



NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

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

Zoning, Licensing and Construction Committee Report ***November 18, 2010***

Note: The ZLC Committee meeting on Tuesday, November 23, 2010, is canceled.

Next Meeting: Tuesday, December 28, 2010, 7:00 PM, The Pilot House, 2 Atlantic Ave.

Current Applications

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. The Board of Appeal hearing is December 10, 2010.

19 Cooper Street, Matthew Sepe purchased the 4-story apartment and commercial building in April 2010 and 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 a 567 square-foot studio residence. The building is presently vacant, and the owner seeks to convert all units to condominiums. The Board of Appeal hearing is November 23, 2010.

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 application to the Inspectional Services Department (ISD) will increase capacity in the restaurant by approximately 50 seats, from 120 to approximately 170 seats total. A new bar is proposed with 12 seats. The existing bar will continue with approximately 11 seats. Bricco switches to a "light menu" at night with food served until 1 AM. The restaurant's alcohol license allows for a 2 AM. closing which will not change with this expansion. The owner will seek an amendment to the existing all-alcohol license after the zoning application is approved (the Board of Appeal hearing is December 7, 2010). The license amendment is necessary to permit the service of alcohol in the new space.

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.

Other Applications and Construction Projects

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. While the ZLC Committee discussed this appeal with the owner at the October 26 ZLC meeting, the Committee recommended not including it on NEWRA's November 18 meeting agenda because the Board of Appeal had not yet scheduled a hearing and because there was an apparent state deed restriction in the Chapter 91 license, and more information about this restriction is needed. ***The Board of Appeal has scheduled a hearing on this appeal for December 7, 2010. NEWRA will request that the hearing be deferred until the community has the information it needs to review and comment on the application.***

234-238 Hanover Street Construction Proposal, Matteo Gallo plans major reconstruction and expansion of the building that formerly housed the original CVS store and Buck-A-Book. Plans call for adding 2 floors to the 4-story building and replacing an existing 1-story addition at the back with a 6-story addition. The proposal includes converting the existing 6-family dwelling with retail on the first floor to a 22-unit residential dwelling with commercial and retail space on the first floor. The project is subject to Boston Redevelopment Authority (BRA) Article 80 Small Project Review. ***Pursuant to Article 80 requirements, the BRA expects to hold a community meeting in the North End in the near future – date to be announced.***

Licensing Board Chair Appointment Not Yet Made

Governor Deval Patrick has not yet appointed a replacement for Daniel Pokaski, former Chair of the Licensing Board for the City of Boston, who resigned earlier this year. The Licensing Board's official functions include approving new alcohol licenses and alcohol license amendments. Dan Pokaski was held in high regard by NEWRA and other neighborhood organizations for his attention to community concerns and impacts. State senators and representatives representing Boston neighborhoods wrote to the Governor a few months ago urging him to appoint someone who would continue Mr. Pokaski's attention to neighborhood concerns. NEWRA and neighborhood organizations have also approached the Governor with this request.