

## News

44 North Beacon St, Allston

The proposed project consists of an approximately 53,800 GSF building with 54 residential units and 35 below-grade parking spaces, along with 1,500 SF of indoor amenity space and 3,850 SF of outdoor amenity space. The project will be located on a 0.4 acre site (17,640 SF) with height ranging from approximately thirty-one feet along North Beacon Street, to approximately sixty-nine feet in the deepest pocket of the site, furthest from North Beacon Street.

<http://www.bostonplans.org/projects/development-projects/44-north-beacon-street>

[Gary.J.Webster@Boston.gov](mailto:Gary.J.Webster@Boston.gov)

The comment period for 81 Chestnut Hill Ave in Brighton ends on Monday, February 20, 2018. 81 Chestnut Hill Avenue, LLC is looking to replace an existing multi-family structure with a new 4-story, 15-unit residential building of approximately 25,573 gross square feet with three (3) main residential levels above a ground-level parking garage for 17 vehicles. Two (2) of the residential units will be designated as affordable. Twelve of the fifteen units will be two (2) bedroom units and 3 of the 15 units will be three (3) bedroom units.

<http://www.bostonplans.org/projects/development-projects/81-chestnut-hill-avenue>

[Michael.A.Sinatra@Boston.gov](mailto:Michael.A.Sinatra@Boston.gov)

The comment period for Allston Yards in Allston ends on Tuesday, February 21, 2018.

The Proposed Project will replace an existing retail center located at 60 Everett Street Allston with a mixed use project comprised of residential, office, grocery, restaurant, fitness and retail uses, as well as a new approximately 0.5-acre community green, activated with year-round programming to enhance public use and enjoyment.

[www.bostonplans.org/projects/development-projects/allston-yards](http://www.bostonplans.org/projects/development-projects/allston-yards)

[Casey.A.Hines@Boston.gov](mailto:Casey.A.Hines@Boston.gov)

The comment period for 40 Rugg Rd in Allston ends on Wednesday, February 28, 2018.

<http://www.bostonplans.org/projects/development-projects/40-rugg-road>

[Casey.A.Hines@Boston.gov](mailto:Casey.A.Hines@Boston.gov)

The comment period for 5 Washington St in Brighton has been extended to Friday, March 9, 2018.

5 Washington Square, LLC proposes to construct approximately 132,500 square feet of gross floor area in a five-story residential building that includes approximately 115 units and approximately 12,500 square feet of ground floor retail.

<http://www.bostonplans.org/projects/development-projects/5-washington-street>

[Casey.A.Hines@Boston.gov](mailto:Casey.A.Hines@Boston.gov)

The comment period for Suffolk University First IMP Amendment for 1047 Commonwealth Avenue in Allston ends on Tuesday, March 13, 2018.

Suffolk proposes to lease the residential portions of floors one through six of the building for a term of two years to provide temporary housing for up to 350 students. The property was previously used by Boston University as a temporary residence hall.

<http://www.bostonplans.org/projects/development-projects/suffolk-imp-2008->

[1?utm\\_source=Neighborhoods&utm\\_campaign=b58e371285-Suffolk CommAve IMP Amendment 1 17 2018&utm\\_medium=email&utm\\_term=0 bccda74844-b58e371285-137477537](http://www.bostonplans.org/projects/development-projects/1550-soldiers-field-road-and-21-soldiers-field-pla)  
[Gerald.Autler@Boston.Gov](mailto:Gerald.Autler@Boston.Gov)

The comment period for 1550 Soldiers Field Rd & 21 Soldiers Field Pl in Brighton ends on Monday, March 26, 2018.

