



Fisher College Master Plan

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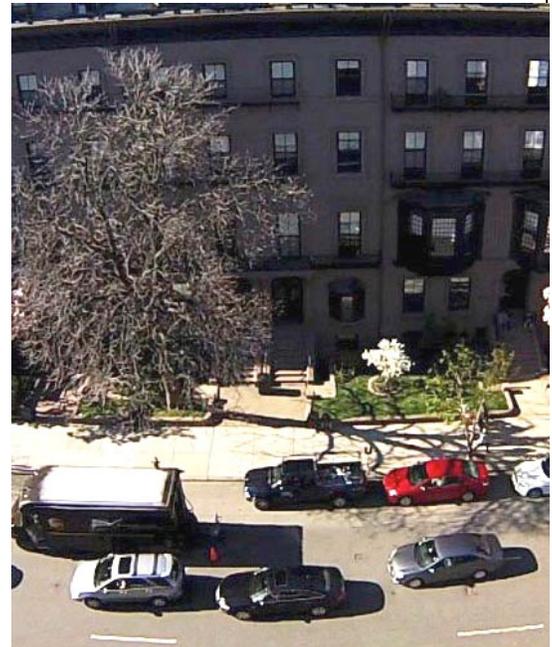
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An important meeting of the Task Force evaluating the Fisher College Master Plan was held on Tuesday, June 18. After a presentation by the college that included some brief updates in response to issues raised earlier, Task Force members were virtually unanimous in raising concerns about the scope of the plan, with a particular emphasis on the school's plans to convert three Beacon Street apartment buildings that they purchased as investment properties in the 1990's into dormitories. This change--which was also opposed by almost every speaker during the public comment portion of the near capacity meeting-- would, along with modifications to one of the existing college-used buildings, add 177 new student beds to the block between Arlington and Berkeley Streets. Most of the speakers felt that the change would fundamentally convert the block from a residential area into one that feels part of a college campus.

If you're receiving your Bulletin by US mail rather than e-mail and need it sooner, stop by the NABB office after the 1st of the month and we will have copies for YOU!

More comment was taken at a BRA public meeting on June 26. The BRA will accept written comments until August 5. While NABB has already commented and will continue to do so, it is very important that neighbors file comments as well. We will continue to update members as new information becomes available. Please send comments to

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Neighborhood
Association of the
Back Bay



Opportunities to get involved with NABB

NABB has two Committees seeking new members! This is a great way to get involved with NABB, meet your neighbors and make a difference in the community!

The **Membership Committee** and **Fall Fundraiser Committee** are looking for new members. The Membership Committee focuses on recruitment of new members and engagement of existing members. We have a number of programs in place and are looking for additional support from NABB's Membership base.

NABB's **Fall Fundraiser** "Casino, Cocktails and a Cause II" will be held on October 24th this year. This event was well attended last year and everyone had a great time! It is one of NABB's two major fundraisers in 2013. A portion of the proceeds go to area charities. We have a great committee and are looking for additional NABB members to help further support this event.

Get involved! Please contact LeeAnn Coleman at leeanncoleman@hotmail.com or 617.997.1596 if you are interested.

Friends & Neighbors Events

The **MYSTERY BOOK CLUB** will meet on Monday, July 1st to discuss Leighton Gage's *A Vine in the Blood* on the 180 Commonwealth Avenue roof deck.

The **BACK BAY SALON** will meet next in September. The Salon is open to all NABB members and their guests. For more information contact Linda at words6@verizon.net or 617.437.0542.

LET'S WINE and DINE will hold its **Summer Picnic on July 20 at 7pm**. Contact Kris Field (kcfeld2@verizon.net) or Emily Fayen (efayen@netzero.net) to join the group.

The **WINE TASTING GROUP** will hold its next event on July 31.

YOUNG FRIENDS AND NEIGHBORS

Stay tuned to the Facebook page for upcoming details at <http://www.facebook.com/groups/170000949110/>

MOMS' AND DADS' PLAYGROUP — This group is starting up again with a new name. The group will begin meeting at Hale House each week on Wednesdays from 11am-noon. All ages are welcome. NABB Parents can email backbay-moms@gmail.com for more information.

