



## NORTH END/WATERFRONT RESIDENTS' ASSOCIATION

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

Date: Thursday, August 13, 2009  
Time: 7:00 PM  
Location: Nazzaro Center  
30 North Bennet Street

## August 13, 2009 *Meeting Minutes*

### *Reports*

- **President's Report**

*Nominations are open for October's NEWRA officer elections – Email nominations to: [exec@newra.org](mailto:exec@newra.org)  
NEWRA's Annual Summer Party is August 19<sup>th</sup> at Pilot House – Please join us!*

*Press in attendance – Regional Review - Phil Orlandella*

*Mary McGee – Question regarding Regional Review editorial alleging the NEWRA members had presided over matters in which they had a personal interest.. Orlandella responded he is not the publisher/owner and the issue is not on the agenda.*

- **Reports from City Hall**

- Nicole Leo, Mayor's Office of Neighborhood Services – *Not Present; had another function*
- Kathy Carangelo-McIsaac, Councilor Sal LaMattina's Office – *Not Present*

- **Membership Committee**

*NEWRA now has over 325 members, with several additional contributions*

- **Clean Streets Committee**

*Meeting next Tuesday, August 18, 2009; Subject of trash cans will be discussed*

- **Zoning, Licensing and Construction Committee**

- *Detailed written report distributed and posted on [zlc.newra.org](http://zlc.newra.org)*
- *Nick's Deli Update – C.V. License was on Licensing Board agenda last week, with late night hours request for 2am on Fri/Sat and a 4am takeout window. Applicant has withdrawn application, 7 email letters in opposition and a petition with 71 signatures; 1 email in support*
- *Gov't Center & Harbor Garage Redevelopments – Encourage IAG meeting attendance*

### *Proposed Changes to Cross Street Sidewalk*

*Peter Gori, Sr. Manager, BRA, presented the BRA's plans for reconfiguration of the sidewalk and service road in front of the former Martignetti's Liquors building to accommodate outdoor café seating with up to 104 seats for use by adjacent businesses. Reduced or restricted parking within and along the sidewalk is also proposed.*

*NEWRA is compiling a list of comments to send to the BRA. Residents should also email Mr. Gori directly at [peter.gori.bra@cityofboston.gov](mailto:peter.gori.bra@cityofboston.gov)*

#### *Outdoor Seating Plan – 98 Seats in Total*

*36 seats for Café Graffiti in a fenced enclosure (similar to Mother Annas & Goody Glovers)*

*32 seats in middle shared between Nick's Deli & Pasta Shop; Up against the building with umbrellas*

*30 additional seats maintained by Frank DePasquale near Gigi Gelateria & Pasta Shop  
These seats would be open to the public, not fenced in, wide expanse of pavement  
Parking – BRA proposing to move all commercial parking to outside the bollards  
Not prepared to present Pace/Marias at this time  
Freedom Trail Commission and Disabilities Organizations have been ‘vetted’*

*Comments from the Membership*

*Joe, Hull St. – Are bollards going to be moved (black steel verticals)?  
PG: 5 will be cut down at ‘pinch points’ between seating and FT  
Comment – peds and vehicles will be in conflict, should move all bollards out?  
Believes BRA should widen the sidewalk  
PG: Moving the bollards too expensive*

*Anthony, Lincoln Wharf – Why allowing vehicles on the sidewalk at all?  
Victor brought this up at ZLC  
PG: BRA was not involved in the previous design;  
Central Artery Tunnel Project designed the vehicle lane in conjunction w/businesses  
Reason: trucks can’t get to Pace/Maria side without going through that sidewalk*

*Naomi, Prince St – Size of space on interior of bollards is small compared to exterior*

*Sue B, Prince St – What is spacing?  
PG: Minimum 8 feet of space between bollard & tables; another 20 ft on exterior side*

*Sanjoy, Jackson Ave – While proposing no parking on interior of ballards, there will still be parking on exterior side of bollards plus cars flowing through the sidewalk/street; Suggests moving the road to the exterior of sidewalk; Doesn’t want cars at all  
PG: Would have to take away trees & planters to move car lane outside of sidewalk  
PG: Could remove residential parking, but would need some morning commercial loading*

*Leslie Parker, Prince St – Wants those 4 residential spots there because she uses them  
Could DePasquale give us space elsewhere for parking?*

*Dave Roderick, Prince St – Freedom Trail is very tight; why not move it out toward Cross St.?  
PG: FT is defined today; Commission has been vetted; BRA cannot change Freedom Trail*

*Ann Pistorio, N. Margin St – Put a speed limit on the vehicle lane with very high fine.*

*Adam, Prince St – Cited safety concerns; car accident on corner of Hanover & Cross Streets*

*Tom S., Snowhill St – How will public know they can sit in those seats?  
BRA is conferring benefit to businesses. What are they giving in return?  
PG: All license fees go to MassPike*

