

Below are notes from the PBNA meeting held 10/7/09. Please plan to join your neighbors for upcoming events including:

- Halloween Decorating Contest and Stoop Sit Oct 31 (**Don't miss this!**)
- Boston Shines Clean-up Nov 14
- Wreath Hanging TBD

PBNA Meeting Minutes
10/7/2009

- 1) Welcome. David Mooney, President
- 2) Treasurer's Report. Charlie Zarkadas, Treasurer.
Recent Expenses: \$299.26
Balance: \$2132.61
- 3) Cast Iron fencing and South End Historical Society. Cathy Marotte,
The SEHS has conducted surveys (photo and notes) of all of the buildings in the PBNA. Photos are available for purchase by using the CONTACT link on their website or via email: admin@southendhistoricalsociety.org
The SEHS has one fence available for purchase, and has worked with Schiff Architectural Detail of Chelsea to create a mold for the Renaissance style of fencing, and is working on other patterns.
Having molds pre-cast can save considerable money when purchasing new cast-iron fencing.
Please contact Hope Shannon, Executive Director at SEHS for additional info. admin@southendhistoricalsociety.org or 617.536.4445.
- 4) Alley surface survey and discussion (Scott Mabel, Chip Huhta)
The PBNA has been conducting a survey of area residents to gauge sentiment regarding the private alleys in our neighborhood.

Initial results upon receipt of 48 (13%) surveys out of approximately 375 distributed:

41% are from Pembroke / W. Newton alley.

75% rated the alley condition as fair or poor.

Approx 45% support Paving, 47% support continued grading, and 24% support continued ad-hoc repair. (Survey allowed voting for multiple options)

Respondents are willing to donate from \$100 to \$1000 or more per house/car, assuming their preferred solution was chosen.

There is a range of willingness to volunteer time.

83% of respondents have parking spots in an alley. 71% enter their building via the alley.

Free text comments included (not all are listed)

Do not pave, people will speed

Concern over lighting, overhead wiring, and trash

Suggest to pave the T areas of the alley only.

Contributions would be dependent on how many neighbors also contribute

(Note that as of October 23rd, surveys are still being returned, with generally similar results)

According to Steve Fox of the Rutland Square Association, they have researched and ruled-out making their alleys public due to cost and other impact.

According to Tabitha Bennett, the Mayor's liaison to the South End, Federal laws require that new construction or taking the alleys public would require they be brought up to ADA standards, which then necessitates having certain clearances, etc.

The Rutland association is considering pursuit of paving their alley at a cost of \$40,000 or more. They will need to fund-raise to complete this process.

Tabitha will help the PBNA board to arrange for an initial survey of the PBNA alleys by the City Public Improvement Department, so that we can understand the scope of work that might be required.

Formal engineering and/or construction would require the agreement of 2/3 of the abutters, and a following assessment of costs via property taxes.

Next step is for the PBNA board to work on initial surveys with the Public Improvement board.

Further action to take the alleys public or conduct extensive work/repair may require additional volunteers to take a leading role.

5) South End Clean-up day is November 14th from 9am-1pm. The PBNA often conducts alley and/or park clean-up on this day. More information to follow as the date nears, but it's a great chance to meet your neighbors and help keep the neighborhood beautiful.

6) Zoning Update.
See Appendix #1.

7) Street Repair: Elizabeth Corcoran-Hunt noted that recently paved Pembroke St has depressions around some gas or water access covers. Tabitha Bennett South End and Bay Village Coordinator for the Mayor's Office of Neighborhood Services, said she will ask inspectors to check them. (Follow-up not available as of 10/23/09)

8) Street Captains. David Mooney, President
David mentioned the goal of recruiting Street Captains to provide additional liaison between the PBNA board and residents.
Pembroke St: Marcia Sassoon and John Christians
Warren Ave and West Canton block facing Columbus: Open
West Newton St: Open (with one name proposed)
W. Brookline: Open
Tremont St: Marcia Sassoon
Columbus Square: Mark Baranski

9) Halloween (Open Discussion)
PBNA streets see large numbers of children. Some neighbors have gone through up to 1000 pieces of candy in the past.
A committee of residents hands out prizes for decorating. Marie & Cecelia volunteered to judge. Other names were proposed to assist.
Elizabeth will contact Sgt Power of D-4 to ask for police presence to add safety for the children in the streets.

10) PBNA Elections:
The nomination committee, led by Paul Wright, reported that there were no nominees beyond the current slate of officers.
Current Officers include:
President: David Mooney
Treasurer: Charlie Zarkades
VP: Chip Huhta
VP: Mary Carroll
Secretary: Scott Mabel
The floor was opened to additional nominations, with none offered.
The current slate was re-elected by voice vote.

11) Holiday Wreaths:

Charlie Zarkadas led an open discussion in which he mentioned that wreaths are an opportunity for revenue, as the PBNA solicits donations and sells wreaths

We need space to assemble the wreaths. Suggestions included Concord Baptist if we can arrange it with the pastor, or one of the buildings under development on Tremont Street which may have open space available.

The board is investigating locations to assemble wreaths, but also ask neighbors to offer possible locations.

Expected cost for 2009 is approximately \$1220.

Appendix #1 Zoning
As Reported by Charlie Zarkadas

1. From Sean Wilder about the building on the corner of Tremont at West Brookline Streets

Completed all residential dwelling spaces but for roof hatches (on order). Expect final Building Department Inspection sign off soon after hatches arrive. Units on market for sale as of last week. Trash room was built and a private contractor contracted to haul trash out and take it away.

2. From Michael Alavi in regards to 641 & 643 Tremont Street

The 641 Tremont street building was recently completed and one out of three residential units has been sold. There are a few people interested in putting offers together for the penthouse unit at the moment.

The 643 Tremont Street building is about 75% complete and we are now working on the finish fixtures, tiles, hardwood flooring, kitchen cabinets, etc. We anticipate completing this task by mid December.

Both buildings have completed rear and the roof decks.

One of the commercial spaces looks like will have a lease signed in the next couple of weeks with the tenant moving in by mid to end of December (I believe the potential tenant is planning on opening a clothing boutique store).

3. About the head house at 200 Warren Ave (seen from alley between West Brookline and Pembroke). The owner has been served with a violation notice and was given the proscribed time to respond (I think it was 30 days). The owner ignored the violation notice. The matter is now in court and will take some time to sort out. Representatives of the city believe that, in the end, the head house will be removed.

4. Concord Baptist Church development: Several minor zoning variances were granted by the ZBA. The developer is moving ahead to develop building plans that will be presented to the Building Department for evaluation. There is little likelihood that construction will take place for at least a few months.