MEN'S DISCUSSION GROUP This group meets for lunch the third Tuesday of every month for fun, new friendships and learning. For information, please contact Jonathan Bagg at jonathan@beachbagg.com The next meeting is on July 16 at noon.

NABB Architecture Committee Report June, 2013

We reviewed the application for a **Distributed Antenna System** for Newbury Street presented by ATC. The proposal is to place additional hardware on existing non-historic traffic and light poles along the street. We felt that additional design work needed to be done to fit into the historic context, and therefore opposed the application. The Architectural Commission agreed with our position, and denied the proposal without prejudice.

We also reviewed **532 Beacon St.**, the Chi Phi fraternity, which is seeking to add a roof addition. Having received written assurance that the number of students at the facility will not increase, and since no dimensional relief is required, we agreed not to oppose the zoning variance. However, we could find no unique reason to deviate from the guideline that the front of the addition should be set at the rear chimney line, and therefore will urge the Commission to uphold that standard. We did support the possible installation of solar panels behind the Beacon Street parapet.

Our next meeting will be held on July 1 because of the July 4 holiday. NABB members are welcome to join our committee at any time. Contact the office for details.

Jerome CooperKing and Sue Prindle, co-chairs

Special Events Riverboat Architectural Tour



Licensing and Building Use Committee Report for June 2013

At their June 10, 2013 meeting, the Licensing and Building Use (LBU) Committee, chaired by Jim Hill, considered the following proposals:

Craft Liquors (390 Stuart St.). *Craft Liquors* proposes an up-scale liquor store and delicatessen offering specialty cheeses, foods, and a sandwich counter in the new ground floor retail space in The Clarendon building at the corner of Clarendon and Stuart Streets. This would be a liquor store first, deli second – in their own words – but they will not offer tobacco, lottery tickets or inexpensive nips (miniature bottles). Hours would be 10 a.m. to 10 p.m. on Monday through Saturday, and noon through 6 p.m. on Sunday. The proponent needs a retail liquor license and conditional Use 36A zoning for take-out. Trash would be handled by The Clarendon’s property managers. Although they intend to, the proponent has not yet met with the residents’ association at The Clarendon. Consequently, the Committee voted to defer taking a position on their proposal until after we have heard from the residents’ association.

Newbury Guest House (257-261 Newbury St.). The *Newbury Guest House* proposes to expand *La Voile* restaurant by adding a private dining area for 21 customers on the same floor of the restaurant. No other changes to hours or operations are being proposed. The Committee voted to not oppose the expansion.

Newbury Guest House (257-261 Newbury St.). The *Newbury Guest House* also proposes to add a bakery/sandwich counter with a 7-day retail wine/beer package store, and with no seating. The addition of a bakery is considered “as of right” for an inn-holder with a restaurant, but Conditional Use 36A zoning will be needed for the take-out aspect of the bakery. The shop would bake breads from frozen dough in a vented specialty oven. The new venting would go to the ultimate roof through an existing interior flue. The proposed wine retail was described as a small, limited offering for the convenience of the bakery customers.

With respect to the proposed bakery, the Committee voted not to oppose approval of a Conditional Use 36A (Takeout) zoning, subject to the following conditions: (1) takeout zoning is to be for this operator only; (2) the operator’s logo is to be imprinted on all paper products; (3) A trash receptacle is to be provided and maintained on the sidewalk in front of the premises; and (4) all venting is to be to the ultimate roof through an interior flue.

With respect to the proposal for a Wine and Beer-Package Store license, the Committee discussed the extent to which there are other package stores in the immediate vicinity, noting that there are two: *Deluca’s* in the same block and *Bauer Wines*, less than three blocks away. Accordingly, the Committee agreed that there was no public need for an additional package store at this location and voted to oppose the application for a package store license.