Dinosaur 1550 LLC (the “Proponent”), an affiliate of Dinosaur Capital Partners LLC, as the proposed owner-developer of two (2) parcels of land at 1550 Soldiers Field Road and 21 Soldiers Field Place in the City of Boston’s Brighton neighborhood (the “Project Site”). The Project Site includes 1.65 total acres (approximately 71,984 total square feet), with the Principal Development site consisting of a 1.08-acre (approximately 46,997 square feet) parcel at 1550 Soldiers Field Road and the smaller 0.57-acre (approximately 24,987 square feet) parcel located at 21 Soldiers Field Place. The proposed project includes the construction of 211 market-rate apartment units in a six-story structure at 1550 Soldiers Field Road (the “Principal Development”) and 38 income-restricted homeownership units at 21 Soldiers Field Place in a four-story condominium building (the “Associated Off-Site Project”), with a combined floor area of approximately 223,000 gross square feet and approximately 175 on-site parking spaces for both building components; including 148 spaces in an underground garage at the 1550 Soldiers Field Road building and 27 open-air garaged spaces at 21 Soldiers Field Place (collectively, the “Proposed Project”). While the Proposed Project will consist of two (2) new buildings situated on their own separate parcels of land, the overall Project Site will be master planned and designed together, with vehicular access from Soldiers Field Place, compatible site and pedestrian access improvements, robust usable open space and related public realm measures. <http://www.bostonplans.org/projects/development-projects/1550-soldiers-field-road-and-21-soldiers-field-pla>  
[Lance.Campbell@Boston.gov](mailto:Lance.Campbell@Boston.gov)

The City announced the opening of SuccessLink, an online tool that enables Boston youth to register for summer jobs. The SuccessLink application will be available through 11:59 p.m. on Friday, March 30, 2018. Teens can apply 24 hours a day on the BCYF Youth Engagement & Employment (YEE) Division website on [youth.boston.gov](http://youth.boston.gov).

A gateway to Boston College, the McMullen Museum of Art welcomes you to its new, expanded home in the renovated Renaissance Revival palazzo at 2101 Commonwealth Avenue in Boston. For a complete list of upcoming events, [visit us on the web](#). For more information on upcoming programs, events, and exhibitions, [sign up for the McMullen Newsletter!](#)

## Brighton Main Street Volunteer Opportunities

### Event Promotion:

- What: Wiping down our sandwich board signs and switching out the letters
- Day: Saturday, 2/24
- Time: 11 am - 12 noon
- Location: BMS Office, 358 Washington St
- Lead/day-of-event contact: Chris Parisi, BMS Vice President

### Easter Egg Hunt Event Volunteering:

- What: hiding eggs, traffic management, toy raffle, cleanup etc
- Day: Saturday, 3/31
- Time: anytime between 8 am - 12 noon (one-hour shifts or entire event)
- Location: Sisters of St. Joseph, 637 Cambridge St
- Lead/day-of-event contact: Volunteer Coordinator TBD

Please email [director@brightonmainstreets.org](mailto:director@brightonmainstreets.org) if you are available to help with either event (include time you are available if signing up for egg hunt). I will provide more details, instructions, and contact info to those who sign up. And thank you! Liz Sullivan

### Articles

The Neighbors (Norah M Murphy & Eva K Rosenfeld, Harvard Crimson: February 22, 2018)  
<http://www.thecrimson.com/article/2018/2/22/allston-neighbors/>

### Additional Ongoing Events

#### **Battle of the Sexes Revisited: The Sexual Harassment Volley of Today Exhibition**

Unbound Visual Arts curated by John Quatralo

March 10 – April 27, 2018

This timely event showcases the works of thirty UVA member artists and their understanding of sexual harassment and gender constraints. The exhibition coincides with Women's History Month and its 2018 theme: "Nevertheless she persisted: honoring women who fight all forms of discrimination against women."

