

Neighborhood  
Association of the  
Back Bay



Bulletin

March 2017



## Public Meeting on the Back Bay / South End Gateway Project

6:00 PM to 8:00 PM on Wednesday, March 1, 2017

Boston Common Hotel and Conference Center  
40 Trinity Place

In January 2017, Boston Properties, LP, filed a Draft Project Impact Report regarding its proposed expansion to the 165 Dartmouth Street Garage and Back Bay Station, which was initially built on air rights above the Massachusetts Turnpike in the late 1980s. The proposed project is conceived as a transformative, mixed-use, transit-oriented redevelopment, which is intended to integrate and connect the surrounding Back Bay, South End, and Bay Village historic neighborhoods. It is comprised of up to approximately 1.26 million square feet of mixed-use redevelopment, consisting of a new office building with ground floor retail, two new residential buildings, a one- to two-story vertical retail expansion of the existing Back Bay Station building, and the partial redevelopment of the existing 165 Dartmouth Street Garage.

Please attend this important public meeting to make certain your views about the project are heard. You can also email NABB's Development and Transportation Committee at [dtcnabb@nabbonline.com](mailto:dtcnabb@nabbonline.com) to receive more information about the project as it becomes available.

Visit us on the web @ [www.nabbonline.com](http://www.nabbonline.com)

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## Architecture Committee Report February 2017

The most significant application we heard this month was the proposal by the Eliot Hotel to relocate its valet parking zone in order to accommodate a protected bike lane next to the sidewalk curb at the corner of Massachusetts and Commonwealth Avenues. While our committee understands the need to accommodate the proposed bike lane, we were concerned that the proposal would require the removal of the mature Locust trees that the hotel planted along Mass. Ave. several years ago. The Garden Club and the Back Bay Architectural Commission (BBAC) shared this concern, and asked the applicant to work with the various agencies concerned on this aspect of its proposal to see if there is a way to accommodate the cyclists and keep the trees as well. We hope to see a revised plan in April.

Our committee has submitted a proposed policy on the placement of heating and cooling (HVAC) units to the BBAC. The policy was recently approved by NABB's Board of Directors. We support the BBAC's Guideline that states that all such units should be placed on the ultimate roof of the building, because that location creates the least impact on neighbors. Because it seems that some residents are ignoring this requirement, we felt a fuller explanation of the policy would be helpful to the BBAC as well as to the applicants.

If you have comments or questions about the Eliot Hotel application, the BBAC's Guideline for HVAC units, or anything else before our committee, please contact Sue Prindle or Susie Shafer through the NABB office or by emailing us at [architecture@nabbonline.com](mailto:architecture@nabbonline.com) and we will be happy to give you further details.



### *Tour of the Massachusetts State House 10:00 a.m. on Wednesday, March 8, 2017*

The magnificent setting of our state government for over two centuries has become an outstanding museum reflecting the history of Massachusetts since colonial times. Its spacious marble-floored corridors are lined with the portraits of Massachusetts governors and murals depicting our state's unique heritage. Adamses, Hancocks, Reveres, and Winthrops live on in statues and paintings recreating the glory of their times.

Of course, the State House is also a vital place of work for the leadership that guides our state today. During the tour you are able to observe the Senate and House of Representatives as they convene in their hand-somely appointed chambers.

Past and present are partners in the Massachusetts State House. NABB cordially invites you to walk through the grand old building with a guided tour for this enjoyable, informative, and memorable event.

There is no cost for the tour, which begins in Doric Hall on the State House's second floor. Following the tour, gather with us for lunch at the **21st Amendment**, 150 Bowdoin Street.

Please email Lois Houghton at [loisjhoughton@gmail.com](mailto:loisjhoughton@gmail.com) for reservations and indicate if you will be able to attend the tour, lunch, or both.

## Licensing and Building Use Committee Report February 2017

The committee heard one application in February.

