

**From:** "Peter Logue" <pjlogue@logueconsulting.com>

**Date:** May 18, 2008 2:39:21 PM EDT

**To:** undisclosed-recipients;

**Subject: Minutes of Saturday's PBNA Meeting**

Dear Neighbors,

Below are the Minutes from our PBNA General Meeting of Saturday, May 17, 2008, held at the South End Library.

Attached is the hand-out from the meeting concerning Zoning Regulations (thank you to Steve Wolfe and Charlie Zarkadas for contributing this useful document).

Thank you to all who were able to attend, and please stay tuned (all) for future meeting announcements regarding a PBNA June Social Event (a la "Potluck in the Park!") and a forthcoming meeting to be held to discuss trash in our neighborhood.

PBNA reminder: Please remind your neighbors that they need to place trash in the back of their building, only! The City is likely to more strongly enforce this in the future, and we wouldn't want to see anyone being ticketed through not knowing about this policy! Sincerely,

Peter Logue  
Secretary, PBNA

Thank you for attending the Pilot Block Neighborhood Association (PBNA) Meeting, held Saturday, May 17, 2008 at the S. End Library. Approximately 40 people were in attendance. Below are the minutes:

**Treasury Update**

Charlie Zarkadas, PBNA Treasurer, reported that there's approximately \$2,700 in the PBNA Treasury, an amount recently enhanced by the selling of Christmas wreaths that netted approximately \$490.

**Review of Zoning Practices (2 page document attached)**

Steve Wolfe presented an overview of a 2 page document he recently created "Zoning Issues in the PBNA Area." This document will serve as a useful reference to those who are new to the South End, or interested in learning more about City of Boston Zoning Regulations and their practical application.

### **Development of 641/643 Tremont Street**

Michael Alavi of Tagavi Enterprises and architect Sean Curran of Phoenix Design presented their plans. A key consideration is a 12' extension of the commercial space at street level, which they view as vital to the project as it increases the functionality of the space. They showed photos demonstrating that two similar additions already exist on one side, and one on the other. Discussion ensued around Flow Area Ratio (FAR) and groundwater studies, plans for restoration of the storefront and provision of roof decks, parking spaces and associated turning radiuses. PBNA voted on the question: "Do we support their going forward with their studies, with an understanding that once the studies are completed, we'll (review and) vote again (on the finalized plans)." This motion passed: 37 in favor with 2 abstentions.

### **ChocoLee Re-application for License**

Lee Napoli, owner of ChocoLee on Pembroke Street, sought PBNA support of her plans to acquire a take out license. Lee's proposal is to offer take-out hot chocolate, chocolate pastries and (non-specialty) coffee during posted store hours: 10AM-7PM Tues-Sat and 11AM-6PM Sunday. Lee intends to apply her 30 years experience as a pastry chef in creating pastries on site. Yum! The request requires approval from the Zoning Board of Appeals. If granted, the license will be non-transferable. PBNA voted on question: "Do we support Lee's acquisition of a take-out license based on the proposed hours of operation and the take-out menu items: hot chocolate; coffee (non-specialty, only) and chocolate pastries." The motion passed unanimously. The PBNA zoning committee will convey the outcome of this vote to the Zoning Board of Appeals and request that the take out license be annotated to reflect the specific menu and hours of operation in Lee's proposal.

### **Update on Our Alleys**

Chip Huhta, PBNA Vice President, gave an overview of the status of our PBNA alleys, including: associated fundraising (23 contributors); issues of grading and fill materials used; a description of how damage occurs and future plans to: a) further publicize needs/requirements and b) seek additional funding. In conjunction with the former, Chip plans a "walk the alleys" social event. Stay tuned! A contributor to alley erosion discussed is the big trucks that deposit/retrieve dumpsters. PBNA voted on "Should we investigate if the PBNA can be copied on permits for dumpsters?" (with the intention of being given the opportunity to provide input to lessen

damage being done). The motion passed unanimously.

### **Update on Plans for Re-Development of Concord Baptist Church**

Charlie Zarkadas provided an update. The congregation will be moving, and a change of (property) use is being pursued by the developer. The Landmarks Commission has created a two member sub-committee (both members of Landmark C.) to further study the proposal. Once their work is concluded, they'll report back to the Commission with their recommendations. PBNA voted on "Shall we invite the developer to present his plans at a PBNA meeting?" All agreed this was a good idea, and that it should be expeditiously pursued.

### **Update on Neighborhood Trash Management**

Marcia Sassoon presented on a Beacon Hill-based, City of Boston-supported meeting that she and John Christians attended as PBNA residents. While there, she and John described some of our local issues. Frank O'Brien of the Mayor's Office of Neighborhood Services (who also works for Public Works) took a particular interest in what Marcia and John described, and has recently spent time here (Pilot Block) to witness and better understand the problem(s), firsthand. Responsiveness appreciated! PBNA will request a separate PBNA meeting with Mr. O'Brien to speak with him about our local trash issues, and seek his continued advice and support.

### **PBNA Boundaries**

David Mooney led a preliminary discussion about PBNA boundaries. No further action was determined at this time.

With this, the Meeting adjourned.