

GMNC Public Service Committee Meeting (combined with Zoning Committee)
May 7, 2019 6:30-8:00pm
Ideal Mixer

| <u>Sign in sheet</u> | <u>Email</u> |
|----------------------|------------------------------------------------------------------------------|
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Call to Order

- Review of the Wellington at 1301 Plans
 - Questions about double parking on Wellington Hill
 - How are they justifying the assumption that Mattapan is experiencing a downward trend in car ownership
 - 1 bedroom 600+ SF, 2 bedroom is 800 SF – somewhat small, perhaps fewer larger units would be better
 - All rental
 - Variance required for:
 - Maximum FAR
 - Maximum Building Height
 - Minimum Side Yard Setback
 - Residential Use Parking
 - Loading
 - Where will everyone park during construction? How would they stage everything? Would they need officers out there all day? What would the impact be on peak hour traffic for construction? Would security be required? How will construction impact school bus operations? CMP (Construction Management Plan) would need to be submitted/reviewed/approved.
 - Where would the rest of the cars be parked if they're only proposing 25 spaces? Where would guest/visitor parking be?
 - Have they conducted a parking occupancy review of on-street parking in the area?
 - Maxing out at 2 bedroom does not promote family housing, which is needed in Mattapan. The flip side is that this could provide good opportunities for younger people to live in the community. How are they marketing toward young professionals?

- Morning Star Baptist Church will also be impacted, and it will be very important to work with them and also the rest of the abutters.
- With regards to height, while the Church may have a similar overall height, it is a public building whereas this is a private building. Also, the building will block the view of some of the people who live on Wellington Hill.
- What will the shadows casted by the building be?
- Generally, building heights in Dorchester and Mattapan are escalating, and we need to be careful about letting that continue to creep up.
- We need way more than 13-15% percent affordable. We would ask for 5 units at 50% AMI, 4 units at 60% AMI, 3 units at 75% AMI and 3 units at 100% AMI.
- Should Wellington Hill potentially be converted to a one way street to help mitigate traffic impacts?
- Could the intersection of Blue Hill Ave and Wellington Hill require timing and/or phasing changes to accommodate new traffic and geometric layout?
- We want to make sure the roof is not flat and instead fits in with the character of the neighborhood and landmark standards.
- We don't see fixing up the wall as a community benefit, that's something that should happen anyway
- This project, if it is allowed to be constructed, MUST employ minority, local contractors. No tokenism, the full amount required by law. 50% of the tradespeople and 35% minority businesses.
- The types of businesses that are developed are paramount. We want good ice cream, a sit down restaurant – we need diversity in our businesses.
- Other developers are trying to amend their proposals and develop more units, more square footage, with less parking and less green space
- Roudnie Celestin and Kenya Beamon could potentially help us get the word on for organizing meetings
- Objective for the May 15 meeting should be to make it very clear that no decisions will be made that night, and that action items and ownership of them must be very clearly defined.