

Pilot Block Association Meeting Notes

Oct 13, 2010

South End Library

1. Zoning Update. Please see report below.
 2. Treasurer Update. Please see attached report.
 3. Discussion about alleys and maintenance;
 - Dumpsters blocking access and causing pot-hoes
 - Trash and Rodents. Some locations have been sited for sanitary issues contributing to rodent problems.
 - For violations, recommend calling the Mayor's Hotline 617-635-4500, or <http://www.cityofboston.gov/mayor/24/>
 - Discussion was held regarding trash in Harriet Tubman park. A vote was held supporting a letter to the city requesting Big-Belly trash containers to reduce over-flow from the current barrels.
 4. Columbus Ave Parking. Please see attached message. We took a hand-vote with numerous votes 'for' and none 'against'.
 5. **Halloween!** Halloween is a major event in the neighborhood. We often have hundreds of trick-or-treaters, so stock up on candy and plan to sit outside and socialize with your neighbors.
 - **Stoop decorating contest.** Besides handing out candy, PBNA gives awards for the best decorated homes. Don't take this challenge lightly...
 - **Volunteer judges are needed for this year's contest.** Email pilotblock.na@verizon.net to volunteer.
- Need ideas? Here are some [pictures](#) from 2008. If you take any good pictures this year, please send them to pilotblock.na@verizon.net.
6. Holiday Wreaths. We expect to sell and hang holiday wreaths again this year. Wreaths are our major fund-raising vehicle, and look great around the neighborhood. Volunteers are needed to help decorate and hang the wreaths. Stay tuned for more information.
 7. We had great representation from our elected officials.

- Stuart Rosenberg from Councilor Arroyo's office mentioned the Invest in Boston ordinance to ensure banks that the City works with also invest in the community.
- Jamie Langowski from Councilor Connolly's office (and a PBNA resident) mentioned recent education hearings and a possible new shared bike program.
- Elizabeth Corcoran-Hunt of Representative Byron Rushing's Office (and also a PBNA resident) mentioned rewarding volunteer opportunities at Blackstone Elementary.

Notices not discussed at the meeting:

- Mark your calendar: South End Fall Clean Up, Saturday November 20, 2010, 9am-1pm
- Please remind your neighbors to sign up for our mailing list- send email to pilotblock.na@verizon.net to stay in touch.

Scott Mabel
Secretary

Zoning activity since our last neighborhood meeting includes the following.

The PBNA zoning committee has attended two ZBA hearings:
663 Tremont Street (hearing was July 13th) - there was a petition to (i) fill in the dormer between two windows at the mansard level in the rear of the building, (ii) replace decks on the back of the building, (iii) construct a roof deck, and (iv) add exterior stairs on the back of the building to connect the roof deck to the decks below. The stair case would also constitute a means of egress. Insofar as the decks were in compliance with the ZBA's generally accepted rules (i.e., 6' depth, cantilevered support construction and see through rails) there was no objection from the PBNA. Insofar as the roof deck conformed to the SE Landmarks Commission requirements (i.e., can not be seen from a public way) there was no objection from the PBNA.

410 Columbus Avenue (hearing was on April 27th) - there was a petition to construct decks on the back of the building. The rear of this property abuts the PBNA area) Insofar as the decks were in compliance with the ZBA's generally accepted rules (i.e., 6' depth, cantilevered support construction and see through rails) there was no objection from the PBNA.

There are 2 ZBA hearings on our upcoming schedule:

675 Tremont Street (hearing is scheduled for October 26th) - there is a petition to change the zoning designation for this lower/street level condominium from commercial to residential. The issue is before the ZBA because there isn't sufficient outdoor space. Such variances are routinely granted as there is virtually no building in the SE with sufficient outdoor space. Thus, this is an administrative changes with no adverse consequences to the neighborhood. There are no plans for the PBNA to offer an objection to this change.

109 Pembroke Street (hearing is scheduled for November 9th) - there is a petition to correct a discrepancy between ISD and Rent Equity Board records about how the building is classified. The objective is to have both agencies classify the building as 4 family residential. Given that the building is currently used as a 4 family residential dwelling (to be checked) this is an administrative changes with no adverse consequences to the neighborhood. Given that 109 Pembroke is currently used as a 4 family residential dwelling there are no plans for the PBNA to offer an objection to this change.

Other outstanding issues:

198-202 Warren Avenue head house - The issue of a head house at 198-202 Warren Avenue is still under investigation. Various residents noticed head house construction activity on or about April 2009. Our investigation revealed there was no permit to do any work on this structure. We brought the issue to the attention of ISD and this resulted in an inspection and violation notice. The violation notice pertained only to the height of the structure and the owner was required to reduce the structure's height. Our efforts did not, as we hoped, result in the head house being removed. At this point there is conflicting evidence about whether the head house had already existed and was only refurbished in April of 2009 or if it was newly constructed in April 2009. The PBNA zoning committee has had numerous conversations with different city officials. We are continuing to investigate. If anybody has evidence/information that address the issue please contact Charlie Zarkadas (c.zarkadas@verizon.net).