*Paul, North St – Budget constraints exist now, but does BRA have future plan when money is available?  
PG: Expects more development on Cross St & MassPike could convey other sites*

*Additional resident comments should be emailed to [peter.gori.bra@cityofboston.gov](mailto:peter.gori.bra@cityofboston.gov) and [exec@newra.org](mailto:exec@newra.org).  
PG will send electronic file of diagram for posting on NEWRA.org*

*PG noted the next Greenway District Planning Study will be September 10, 2009 at 6pm, City Hall, 9th Fl.  
Conflicts with NEWRA meeting, but at 6pm (NEWRA at 7pm) and will do North End section first*

## ***Zoning and Licensing Applications***

**113A-113 Salem St., Arthur Caras, Building Owner**, has applied to the Board of Appeal to erect a two-floor addition to the rear of the commercial/residential building to expand the existing barber shop into a men's salon. Application includes a roof deck on the new structure, second egress and handicap access at the rear.

***Mike Oberson, attorney for Arthur Caras who is also at meeting but not presenting  
Scheduled at Board of Appeal, Tuesday August 18, at 11:30am***

***Extension – will include lift for handicap access***

***Violations:***

***Minimum 10 ft setback required; identified as shallow lot; needs variance  
Floor Area Ratio violation – architect says might not need it; still seeking  
Initially thought 300 sq ft open space for deck – but now only needs 150 sq ft  
Per direction from Victor Brogna; This will allow for smaller deck***

***Meeting took place August 11th w/abutters at 44 Prince Street***

***Primary concern was over roof deck design & proximity to 44 Prince St***

***Resident proposed that roof deck as not an open space, but rather have skylights & pavers***

***This would discourage use of the deck - people could not easily sit out there (no furniture)***

***Brian Blinn, Trustee of 44 Prince St***

***Asked Bill Furulo to put off BoA hearing to allow time for a compromise plan***

***Mr. Furulo refused to put off hearing on 8/18***

***Many of 44 Prince St on vacation (45 units)***

***Abutters cannot make a decision in 48 hours***

***Oberson indicated that this would be 2nd deferral; BoA didn't like 1st deferral***

***Barbara , 44 Prince St - Abutters want owner to mitigate use of roof deck/appeal***

***Victor B. – A redesign of the roof deck is necessary given 300 ft to 150 ft;***

***Very justifiable reason for a deferral***

***Paul Valentine – 44 Prince St; did not agree***

***Sal D., N. End Resident (Manager of Bottles) – Why are we just listening to 44 Prince St***

***What about other abutters? No other abutters have voiced opinions at this meeting.***

***Mary McGee – With no new renderings, how can NEWRA support new proposal?***

***Mark Paul – Community process is about compromise; would have liked to have seen deferral of BoA hearing***

***Vote: 33 opposed; 5 support – NEWRA OPPOSES THE APPLICATION***

**14-16 Parmenter St., Pagliuca's Restaurant** has applied to the Board of Appeal for an expansion of the dining area into the basement of the premises, adding 16 seats, and, if approved, will also apply to the Licensing Board for amendment of the existing beer and wine with cordials license to expand service to the basement dining area. The owners have decided not to pursue an earlier approved plan to expand the restaurant to the second floor, which NEWRA had voted to support.

*Board of Appeals Hearing on August 18th, only on seating, not on amendment to liquor license to serve there (but applicant did put in application for liquor license amendment)  
NEWRA will vote both to allow 16 basement seats & amended liquor license to serve in those 16 seats  
License is beer, wine & cordial ... no other changes other than to serve these 16 seats  
No change to hours.*

*Sue B. – Egress? Attorney says not changing through main area  
Trash? Nothing changing*

*Ann Pistorio – Dimensions? Basement ceiling height is 8 feet; Space is 10 x 27 feet (270 sq ft)  
Victor B. – took copies of application from Paul Martignetti, Attorney*

*Vote: 31 Support; 7 Oppose – NEWRA SUPPORTS THE APPLICATION*

**115 Salem Street, Giovanni Grimaldi, Manager**, has 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. The owner has appealed a recent Licensing Board decision denying an application for a new malt and wine with cordials license.

*ZLC Committee recommends vote on appeal only. Thus, only voting on change of use*

*Ralph, Battery Wharf – what is licensed for now? Applicant responded was licensed for Dave's Curtains.*

*Phil O. – Are you now open without a license? Applicant said City just told them to get a Change of Use filed.*

*Mary McGee – Likes real European gelateria served by this establishment*

*Vote: 32 support; 6 oppose – NEWRA SUPPORTS THE APPLICATION*

**217 Hanover St., Sophia Anderson, Manager**, has applied to the Licensing Board for a Fortune Teller License to be exercised on the premises in one large room on the 2nd floor, storage in the rear.

*Applicant's called ahead and indicated that her brother was just in a fatal car accident and could not attend.  
NEWRA will push this agenda item to a future meeting.*