



Bulletin

August 2017



Important Neighborhood Forum On Back Bay's First Proposed Medical Marijuana Dispensary

7:00 p.m. to 8:30 p.m.
Wednesday, August 9, 2017

**Boston Architectural College
320 Newbury Street**

As you may have heard, an application for what could be the first medical marijuana dispensary in the Back Bay, planned for 331 Newbury Street, is working its way through the regulatory approval process. In order to better inform NABB members about the issues raised by the application for the planned dispensary, to answer your questions, and to hear your opinions, NABB is holding a neighborhood forum on Wednesday, August 9, from 7:00-8:30 PM in Cascieri Hall at the Boston Architectural College, 320 Newbury Street near Hereford Street. In addition to the applicant and his representatives, we expect to have government officials who can address the regulations around medical marijuana dispensaries and their experiences with other existing dispensaries in Massachusetts. There will be substantial time set aside for questions and input from the audience.

NABB members who sign up in advance to attend this forum will be admitted to Cascieri Hall before others who may want to attend. If you are a NABB member and would like to sign up to attend the forum, please contact the NABB Office.

SUMMER WINE TASTING
Thursday, August 24, 2017 6:30-8:30 p.m.

New England College of Optometry
424 Beacon Street, Boston



To RSVP, make your payment of \$30 member/ \$35 non-member before our cutoff of August 16th. ****No cancellations or refunds after this date.**** Send your check (payable to NABB) to: Sheri Olans, 51 St. Stephen Street. Boston, MA 02115. Please include your email, phone number, and the names of guests on your check. **Questions?** Contact winetasting@nabbonline.com.

Visit us on the web @ www.nabbonline.com

160 Commonwealth Avenue L8, Boston, MA 02116 Tel: 617.247.3961 Email: info@nabbonline.com

Architecture Committee Report July 2017

Commercial applications

314 Newbury Street (pictured to the right) - The applicant proposed revising and raising the digout at this address and erecting a rear addition that is within the zoning envelope. We supported this proposal, as it is consistent with the guidelines and the goal of improving the alleyscape by including trash storage and handicapped access. The Back Bay Architectural Commission (BBAC) approved it.



275 Newbury Street - We also supported this proposal, which includes the expansion of the penthouse to incorporate an existing stair and the creation of a garage door in a non-original rear façade. This application will be heard by the BBAC next month.

276-278 Newbury Street - We supported the front yard digouts proposed for this location. Although we did not object to a 2 story, zoning compliant rear addition in the Boylston-Newbury alley, we did not support placing the bay above it at 276 Newbury. We urged the applicant to store any required dumpsters inside the building and questioned the widening of the display windows and the proposed glass doors. The BBAC will also hear this application next month.

Residential applications



35 Commonwealth Avenue (pictured to the left and right) - The developer has acquired this Bay State building to create condos. In general we felt it was a significant improvement for this building and therefore supported it. We supported the proposed garage opening, as the rear façade has already been compromised and the fire escape will be removed, and the penthouse and deck, which we understand will be sunk into the roof to be minimally visible. The project was approved by the BBAC with the exception of the penthouse and deck, which had not been appropriately noticed by the city. We anticipate that it will be approved next month.



349 Commonwealth Avenue - The owner of the top floor unit would like to construct a penthouse on one of 3 sister buildings. (349-353 Comm. Ave. is pictured to the left. The penthouse would be on the building on the right.) We opposed it because it will destroy their symmetry and the scale of the buildings. We were also concerned that the proposal violates the guidelines by raising a chimney and party walls and by extending beyond both the front and rear chimney lines. The applicant came to the BBAC with a proposal that was 9 feet lower than the one we saw, but there was no opportunity to review it in detail. The BBAC nevertheless approved it, subject to review of a revised mockup.

Licensing and Building Use Committee Report July 2017

The committee heard four applications on July 10th, but one, for 284 Commonwealth Avenue, had previously been heard by the Architecture Committee which was the appropriate venue. The committee took no position on that application. The other three are described below.

