

ESNA January 9, 2018 - Meeting Notes

Bonnie Yu - Owner of Bella Florist

- Local florist business
- Located at 125 Charles Street South, Boston MA 02116
- Took over an existing florist business ~12 months ago
- Offers cut flowers, flower arrangements, window box displays and small shrubs
- Highly recommended by Louane Hann
- Bonnie brought a courtesy bouquet of flowers for all the meeting attendees!
- ESNA wished her well and encouraged all attendees to check out her store!

Ted Pietras - President of Friends of Peters Park

- Parks Department Land Wave meeting is scheduled for January 17, 2018 at 6.00 p.m.
- The cross paths have been snow shoveled by FoPP volunteers (Ted Pietras and Bernard Petersen)

Louane Hann - President of Friends of Watson Park

- Main issue remains lack of water supply
- Steve (from Ed Flynn's office took detailed notes on the history of this issue). We will bring this up again when Councillor Ed Flynn joins the February 13, 2018 ESNA meeting
- Annual FoWP meeting will be held at Capital One on Harrison Avenue on February 27, 2018

Frederick Bates - Owner of 10 Bond Street

- Mr. Bates and his representatives: Dennis Quilty (Lawyer) and Ted Touloukian (Architects) presented their proposed roof deck
- Property was purchased in 2012. Mr. Bates has lived with his family in Argentina since that date (working for MFS Investment)
- The proposed deck uses code approved materials and is concealed from view from Bond Street
- It would align in dimensions with neighboring decks on 8 and 12 Bond Street. They have offered landscaping to neighboring decks to enhance privacy
- There are 37 houses with similar roof decks within a 300 ft radius of 10 Bond Street

- Held a City organized Abutters Meeting in June 2017 and have since collected ~25 letters of support (although none from neighbors on Bond Street)
- No meeting date has been set with the Zoning Board of Appeal
- A number of concerns were voiced by Gail Suyemoto on behalf of immediate abutters on Bond and Milford Streets:
- In 2013 the same roof deck was proposed to ESNA, however a motion of opposition was passed
- In 2013 the owners of 12 Bond Street experienced an issue with mold in certain locations abutting 10 Bond Street. They requested access to 10 Bond Street in order to remediate and waterproof the affected areas. Mr Bates in return requested proof of contractor license and insurance, \$5K in escrow and a formal contract before he would grant access. Absent an agreement, the owners of 12 Bond Street then issued a lawsuit for \$100K of damages. Mr. Bates said this went to insurance arbitration and the lawsuit was withdrawn.
- Absentee landlord. Neighbors argued that Mr. Bates is unavailable to respond to local issues: repairs, violations, noise, improvement projects. Mr. Bates argued that his representative Allison Mazer from Gibson Sotheby Realty on Dartmouth Street handles maintenance projects on his behalf. Mr. Bates also mentioned that his tenant and sister were available for local response.
- A motion of opposition was proposed and passed with ~15 in favor, 2 against and 2 abstaining.
- A motion of non-opposition, with provisos that Mr. Bates provide written assurances of a local property manager with authorization to act was proposed, but not passed.
- A letter of opposition will be sent to Faisa Sharif (Mayor's Office of Neighborhood Services) to forward to the Zoning Board of Appeal.

Next ESNA meeting is February 13, 2018 at Project Place