



Board Attendance

P = present, A = absent, EA = notified/excused absence					
Leigh Bivings	P	Tony Gordon	P	David Mundel	P
Betsy Boveroux	P	Bill Gregor	P	Mike Nairne	P
Tom Boyden	P	Betsy Hall	P	Joe Park	P
Matt Carroll	P	Kyle Hancock	P	Susan Passoni	P
Paul Duffy	P	John Herbert	P	Bruce Petri	P
Kathy Emrich	P	Roz Hill	P	Peter Pogorski	P
William Fastow	P	Gordon Holmes	P	Tom Rapko	A
Jay Fogarty	P	Bill Keravuori	A	Kimball Robeson	P
Beth Freeland	P	Chuck Levin	P	Sandra Silver	P
Jennifer Girvin	P	Mary Lionette	P	Sandy Slarsky	P

Guests:

Meghan Haggerty, Mayor's Office of Neighborhood Services
 Jim Robertson, prospective developer of 79 Chandler Street

Welcome

Leigh Bivings, Chair, called the meeting to order at 6:35PM

General Announcements and Topics of Discussion

1. **Executive Committee Update** - Kathy Emrich, President, briefed the Board on upcoming Holiday Events in the South End. Leigh reported that Mike Nairne will be chairing the Ellis' Board Nominating Committee and requested that Board members and others should communicate their interests and recommendations directly to Mike. In addition, Kathy reported that the Executive Committee was beginning to review the Board committee structure, responsibilities, and membership and would report to the Board on its views and recommendations early in 2007.

The Board voted to accept the minutes for the October 24, 2006 Board meeting, with minor modifications.

Beth Freeland, Treasurer, reviewed the Association's cash position and other financial activities.

Sandra Silver, Membership Committee chair, reviewed the current status of the Ellis' membership and reported that the Committee was beginning to plan the next year's social activities and recruitment efforts to increase both the number of new members and the renewal rates of current members. The Membership Committee will report to the Board on these plans in January.

The Fundraising Strategy Taskforce and the Marketing Taskforce did not report.

2. **Development Committee Update** -- John Herbert, Development Committee chair, reviewed the status of a number of development projects being planned or currently underway within the South End.

79 Chandler Street -- Development Committee members and many of the abutters and neighbors of the proposed project have met several times with the prospective 79 Chandler Street project developer, James Robertson of Centre Street Realty who was present at the meeting. The developer has responded to the concerns raised in these meetings. For example, he has proposed a project with only nine large units, significantly fewer than the 20-23 units proposed by former prospective developers; he has committed to leasing 9-10 parking spaces in a nearby garage, a commitment that will be included in the project deeds; and he has limited the area and height of the proposed penthouse, which is now under review at Landmarks. In addition, John and others noted that the developer had been very communicative throughout the planning process leading up to the Ellis' consideration of a request for support for the variances needed to allow the construction of the penthouse and the project to proceed without the on-site parking required under the zoning code.

In reviewing the parking issues raised by the proposed project variance, John reported that the City has stated that it is reluctant to enforce a restriction on project resident access to South End neighborhood parking stickers because of the small size of the proposed project. In addition, John reported that the developer was unwilling to agree to such a restriction (in part, because it was likely that it would not be enforced by the City).

John and other Development Committee members reported that they were willing to recommend that the Board not seek restricted access to neighborhood parking stickers for this project (as the Board had sought and obtained for other, larger neighborhood projects – e.g., Columbus Center, Atelier, and D4) because of the scale of the currently proposed 79 Chandler project and the prospective developer's overall responsiveness to neighborhood concerns. The Committee reported that this recommendation should not be seen as a precedent for future project reviews, because of the small size of the proposed project and because the land area included in the 79 Chandler street parcel would, as a matter of right under the zoning code, allow the construction of three, three-unit townhouses, which if built would not be required to have any on-site parking and whose residents would have full, unrestricted access to neighborhood resident parking stickers.

- Based on the Development Committee's report and the statements of other Board members and abutters, the Board of Directors voted to support the prospective developer's request for a zoning variance for the proposed nine unit project.

The Bryant (287-321 Columbus Avenue) – John reported that construction of this project is proceeding. In spite of numerous complaints and community meetings, communication difficulties and site work problems have continued. These site work problems have included structural damage to nearby buildings and construction-related, threats to nearby groundwater levels. John reported that the continuing lack of responsiveness by the project developer and contractor had been reported to the BRA and other City agencies and that the Development Committee was attempting to collaborate with these City agencies to strengthen the oversight of the project and reduce the problems resulting from the project's construction activities. Further meetings have been planned.

BCA and the Boston Ballet – Planning for the BCA plaza renewal is proceeding. The Ballet has held a meeting with parents in an effort to reduce double parking on Clarendon Street. John spoke at this meeting to clarify the Ellis' concerns.

D4 – The developer has projected that the project will be ready for occupancy in Spring 2007.

3. **Neighborhood Services Committee Update** – Tom Boyden, committee chair, reported that the Fall Cleanup had been a tremendous success (68 neighborhood residents signed up and many more were cleaning the neighborhood streets and sidewalks that day)

Tom also reported that the newsbin cleanup effort was beginning to be successful – several newsbins had been ticketed and were subsequently cleaned up or removed.

Jay Fogarty reported that recruitment of block captains was underway and that the Ellis' Block Captain program would be launched in January

4. **Zoning and Licensing Committee Update** - Betsy Boveroux, committee chair, reviewed the status of several zoning and licensing committee issues.

The implementation of the Clery's – Prairie Star agreement appears to be spotty. Some aspects of the agreement are being implemented – e.g., later pickup of garbage -- but others are not – e.g., control of noise and sidewalk crowding. The Committee agreed to examine the implementation of all of the terms of the agreement and report its findings to the Board at the next Board meeting.

The redevelopment of 607 Tremont Street appears to be proceeding and a proposed variance is to be considered by the Zoning Board of Appeal at its December 5, 2006 meeting. Betsy reported that the requested variance is for the construction of decks and dormers and that this construction already is underway.

- The Board voted to oppose the granting of the proposed variance for the 607 Tremont Street project because the plan of the decks had not been submitted to the Ellis for its review and because the construction to be allowed by the variance was already underway.

The renovation of 28 Montgomery into five apartments was also reviewed. Construction of this project has been stopped due to impacts on an abutting building. Abutters to this project are considering legal action to appeal the Zoning Board's approval of the project, due to lack of proper notice by the City.

The Board discussed the legislation currently being considered by the State that would allow the issuance of additional liquor licenses in Boston. The Board voted not to take a position on this legislation.

5. **Groundwater Update** – Peter Pogorski reported that the two additional recharge wells (on Casenove Street and at the corner of Berkeley and Chandler Streets) had been constructed as planned by the MBTA and that the groundwater recharge at the Casenove Street well had been started.

Conclusion and adjournment

The next Board meeting will be on December 19, 2006 at the Boston Ballet.

There being no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

David Mundel, Clerk