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WEDNESDAY MAY 22 | 6:30-8 PM NEIGHBORHOOD FORUM

History of the Commonwealth Avenue Mall and its Unique Role as the Green Axis of the Back Bay

Join Margaret Pokorny, Chair of the Commonwealth Avenue Mall Committee and a member of the Board of Directors of NABB for a lecture and discussion about the replanting, preservation and maintenance of the "The Grandest Boulevard".

French Cultural Center, 53 Marlborough Street, Back Bay
Free and open to the public.

Contact 617-247-3961 or info@nabbonline.com for more information.

Presented by the Neighborhood Association of the Back Bay

www.nabbonline.com



Friends & Neighbors Events

LET'S WINE AND DINE will hold its Elegant Dinner on May 18.

The **WINE TASTING GROUP** will hold its next event on May 23 at the New England College of Optometry.

YOUNG FRIENDS AND NEIGHBORS

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

Special Events: Bacco's Wine + Cheese Tasting, May 8, 5-7pm

SAVE THE DATE - The **Special Events Committee** presents **WALK. LEARN. TALK. EAT.** a **Walking Tour of the BACK BAY WEDNESDAY MAY 29 | 5:00-6:30 PM** followed by a **Reception at The College Club.** The Tour will be conducted by William Young, Senior Pres-

ervation Planner, Back Bay Architectural Commission. The tour is open to the first 30 people. For more information, please go to www.nabbonline.com.

MOMS' GROUP Help support the hundreds of families with young children in the Back Bay, and be a coordinator for the Moms' Group! New parents will be able to connect with each other through weekly meetings you'll facilitate in the neighborhood. If you have an infant or toddler and can attend some of the group's gatherings, please contact Angela Wang at wanga-home@yahoo.com or 617-823-5378 (c) if you're interested in helping the group.

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 May 21 at noon.

CANDIDATES' FORUM

Democratic Nominee for State Representative
8th Suffolk District

Tuesday, **May 7th beginning at 6 pm**

Location: **116 Mt. Vernon St. in Beacon Hill**

Candidates scheduled to attend:

Josh Dawson
Jay Livingstone

The format will be question and answer.

If you have questions you would like to ask the candidates, please forward to Steve Wintermeier at swintermeier@hotmail.com. The candidates will be provided questions in advance and as such we request all questions to be submitted by May 3, 2013.

Primary is scheduled for May 28, 2013 - **PLEASE VOTE!**

NABB Licensing & Building Use (LBU) Committee Report for April 2013

Pret a Manger (855 Boylston St.). Pret a Manger, which currently operates a restaurant at 507 Boylston St., proposes to open a second restaurant at 855 Boylston St., the current location of Eastern Mountain Sports. The restaurant would be open from 6:30 a.m. to 8:00 p.m., and would have approximately 58 seats inside and 24 seats on an outdoor dining patio. There would be no cooking on site, no alcohol would be served, and garbage would be stored inside the restaurant. The LBU Committee agreed not to oppose Pret a Manger's zoning and licensing applications for an outdoor dining patio and its proposed restaurant and takeout operations subject to the applicant's agreement to the following conditions: (1) The takeout license is to be for this operator only (Pret a Manger); (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 (5) No cooking on the premises.

Hotel Chocolat (141A Newbury St.). Hotel Chocolat currently operates a retail chocolate store at 141A Newbury and proposes to open a café there with an outdoor dining patio. The café would serve pastries, croissants, and similar fare. There would be no cooking on site and no alcohol would be served. Deliveries would be made on Dartmouth St. and brought by hand-cart to the rear of the building (delivery trucks would not use the alley). The café would be open from 7:00 a.m. to 11:00 p.m., with a closing time of 10:00 p.m. for the patio.

The LBU Committee agreed not to oppose Hotel Chocolat's zoning and licensing applications for an outdoor dining patio and its proposed takeout operations subject to the applicant's agreement to the following conditions: (1) The takeout license is to be for this operator only (Hotel Chocolat); (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; (5) No cooking on the premises; and (6) Patio is to close no later than 10:00 p.m.

However, the Committee voted to oppose Hotel Chocolat's zoning application for a new restaurant operation at that location because it is on the north side of Newbury Street. NABB has a longstanding policy of opposing proposals for new restaurants on the north side of Newbury Street because of the adverse impact of trash, deliveries, cooking odors, and late night noise on Commonwealth Avenue residents whose homes share the alley with businesses on Newbury Street. Although Hotel Chocolat's proposal would appear to have a minimal impact on those residents, the Zoning Board of Appeal (ZBA) uniformly refuses to restrict a property's use as a restaurant to the current operator only. Therefore, if the ZBA were to allow Hotel Chocolat's location to be used for a new restaurant, a subsequent operator could significantly change the nature of the restaurant without any further review by the ZBA or any input from the neighborhood. (building).