VLORA Restaurant (545 Boylston St.). *Vlora*, a full service restaurant with a 20 seat bar, proposes to extend its interior closing hour from 1 a.m. to 2 a.m., with no other operational

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changes other than keeping the kitchen open later as well. Patio closing would remain at 11 p.m. Although there are several “grandfathered” 2 a.m. closing licenses on the west end of Boylston Street in the Back Bay, many newer establishments east of Fairfield Street have been granted licenses with a 1 a.m. closing time. It has been NABB’s longstanding policy that restaurants on Boylston Street should close no later than 1 a.m. because of the impact on nearby residents of late night/early morning noise from exiting patrons. Accordingly, the Committee voted to oppose *Vlora’s* request for a 2 a.m. closing time.

SOFA Café (217 Newbury St.). A new operator proposes a coffee shop/café with ten seats plus take-out for this lower level space under the *Fish & Bone* pet supplies boutique. The proposed café operation will need both Conditional Use 37 (Restaurant) zoning and Conditional Use 36A (Takeout) zoning. No venting is proposed since the operator intends to offer only soups, sandwiches, pastry, and non-alcoholic beverages. In addition, all deliveries would go through the front door, and trash would be disposed in tote bins instead of a dumpster, with an interior trash storage area.

Unfortunately, present restaurant zoning does not differentiate between what is being proposed here, a small café with a non-vented kitchen, and full-service, large-scale restaurants that have much more impact on their neighboring residents. Therefore, if the operator were to change in the future (or if the current operator were to change its plans), this proposed small café could become a large-scale restaurant with no further public review. Further, because this location is on the north side of Newbury Street, a large restaurant’s deliveries and trash hauling activities would take place under the bedroom windows of residents who live on Commonwealth Avenue.

Due to these same concerns, the Committee recently has opposed restaurant zoning for other locations on the north side of Newbury Street, while not opposing their requests for takeout zoning at those locations. Consistent with this past position, the Committee voted here to oppose the proposed restaurant zoning for this location, but to not oppose the proposed takeout zoning. The Committee’s vote not to oppose the proposed takeout zoning was also conditioned upon the applicant’s agreement to the following conditions: (1) takeout zoning is to be for this operator only; (2) the operator’s logo is to be imprinted on all paper products; (3) a trash receptacle is to be provided and maintained on the sidewalk in front of the premises; (4) garbage is to be stored inside the building, preferably compacted, and taken out for pickup no more than one hour before collection and stored in rat-proof tote bins (not a dumpster) until pickup; and (5) no cooking on the premises.

Welcome New Members

**Thomas Amirault and Lisa
Pedicini**
Jesse Baker
Tom and Jody Gill
Charles and Kim Perkins



Important Meeting Dates

The **NABB ARCHITECTURE COMMITTEE** meets next on **July 1 at 6:30pm** at the New England College of Optometry, 424 Beacon St.

The **COMMUNICATIONS COMMITTEE** will meet on **Monday July 1 at 6:30pm** in the NABB office.

The **NABB LICENSING & BUILDING USE COMMITTEE** will meet on **July 8 at 7:00pm** at the Lenox Hotel.

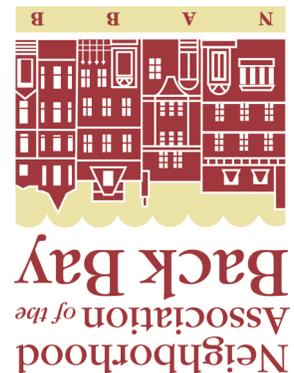
The **CITY SERVICES COMMITTEE** will meet on **July 8 at 6pm** in the NABB office.

The **SPECIAL EVENTS COMMITTEE** will meet on July 10 at 5:30pm in the NABB office.

The **MEMBERSHIP COMMITTEE** meets on the 4th Tuesday. The next meeting is on July 23 in the NABB office at 5:30pm.

The **DEVELOPMENT AND TRANSPORTATION COMMITTEE** meets on the 4th Tuesday of the month. The next meeting is on July 23 at 6:30pm at The Learning Project, 107 Marlborough St. Please let the Committee know if you plan to attend.

The **BACK BAY POLICE PANEL** meets on the last Wednesday of the month. **Next meeting: Wednesday, July 31, at 6:00pm** in the Boston Public Library. The **NABB CRIME COMMITTEE** meets at 7:00pm following the Police Panel. For information, please call the NABB office.



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