodate outdoor café seating.

- The Massachusetts Turnpike Authority has issued a license to Nick Varano for outdoor tables and seating for Nick's Famous Deli and the adjacent pasta shop.
- The number and arrangement of tables and seats for the Graffiti restaurant are not expected to change.
- The Boston Transportation Department will soon implement no parking restrictions along the inner bollards in front of the former Martignetti's Liquors building. No cars will be allowed to stop or park along these bollards.
- The BRA expects that the number of tables and seats in the area adjacent to the intersection of Hanover and Cross streets, which are slated to be maintained by Gigi's Gelateria but designated for open public use, will be reduced. In addition, the design of the rail/fencing around these tables will allow access from different directions, not just from the 66 Cross Street businesses. Signs will be installed to clearly indicate that the seating is available for general public use.

Development Updates

Central Artery Parcel 9

No news regarding the Massachusetts Turnpike Authority's (or Massachusetts Department of Transportation's) selection of a developer for this vacant parcel, which sits between Blackstone Street and the Surface Artery, adjacent to the Parcel 10 park. A residential apartment building and the Boston Museum are two proposals that are reported to be in the short list of lease options. Both of these proposals include a food market on the first floor, along with support facilities for the Haymarket pushcart vendor operations.

Central Artery Parcel 7

The Massachusetts Turnpike Authority has rejected both of the lease proposals for the now several years-vacant building. One proposal had called for an affordable hotel, and the other proposed to use the building for commercial office space. Both proposals included a food market on the first floor.

Government Center Garage Redevelopment

The BRA continues to hold public meetings of the Impact Advisory Group for this project. See NEWRA's Community Calendar, at www.newra.org for upcoming meetings.

Harbor Garage Redevelopment Project

The BRA continues to hold public meetings of the Impact Advisory Group for this project. See NEWRA's Community Calendar, at www.newra.org for upcoming meetings.

Next ZLC Committee Meeting

Tuesday, October 27, 2009, 7:00 PM, The Pilot House, 2 Atlantic Avenue.

For more information about these items or other ZLC Committee activities, contact David Kubiak, ZLC Committee co-chair, at 617-833-9564 or zlc@newra.org.