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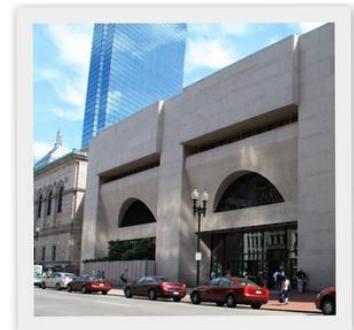
Trattoria Newbury (264 Newbury St.). *Trattoria Newbury* currently operates a restaurant with a wine and beer license at 264 Newbury St. The restaurant has operated at this location and under the same management since 2008, the name having changed from *Bottega Fiorentina* after one of the original owners sold their interest. The operators are seeking an amendment to their wine and beer license to allow them to serve cordials/liqueurs. In addition, the operators are seeking to be designated as the allowed operators for their takeout operation. An earlier order from 1990 had designated the property's landlord as the operator of the site's takeout operations, and that order has not been updated since *Trattoria Newbury* became the current operators. In accordance with NABB's policy, the LBU Committee agreed not to oppose *Trattoria Newbury's* application to add cordials/liqueurs to its wine and beer license because the current operators have been doing business at the same location for at least one year and have had no significant licensing violations. The Committee also agreed not to oppose *Trattoria Newbury's* request to be designated as the operator of its takeout restaurant operations, noting that the 1990 order includes all of the provisos which NABB would request today (including that trash be compacted and stored inside the building).

Boston Public Library Contemplates Renovation of the Johnson Building

The Boston Public Library is soliciting comments and suggestions on the proposed renovation of the Johnson Building. Comments are being taken on a board in the Johnson lobby, on the BPL website, by email to compass@bpl.org, or by letter to the Boston Public Library, 700 Boylston Street, Boston MA 02116.

The questions posted on the display at the Central Library are:

1. What areas or services in the library seem underutilized when you visit? What areas might need some updating?
2. What can the library do to establish a stronger connection to Boylston Street and Exeter Street?
3. How might the library make the Johnson Building more attractive and inviting?
4. What sorts of enterprise or entrepreneurial opportunities might the library pursue? What sorts of entrepreneurial activities might fit in well in the Johnson Building?



Architecture report, April, 2013

A public meeting was held on April 8 concerning the memorial to **Kip Tiernan** that is planned for the Dartmouth St. Mall. Four proposals were presented for review. As you know, NABB has supported the installation of a memorial, although we are not involved in choosing a specific design. The proposals can be viewed at rosiesplace.org/kiptiernanmemorial. Comments can be sent to jmineo@rosiesplace.org.

The Architecture Committee saw several proposals at our meeting on April 3.

At **315 Dartmouth Street**, the owner proposes to add a green roof and a small roof deck, along with ornamental cresting on the upper mansards and along the library parapet. We did not oppose, and the Commission approved the proposal.

At **275 Marlborough Street** the developer is converting a 10 unit building to 2 condos. We took issue with the proposal to combine two basement windows to create a garage entrance, contrary to the BBAC guidelines. The Commission agreed with our position and denied the proposed opening.

At **363 Marlborough Street** the owner is reconstructing an oriel on the side of the building. We supported his proposal in principal. The Commission approved it, requiring that the oriel be clad in copper.

We also heard again a request from the developers of **5 Marlborough Street** that we support a rear yard setback variance in order to erect a garage that was previously approved by the Commission. We voted not to support the variance, but agreed to support a height variance for an unoccupied headhouse on the upper roof (which we believe was cited in error) if the request for the rear yard variance were withdrawn. The applicant agreed to this proposal, which will enable him to move forward with the project.

Please support the businesses in the Back Bay

The recent terrible events have been especially hard on the restaurants and other businesses in the Back Bay. Please do your part to help them—Go out to dinner! Host a brunch!—Make one more purchase! —Help to make the Back Bay STRONG once again!

New NABB Members

Anita Lemaire
Taylor and Peter McIntire
Scott and Beth Minick
Karen Shine and Frank Duncan
Scott and Nawamas Thatcher
Karen and Mark Zecher
Zocalo Cucina Mexicana



Important Meeting Dates

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

The **NABB LICENSING & BUILDING USE COMMITTEE** will meet on **May 6 at 7:00pm** at the Lenox Hotel.

The **MEMBERSHIP COMMITTEE** will meet on **Tuesday May 7 at 4pm** in the NABB office.

The **CITY SERVICES COMMITTEE** will meet on **May 13 at 6pm** in the NABB office.

The **DEVELOPMENT AND TRANSPORTATION COMMITTEE** meets on the 4th Tuesday of the month. The next meeting will be on **May 28 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, May 29, 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.

Pink, small, and punctual,
Aromatic, low,
Cover in April,
Candid in May,
Dear to the moss,
Known by the knoll,
Next to the robin
In every human soul.
Bold little beauty,
Bedecked with thee,
Nature forswears
Antiquity.

Emily Dickinson

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