Honan-Allston Branch Library  
300 North Harvard St, Allston

### Additional Events

#### **Navigating Your Career**

Thursday, March 1, 2018, 10:00 am – 11:30 am

Are you feeling lost in your career or unsure about your career future? This workshop, facilitated by Jane McHale, will help you plan your career strategies and set clear goals—one step at a time. Participants will gain a better understanding of where they are in their career, learn the four stages of career planning, and work on the next steps towards achieving their career goals. This session serves as an introduction to the Workforce Development offerings at the Harvard Portal and will be a guide for choosing the programs that fit your needs. Jane McHale has been a leader in the field of career development in Boston and is a long-time Brighton resident and advocate. Her business, Jane McHale – Career Services, is well known for helping professionals achieve both career success and personal satisfaction.

<https://edportal.harvard.edu/event/navigating-your-career>

Harvard Ed Portal

224 Western Ave., Allston

#### **Tax Preparation Help**

Boston Tax Help Coalition

Thursday, March 1, 2018, 1:00 pm – 8:00 pm

The Boston Tax Help Coalition provides free tax preparation for residents who earned \$54,000 or less in 2017.

[What to Bring With You](#)

Brighton Branch Library

40 Academy Hill Rd, Brighton

**27-29 Everett St, Allston, Abutters Meeting**

The Mayor's Office of Neighborhood Services invites the surrounding neighbors of this address to a meeting to discuss:

LOCATION OF PROJECT: 27-29 Everett St, Allston

LOCATION OF MEETING: ON SITE (27-29 Everett St, Allston)

DATE: Thursday, March 1, 2018

TIME: 7:00 pm – 8:00 pm

PROPOSAL: Legalize existing basement living area to be an extension of livable space from first floor unit. Renovation to include changes to comply with building code.

If you have any question about this meeting or have comments about the proposal, please contact:

Warren O'Reilly, Mayor's Office of Neighborhood Services: [Warren.OReilly@boston.gov](mailto:Warren.OReilly@boston.gov); 617-635-2678

Questions regarding the actual proposal contact: Peter Sun ([Petersun852@gmail.com](mailto:Petersun852@gmail.com))

**Battle of the Sexes Revisited: The Sexual Harassment Volley of Today Reception**

Unbound Visual Arts

Saturday, March 10, 1:00 pm – 4:30 pm

Free reception that is open to the public. There will be live music by pianist Mae Siu Wai Strohshane, short artist and curator talks, and complimentary appetizers. Spoken word artist Brittany Berke will also perform her piece "Boy's Clothes for Lent." This exhibition is supported by the [Women's, Gender, & Sexuality Studies Program at Boston University](#) and the [Gender and International Development Initiatives of the Brandeis Women's Studies Research Center](#) (GalDI/WSRC).

This timely event showcases the works of thirty UVA member artists and their understanding of sexual harassment and gender constraints. The exhibition coincides with Women's History Month and its 2018 theme: "Nevertheless she persisted: honoring women who fight all forms of discrimination against women."

Honan-Allston Branch Library

300 North Harvard St, Allston

**Updated Events**

**1777 Commonwealth Ave, Brighton Community Meeting (On Site)**

Monday, February 26, 2018, 5:30 pm – 6:30 pm

The fairly new owners of 1777 Commonwealth Avenue -- a large single-family on a hill at the intersection of Wallingford Road -- have scheduled a meeting to reveal their proposal to raze this prominently located building and replace it with a six-unit building with at least three stories.

They also propose to demolish the dilapidated garage that is part of the parcel. (The garage is a

separate building around the corner on Wallingford.) They propose to have some garage space. No further details are available.