**Pressed, 211 Newbury Street** – This is described as a plant-based grab-and-go location with a limited, although not decided, number of seats. It is the third location in this small locally owned chain, joining units on Charles Street and Tremont Street. They expected to have more people stay to eat but have found most just take out. In their newer location in the South End, they have only 5 or 6 single seats. There is no cooking other than a toaster on site, with deliveries daily from their commissary in a small van through the alley. Storage of trash is indoors. There is no alcohol. Hours are proposed 7 AM to 9 PM, although they generally close earlier at their other locations because of lack of later business. While they expected their biggest business to be pressed juice, it is actually plant-based shakes. The concept and execution so impressed a vice president from Whole Foods that she pursued them; they have just signed a contract to open free standing stores within three suburban Whole Foods markets. It is not clear if this will be defined as a restaurant or a retailer by ISD; we told them it would be much easier for us if they were a retailer since this is on the north side of Newbury Street.

The committee voted unanimously not to oppose any conditional use permit based on this operator only, no cooking, indoor storage of trash, and deliveries through the alley from a van only. The Executive Committee affirmed the vote.

In other news, Lara Shkordoff has agreed to become co-chair of the committee. Please wish her well as she takes on this new role.

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### Upcoming NABB Activities in April!

On Thursday, April 6th, from 7:00 p.m. to 8:30 p.m., the *Condo Management Group* will meet in the First Church Chapel, 66 Marlborough Street. Their guest speaker will be Sandy Steele, Esquire, who will talk about issues of renters, condominium document provisions, and short-term rentals.

On Saturday, April 8th, at 10:30 a.m., the Special Events Committee is hosting a tour of *Fenway Park*. America's Most Beloved Ballpark is uniquely nestled in the City of Boston and is a place where dreams are made, traditions are celebrated, and baseball is forever. One of Fenway's experienced tour guides will provide a thrilling, one-hour walking tour of the Park. If you want to go on the tour, please contact the NABB office and also let us know whether you want to join us for lunch at Tony C's afterwards. The cost of the tour is \$21 per person (not including lunch).

On Saturday, April 22nd, at 11:30 a.m., the Special Events Committee is also hosting a tour that will take you behind the scenes at *Symphony Hall*. A volunteer guide for the Boston Symphony Orchestra will take us backstage where we can see the Hall through the eyes of the orchestra. If you want to go on the tour, please contact the NABB office and also let us know whether you want to join us for lunch at Brasserie JO afterwards. The cost of the tour is \$15 per person (not including lunch).

## Friends & Neighbors Events

NABB invites new and current members to get together at our **Meet & Greet** every 2nd Monday at La Voile. Our next Meet & Greet is Monday, March 13th, 6 - 8 pm, at La Voile Brasserie, located at 261 Newbury Street. There is a cash bar, and a 20% discount on all beverages and food. Complimentary light appetizers are provided by NABB. **Thank you, La Voile!**

**MEN'S DISCUSSION GROUP** - This group of working, semi-working and retired men with diverse backgrounds meets for lunch and discussion at noon on the 3rd Tuesday of this month (March 21st). For more information, contact Grant Schaumburg at [mensgroup@nabbonline.com](mailto:mensgroup@nabbonline.com).

The **Back Bay Salon** meets next on Monday, March 27th, at 7:00 pm. The Salon is open to all NABB members and their guests. For more information, contact Linda at [backbaysalon@nabbonline.com](mailto:backbaysalon@nabbonline.com).

## Important Meeting Dates

The **Architecture Committee** meets on the first Wednesday of each month. Next meeting: March 1st at 6:30 pm in the Clausen Room of the New England College of Optometry, 424 Beacon Street.. For more information contact Sue Prindle or Susan Shafer at [architecture@nabbonline.com](mailto:architecture@nabbonline.com).

The **Licensing and Building Use Committee** meets on the first Monday of each month. Next meeting: March 6th at 7:00 pm at the Lenox Hotel. For more information contact Elliott Laffer at [lbu@nabbonline.com](mailto:lbu@nabbonline.com).

The **Green Committee** meets at 5:30 pm on the second Wednesday of each month at the Learning Project, 107 Marlborough Street. Next meeting: March 8th. For more information, please contact Michael McCord at [green@nabbonline.com](mailto:green@nabbonline.com).

The next **Police Panel / Public Safety Forum** will take place at 6:00 pm on Thursday, March 30th, in the Sanctuary of the First Church in Boston, 66 Marlborough Street. For more information, please contact Don Carlson at [publicsafety@nabbonline.com](mailto:publicsafety@nabbonline.com).



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