



ELLIS NEIGHBORHOOD ASSOCIATION

Open Board Meeting
 December 14, 2010
 City Year, 5th Floor Conference Room

Board Attendance

P = Present; A = Absent; NA = Notified/Excused Absence					
Lynn Babington	NA	Michael Hall	P	Peter Pogorski	P
Derek Cavanaugh	P	Dave Hauck	A	Regina Pyle	P
Nan Coellner	P	John Herbert	P	Toby Rodman	P
Elaine Daglio	NA	Peter Hill	P	Sandra Silver	P
Iphigenia Demetriades	P	Barbara Hoffman	NA	Gretchen Speck	P
Paul Duffy	P	Gordon Holmes	P	Carol Trust	NA
Kathy Emrich	P	David Mundel	P	Stephen Vowles	NA
Tony Gordon	P	Doug Murphy	P	Ann Waterman-Rov	NA
Bill Gregor	P	Will Murphy	P		
Betsy Hall	P	Elizabeth Peck	A		

Guests: Peter Schilland, member of the Groundwater Trust; Grace Gregor, Ellis member; Ron Medina, resident.

Meeting was called to order at 6:05 PM by Nan Coellner, Chair, Ellis Neighborhood Association

Guest Presentation: Grace Gregor presented a request to Board members to contribute either gift cards or money to be made available for holiday gift cards for residents of Pine Street Inn @ 1714 Washington Street residence. Sign-up sheet passed around.

General Business

Minutes:

Minutes of November 2010 Board meeting were discussed and it was noted that changes, edits needed to be made; November minutes to be presented with edits at January Board meeting.

Treasurer’s Report:

Sandra Silver presented Ellis financials thru Nov. 2010, five months into fiscal year 2011; Second signature for checking account delegated to Genia Demetriades.

40 Berkeley Street:

Genia Demetriades presented an update on 40 Berkeley, YWCA residence. Caritas Development, a major developer and manager of affordable housing and SRO (single room occupancy) facilities in the Boston area, has a contract to purchase the facility. Genia has had several conversations with Mark Winkeller, CEO. Caritas intends to renovate the facility reducing the number of units from 208 to 168 with the addition of bathrooms in each unit. Due diligence period is in effect; financing and state/municipal approvals are in

negotiation. Initial intent to close in 2010 extended to first quarter 2011. Neighborhood meetings are planned but not scheduled until abovementioned details are settled. Derek Cavanaugh noted that discussions may be faltering.

David Mundel expressed the need for Caritas to enter a Cooperation Agreement with Ellis through its Licensing Committee relative to prospective intended use, affordability requirements and maintenance issues. He noted that the Y has not always been responsive to neighborhood complaints concerning Y residents' behavior and management's maintenance of exterior. Genia expressed concern that subsequent buyer would not be willing to consider such restrictions. Mundel noted that rents were being raised over the past year; Paul Duffy questioned source of information. Licensing Committee delegated to prepare draft Cooperation Agreement to be reviewed and discussed further with Board.

Committee Reports

- **NEIGHBORHOOD SERVICES NEIGHBORHOOD SERVICES:**
 - **November Neighborhood Clean-up:** Regina Pyle reported the November 20 neighborhood clean-up was a success with 60 residents and others contributing
 - **Holiday Lighting at BCA Plaza:** Dunkin Donuts, Upper Crust, Starbucks and SE Business Alliance all contributed food, coffee and other goods
 - Paul Duffy noted that Ellis needs to track presentation materials and have sufficient materials available at events.

- **LICENSING:**

Appleton Bakery Café's change of ownership which was presented at prior Ellis Board meeting is seeking the approval of transfer of the business' variance to operate at site. Kathy Emrich met with new owners, two women with both marketing and hospitality experience. They have indicated their intent to improve customer service, community involvement. One owner will be on-site at all times. Menu will be re-worked to provide more freshly made items; long-term they may seek longer operating hours; capacity set at 18 seats due to lack of H/C bathroom. Move by Kathy Emrich to send letter of endorsement from Ellis Neighborhood Association for approval by ZBA for the variance transfer to new owners, Kelly Shea and Lucia Viverois. Motion passed.

- **MEMBERSHIP:** Michael Hall representing the committee indicated that numerous initiatives for increasing membership were underway including increased exposure at local events, New Members Party planned in spring; a new business, Wild Indigo interested in membership.

- **EVENTS:** **BILL** Gregor indicated that a Progressive Dinner which has been successful in the past will be held February . Limit of 64 reservations; \$80/per member; \$90 for guests.

- **DEVELOPMENT:**
 - John Herbert noted that credit for the enhanced replacement fence along Berkeley and Cortez was largely due to Peter Pogorski working with Mass Turnpike Authority. Pogorski noted that this style fence will also be erected along Stanhope site.

- Sandra Silver gave update on Stuart Street Study Group and coordination with the BRA. Development guidelines have been favorably modified. Public meeting presenting guidelines to be held January 6, 2011 @ 5pm at Clarendon Y.

- **Groundwater:**
 - Peter Pogorski reported on recent groundwater readings which reflect highest levels at 76 Chandler and Chandler near Ellis Park (Tremont & Chandler). Lowest levels ever reported at the Stanhope well and Tremont Street at W. Brookline and MBTA shed site.
 - BWSC site at Union Park would extend work of pilot. In South Bay BWSC replaced tidal gate to control tidal flow which had impacted residents' basements.
 - MBTA Engineering Study provided no new information. Continued inspection of groundwater sites is necessary for continued improvement. Mass DOT reports that highway improvements in the Prudential Pike tunnel will include cleaning out sewer lines (first time since 1960's) and find any additional breaks/leaks in lines.
 - Re-charging well regulations seem to be making a positive difference in groundwater levels. 200 groundwater impact applications have been received since the 2007 establishment of Groundwater Conservation Overlay District (GCOD). Regulations required groundwater impact/plans for any new development or substantial renovation proposals; only 3 were granted variances. Many private alleys now required to upgrade drainage or installation of new dry wells/drainage connections to storm water lines in previously exempt areas. Paul Duffy reported on his and neighbor's experiences in alley between Gray and Appleton.

- **Other:**
 - John Herbert suggested Board investigate the hiring of a part-time paid staff member for Ellis Neighborhood Association to take over some administrative duties of Exec. Committee and other committees and thus free up members' time for policy or more creative endeavors. This change might possibly encourage others to volunteer for Board membership which is now often seen as too time-consuming and detail oriented. Similar model at SE Business Alliance. Board approved that concept should be further investigated.
 - South End Historical Society calendar for 2011 on sale by Paul Duffy.
 - Upcoming Board Meetings – Please note!

February Board:	2/22/2011
March Board:	3/22/2011
April Board:	4/26/2011

Adjournment: Motion to adjourn made. Meeting adjourned, 7:15 pm

Respectfully submitted,

Derek J. Cavanaugh

Clerk of Ellis Neighborhood Association