

**Charlestown Neighborhood Council  
Meeting Minutes  
April 6, 2021**

7:09 PM Explanation of Zoom procedures and possible technical issues.

Pledge of Allegiance

Tom thanks Peg for working last night to get the meeting right. It's our 4<sup>th</sup> Zoom meeting. CNC Chair, Tom Cunha, opens the meeting with sixteen members of the Charlestown Neighborhood Council present either at the Knights of Columbus Hall, Medford Street, Charlestown or attending on Zoom.

**Roll Call:** ✓Present                      ●Not Present

✓	<b>Tom Cunha</b>	✓	<b>Lisa Collins</b>	●	<b>Eileen Ward</b>
✓	<b>Peg Bradley</b>	✓	<b>Barbara Babin</b>	✓	<b>Tim McKenna</b>
●	<b>Karson Tager</b>	✓	<b>Elaine Donovan</b>	✓	<b>Tracey Shea</b>
✓	<b>Mary Boucher</b>	✓	<b>JD Mangrum</b>	✓	<b>Paul Hollien</b>
✓	<b>Tera Lally</b>	●	<b>Erin Sullivan</b>	✓	<b>Nancy Johnsen</b>
●	<b>Bill Galvin</b>	✓	<b>Ed Grace</b>		
✓	<b>Richard McCarthy</b>	✓	<b>Mayra Martinez</b>		
✓	<b>Jean Wilson</b>	●	<b>Shelley Mogil</b>		

**Motion to Approve February and March Minutes**

**Approved**

**Chairman's Correspondence:**

Rich McCarthy (Development Chair) started a dialogue with 1 Mystic. A couple more discussions are due and then we can get them to a General Meeting with the Council.

Tonight the builders from 201 Rutherford Ave will present. N.E. Development (current owners of the mall).

Tom received a call from the people at Hood. They are thinking about bringing their hotel plan forward.

There have also been many calls from the Community regarding "porch pirates". The police are on top of it. Many of the elderly are very concerned. Tom asks for them to forward their names and addresses so police can calm their fears.

Traffic in Sullivan Square is back. Tom went to the Traffic Dept. We need traffic control and we'll have to put it on the developers – where do their workers park and how are they getting in to town?

Raul Duverge (BPDA) will go over the Article 80 process tonight.

**Motion to dispense with the regular order of business and go right into Presentations.**

**Approved**

**Presentations:**

**New England Development** – current owners of the Bunker Hill Mall

Project Team: BPDA – Raul Duverge

New England Development – John Twohig, Risa Meyers

Elkus Manfredi – David Manfredi, Brian Scott

Copley Wolf – Ian Ramsey, Achan Sookying

Goulston & Storrs – David Linhart

VHB – Lauren Devoe, Mark Jackson

Vanesse & Assoc. – Jeffrey Dirk, Bernie Guen

WSP – Thomas Burroughs, Lisa Joelle Jahn

Mr. Twohig thanks everyone for attending tonight. He'll talk a little bit about the project and is interested in people's input. His team is here and on Zoom.

Issues to touch upon tonight:

- Austin Street sidewalk
- Parking
- Shadow
- Zoning
- Community Benefit

**Site context:**

Wrapped around the 99 Restaurant

Transit oriented location

Density along Rutherford Ave

**Goals:**

Affordable and Middle Income Housing

Town homes at the base along Austin Street

**Street Edge:**

Landscaped

Tree Cover (important to pedestrians)

**201 Rutherford will forward the presentation via email to Council.**

### **Turns back to the Chair, Tom Cunha**

Tom says we have to have a public meeting, a Development Committee meeting. The Community Council will ask questions then we'll get feedback and then we can write a letter of endorsement.

Tom asks when will they be in the ground? We have to worry about traffic and the impact to the community.

What are the building materials? Steel?

What is the time frame? They will get all their approvals in place and start in Spring 2022.

Tom also asks about the new type of development for "compact living". His concern is that it should not affect the people who live here now. We want a plan to handle transportation and parking. Mass transit, bikes, Uber – we need to see back-up data that it works.

Tom is happy that we have time to negotiate. None of our mitigation should be used for paving and O'Reilly Park because the BRA (BPDA) neglected it for years.

New England Development has to be a better neighbor.

Rich McCarthy (Development Chair) will work with you to put together a community meeting.

The Chair also says that he does not like the word "mitigation". It should be an obligation.

Elaine Donovan asks why they couldn't update the front of the plaza for forty-five years but now that you want to build, you'll fix the front?

Lisa Collins asks about the businesses that are already there. How will they function and run their businesses when all of this is being worked on? How will this affect people who need to use CVS and the Post Office?

Ed Grace mentions that N.E. Development has been there since 1977 and the Main Street wall looks like a prison separated from the rest of the town. He also mentions the 99 has given to our youth sports but N.E. Development has not.

Also, ride share is a big problem. They'll be circling the blocks and tying up the streets. We'll also be losing parking spots in the Mall. Currently there are school buses picking up children each morning in the 99 parking lot.

### **BPDA**

**Raul Duverge and Chris Breen are here to explain the Article 80 process and answer any questions. You can also find that information on the BPDA website.**

Rich McCarthy asks if they can send the Article 80 in PDF so Peg can get it to the Council.

Raul says that there are in fact projects that don't make it all the way through the process with the BPDA.

Questions come up about planning. Zoom issue.

Peg thanks Raul and Chris for coming.

**Motion to get back to regular order of business**

**Approved**

**The Chair Opens Floor:**

Tom Cunha makes an announcement. Mike Charbonnier had a very serious surgery this morning. Keep him in our good thoughts.

Rich encourages people to take a look at the property from Sherman to Dorrance Streets. It is not as close to Sullivan Square as you may think.

Tom Cunha received a letter appointing Myra as the representative to the CPA.

**The Chair makes a motion to dispense with regular order of business.**

**Approved**

Tom Cunha wants to hold off until September to have the candidates for Mayor. We will put four questions together and have the candidates answer.

**Committee Reports**

**Public Safety** - Ed Grace reports that a homicide and 4-6 assaults are being actively investigated. Charlestown stats are very low and very very good. They are always dealing with "porch pirates". Ed advises residents to call 9-1-1 with a description of clothing, height, race, etc. Give as much information as you can. Give the 9-1-1 operator the color of the car, partial plate, etc.

Also, North Washington Street construction news: The City hired crossing guards and police officers to assist with school crossings.

**Motion to adjourn: 9:07 pm**

**Approved**