Email Contact: Kader Sharari ([kadas17@yahoo.com](mailto:kadas17@yahoo.com));

### **Boston Board of Appeal**

Tuesday, February 13, 2018

Extension: 9:30 am

Case: BZC-29846, Address: 1954 Commonwealth Avenue, Ward 21 Applicant: Yu Investment Trust (**Board member Pisani recused himself. Originally granted a one year extension which expires on March 31 2018. In the last year there were many hearings and meetings with the Aberdeen Commission which resulted in litigation. The parties are at work trying to resolve their differences. Motion to approve a one year extension was accepted.**)

Hearings: 10:30 am

Case: B0A-779361, Address: 43 Royal Street, Ward 22 Applicant: Richard Rogers

Article(s): 51(51-8) 51(51-56) 51(51-9)

Purpose: Change occupancy from two-family to three-family dwelling (legalize existing third unit on 3rd floor). No work to be done. (**The proponent was asking for zoning relief for a change of occupancy. The living space (600 sf) had originally been an extension of the second floor unit although it was always detached from the second floor unit and was never rented. The proponent cited a number of existing three family homes in the zoning sub district. Five parking spaces will be provided where 5.25 is required. Office of Neighborhood Services, Abutters, Councilor Ciommo and Allston Civic Association all in approval. Motion to approve was accepted.**)

Case: B0A#779362. Address: 43 Royal Street, Ward 22 Applicant: Richard Rogers

Purpose: Change occupancy from two-family dwelling (Legalize existing third unit on 3rd floor). No work to be done. 8th 780CMR 903 MA Automatic Sprinkler Systems Automatic sprinkler systems in new buildings and structures shall be provided in locations described in table 903.2. 8th 780CMR IEBC 912.2 Fire Protection Systems Where a change in occupancy classification occurs that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the International Building Code, such system shall be provided throughout the area where the change of occupancy occurs. (**The proponent claimed that the use of the building was not changing on the basis of the building code only for the zoning code therefore a sprinkler system would not be required. Motion to deny was accepted.**)

Case: BOA-749878, Address: 76 Easton Street, Ward 22 Applicant T-Mobile Northeast, LLC

Article(s): 9(9-2) 51(51-8)

Purpose: Change of Occupancy to include Wireless Telecommunications Facility. All work will be done pursuant to the plans provided herein. The applicant proposes to construct a new Wireless Telecommunications Facility on the roof of the existing building. (**The proponent introduced a redesign where the structure was moved to the center of the roof and would**

**be visible from only one side of the street. Board member Pisani still had a problem with the design and materials being used. There was also frustration by the Board that a better site for the installation could not be found. Office of Neighborhood Services, Councilor Ciommo and Allston Civic Association all in approval. Motion to approve with the proviso that the ZBA would withhold signature with the hope a better approach would be identified through the BPDA design review process was accepted. Therefore, the proponent would have to come back to the ZBA for final approval.)**

Case BOA-780279, Address: 132-134 Holton Street, Ward 22 Applicant: Marc LaCasse  
Article(s): 51(51-9) 51(51-56)

**Purpose: Change occupancy from a 2 family to a 3 family. (The proposal was to create three condominium units by adding a dormer on the roof and expanding living space into the basement creating a duplex unit on the first floor. Floor to ceiling height of 6 feet 1 ½ inches in the basement was not acceptable for living space per building code. The proponents will deed restrict two units for owner occupancy with flexibility for economic hardship. Office of Neighborhood Services, Councilor Ciommo and Allston Civic Association all in approval. There was one abutter who spoke in opposition. Motion to approve with the proviso that the floor to ceiling height in the basement be no less than 7 feet 6 inches and continued BPDA design review was accepted.)**

Case BOA-794741, Address: 88-94 Lincoln Street, Ward 22 Applicant: Derric Small  
Article(s): 11(11-7) 51 (51-55)

**Purpose: Erect a monopole and t4'x48, double sided, electronic Billboard. (The applicant requested a deferral. Motion to approve a deferral to February 27, 2018 at 9:30 am was accepted.)**

Room 801, 8<sup>th</sup> Floor  
Boston City Hall

Email Contact: [Stephanie.Haynes@Boston.Gov](mailto:Stephanie.Haynes@Boston.Gov)

To view Boston Board of Appeal Meetings live, tune into Comcast Channel 24 and RCN Channel 13. You can also view it live and online at [Boston City TV](#).

Tony D'Isidoro