Compassionate Organics, 331 Newbury Street: This is a proposed medical marijuana dispensary. The facility anticipates serving 200-300 patients per day and will be open from 10 AM – 8 PM. They expect that the vast majority will be foot traffic rather than people driving. Deliveries will be at random times from an unmarked vehicle through an access off the alley. The lease specifies that there will be no queuing outside the building. The facility, which will require a conditional use permit from the Board of Appeals, will not be accessible, beyond the staffed outer lobby, except to those who have prescriptions and have not purchased their monthly allotments according to the state database. They expressed a willingness to accept any conditions that the neighborhood might request. Because the rules for recreational marijuana are not yet settled, it is not clear if they will ultimately want to additionally offer that product, but the proponent pledged that it would always be a medical marijuana facility that would meet any requirements for that use.

While the committee voted 4-2 not to oppose the application for a medical marijuana dispensary while explicitly taking no position on recreational marijuana, the Executive Committee felt that the application needed more reflection.

Because this is the first time that NABB is considering with an application related to marijuana, the Executive Committee decided to table its decision until its August meeting and for NABB first to sponsor a neighborhood forum on medical marijuana dispensaries and this particular application. The forum will allow members to learn the details of the regulations for these dispensaries and the details of the Compassionate Organics proposal, to ask questions, and to state their opinions.

Honeygrow, 565 Boylston Street: This is a proposed fast casual restaurant at the location currently occupied by Globe. There will be no alcohol. They estimate that 50% of the business will be takeout. There will be around 60 seats, including 12 on the patio. Hours will be 10:30 AM – 11:00 PM. They expect to modify the storefront so they will have their own entrance. They expect to take over the space on January 1 and open in the spring.

The committee voted not to oppose, and the Executive Committee ratified that position.

SLT, 341 Newbury Street: This is a pilates studio to be located on the third floor of the Danker and Donahue building. There will be one studio with a capacity of 12 clients and 1 instructor. The only items offered for sale will be small accessories like socks and t-shirts. Hours will be 6:30 AM – 8:00 PM.

The committee voted not to oppose, and the Executive Committee ratified that position.

We encourage all NABB members to receive the Bulletin by email instead of by snail mail. If you do, you will also receive our weekly NABB e-News and other occasional electronic communications that provide you with more information about what is going on in the neighborhood. Simply contact the NABB office (by calling (617) 247-3961 or emailing info@nabbonline.com) and provide us with your email address so that we can add you to our growing list of electronic Bulletin and e-News recipients!

Friends & Neighbors Events

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 (July 18th). For more information, contact Grant Schaumburg at mensgroup@nabbonline.com.

Coming Up Next Month!!

THE PHANTOM OF THE OPERA

At the Boston Opera House at 7:30 p.m. on Wednesday, September 13th. Orchestra seats are \$95. Dinner at Café Marliave at 5:30 p.m. Contact natalie.bassill@sothebysrealty.com to reserve your seat!

LET'S WINE & DINE'S ANNUAL FALL COCKTAIL PARTY

At the Algonquin Club from 6:00 p.m. to 8:00 p.m. on Friday, September 15th. Price: \$45 (includes one glass of wine and delectable hors d'oeuvres. lwad@nabbonline.com.

Important Meeting Dates

The **Architecture Committee** is meeting on the first Wednesday of this month. Next meeting: August 2nd 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.

The **Green Committee** meets at 5:30 pm on the second Wednesday of each month at the Learning Project, 107 Marlborough Street. Next meeting: August 9th. For more information, please contact Michael McCord at green@nabbonline.com.

The **Licensing and Building Use Committee** is meeting on the first Monday of this month. Next meeting: August 7th at 7:00 pm at the Lenox Hotel. For more information contact Elliott Laffer at ibu@nabbonline.com.

The next **Police Panel / Public Safety Forum** will take place at 6:00 pm on Thursday, August 31st, in the Sanctuary of the First Church in Boston, 66 Marlborough Street. For more information, please contact Don Carlson at publicsafety@nabbonline.com.



Neighborhood Association of the Back Bay, Inc.
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