



NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

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Zoning, Licensing and Construction Committee Report ***September 16, 2010***

Current Application/Presentation

Trinity Financial, Supermarket at “One Canal” in Bulfinch Triangle: Sarah Barnat, Project Manager with Trinity Financial, will present the status of new plans for Bulfinch Triangle development Parcel 2A/2B, under agreement with the land owners, the Massachusetts Department of Transportation (MassDOT) and the Massachusetts Bay Transportation Authority (MBTA). News that Trinity is considering negotiating the supermarket space in the building with Target Corporation, possibly in lieu of Stop&Shop, has raised concerns in the neighborhood that the developer ultimately may not create a full-service supermarket. See the attached article from the September 16, 2010, issue of the Boston Herald. The development will also include up to 275 units of luxury housing, initially apartments. Parcel 2A/2B is bounded by Canal St., New Chardon St., N. Washington St., and Valenti Way.

Cross Street Sidewalk Plaza

There is a short report (copy attached) on page 1 of the North End Business Journal, which is reportedly controlled by one or more North End restaurant owners, that many more tables and chairs will be added this month to the Cross Street plaza in front of the Martignetti Building. In a phone conversation today, Peter Gori, BRA Senior Manager for Planning, stated that no such plan has been formerly proposed or approved, and that no additional tables will be located on the plaza this year. Mr. Gori stated that any new plan for tables must first await completion of the Boston Transportation Department pilot program now underway that has eliminated vehicles from the plaza. Following this, Mr. Gori believes that plans will be proposed to expand the outdoor patio furniture on the Cross Street plaza, most likely for general public, not business, use. He emphasized that any new plan will be presented to the community in advance of City approval.

Development Guidelines for Central Artery Parcels 7 and 9

MassDOT appears to be back to square one with its development plans for Central Artery Parcel 7, the long-vacant (never occupied) building constructed several years ago by the Massachusetts Turnpike Authority next to the “new” Haymarket garage, as well as Parcel 9, the vacant triangular lot along Blackstone Street between Hanover and North streets. MassDOT recently established a Central Artery/Tunnel Parcels 7 and 9 Advisory Committee of neighborhood and business interests, including representatives from NEWRA, NEWNC, the North End Chamber of Commerce and the Haymarket Pushcart Association, among others. The first of several planned public meetings was

held at the Mariners House, 11 North Square, on September 15. The next public meeting will be held on Wednesday, September 29, 2010, at 6:00 PM, in the Mariners House. NEWRA urges North End residents to attend these meetings and be a part of this planning process. The goal of the process is to establish design guidelines, including but not limited to heights and preferred uses, that will become part of one or more MassDOT requests for development proposals.

BRA Greenway District Development Guidelines

On August 17, 2010, the Boston Redevelopment Authority's (BRA) Board of Directors approved the Greenway District Use and Development Guidelines. Immediately prior to the Board's vote, the BRA changed its recommended building height at Parcel 11B (the surface parking lot at the corner of Fulton and Cross streets) from 85 feet to 55 feet, which is the height limit in the Zoning Code. The change followed considerable opposition by residents in the Fulton Street area and by NEWRA to anything higher than 55 feet.

The approved Guidelines also recommend a 200-foot height limit at the Harbor Garage site, towers 400 to 600 feet high at the Government Center Garage site, 55-foot high buildings on the existing Cross Street sidewalk plazas on both sides of Hanover Street and between Hanover and Endicott streets, and reduced open space requirement in areas of the Downtown Waterfront.

More information is available on the BRA website at www.bostonredevelopmentauthority.org. A link to NEWRA's June 20, 2010, comment letter is on the home page of NEWRA's website at www.newra.org.

Hazardous Cargo Trucks

Recently, a letter was sent from several North End/Waterfront organizations to the Boston Transportation Department, the Massachusetts Department of Transportation and others laying out the risk factors in our neighborhood that would contribute to significant loss of life and property in the event of an accident involving a hazardous cargo truck. In the letter, the groups voice opposition to the use of any street in the North End/Waterfront for hazardous cargo trucking. The letter was signed by the North End/Waterfront Central Artery Advisory Committee, the North End/Waterfront Neighborhood Council, the North End Chamber of Commerce, and NEWRA.

Next ZLC Committee Meeting

Tuesday, September 28, 2010, 7:00 PM, The Pilot House, 2 Atlantic Avenue.

Tentative agenda:

133 Salem Street, David Crocini - Change the legal occupancy of the Sheldon's Discount Store building from retail to retail (first floor) and four residential units, including expansion of the head house for additional living space.

65 Salem Street (former location of Go Bananas) - Change the legal occupancy and use of the first floor from retail with take-out to restaurant with take-out.

34 Commerical Wharf, Henia Marecki - Seeking zoning relief for a commercial unit.