



Newtonville Area Council - Meeting Minutes
Thursday, July 27, 7:00 PM
Meeting Location: Online via Zoom

Attendees:

NAC: Jennifer Bentley (President), Laura De Veau (Vice President), Dana D'Agostino (Treasurer), Carolyn Gabbay, Ralph Abele, Harvey Young, Aline Sammut
City Government: Tarik Lucas, Emily Norton, Pam Wright, Susan Albright
Guest: Michaela DeSantis, Boylston Properties
Public: Approximately 10 members of the public

President Bentley called the meeting to order and confirmed the presence of a quorum. VP De Veau was appointed meeting facilitator. President Bentley put forth a modification of the agenda in order to accommodate a guest speaker. A vote was taken to move item #3 (Court Street Development Update) to the first item in the agenda as a guest speaker was in attendance.

1. Court Street Development Update (Michaela DeSantis from Boylston Properties provided updates to the Court Street project)
 - Due to the scope of the project, and additional properties acquired (1.5 Acres on Craft Street), Boylston Properties is now referring to the project as the Craft Street Project
 - The main entrance will now be a two-way entrance on Craft Street allowing for access via the light at Craft/ Washington Street
 - The Craft Street acquisition was all industrial lands
 - Questions and Answers were held, a complete read out is available in the Zoom Recording. Overall, due to the change in scope of the project, there are many questions that are too soon to be answered.

Questions From the Attendees:

- Has environmental considerations regarding cleanup been made?
- Does this impact the tax rate?

- Concern was raised about the height of the final project. *(Note: Ms. Desantis made a point that due to the acquisition of larger property there will be a change in the proposed make-up of the final buildings with the goal to manage building heights)*
- What Amenities will be available on the property?
- With the additional lots being purchased does this change the number of parking spaces per unit?
- Impact on Storm Water/Drainage. *(Note: Ms. DeSantis made a point that the plan is more green space versus what the current space is)*
- What will be the makeup of the space? Will there be retail?
- What is the purpose of the mixed use if this is residential? Is this part of the VC Overlay? Why not? Why not petition for its inclusion? *(Note: this provided a bit of conversation with the City Council members in attendance)*
- What will be the architectural style and materials?
- Condominium or Rental property? *(Note: Ms. DeSantis stated that this will be rental property not for purchase. Referenced the current market as a reason for this decision)*
- A compliment by Councilor Norton pointed to Boylston Properties for their approach in providing information and a bit more transparency.
- Will there be outdoor greenspace?
- A point by NAC Member Gabbay encouraging Boylston Properties to consider green energy (Geothermal, solar, ec.)
- How much passive solar energy will be used in this project?
- Has there been a traffic study?
- Has Boylston Properties built any other passive solar housing projects? *(Note: Ms. DeSantis explained that this was the first of its kind for Boylston Properties).*

2. Newtonville Surveys (VP De Veau Reporting Out)

a. Distribution of Zoning Survey results.

- VP De Veau encouraged those who had not attended the June meeting to do so for the full discussion and presentation on the NAC Village Center Rezoning survey results.
- A compilation of the survey results and a white paper were distributed to City Councilors who serve Newtonville
- The white paper and compilation will be distributed to NAC newsletter subscribers

b. Timing/Topic of next survey.

- Next survey will be launched to align with Village Day in September. The focus of the survey will be on transportation and parking, as well as pedestrian safety. A 'children's version' of the survey will be provided to engage young people.
- VP De Veau asked those in attendance if they are interested in being a part of the future survey to email her at her Newton.gov email address.

3. Village Day Planning update (Dana D'Agostino Reporting Out)
 - a. Event is On Schedule
 - b. Booths on Walnut Street are Sold Out.
 - Encouraging Vendors to consider side streets.
 - Discussion of NAC members and volunteers driving visitors to the side streets.
 - c. 400 T-Shirts Ordered

4. Joint Area Council City Council Candidate Debates (President Bentley Reporting Out)
 - a. A Joint Sponsored City Council Debate will be held prior to the September 12 Primary
 - b. The four Area Councils will co-sponsor with time for candidates for Ward 2 and Ward 6 to debate.
 - c. NAC Member Gabbay volunteered to assist in drafting questions
 - d. President Bentley will report back when a date is set (*Note: Date was set for September 5, 2023*)

5. Discussion of other issues/projects in Newtonville (VP De Veau facilitated)
 - a. Questions and discussions on the following topics were provided. Complete Zoom Recording is available for viewing.
 - Craft Street Senior Housing - Timeline Clarification. (*Note: No timeline is currently available*)
 - Oakley Spa Project - Timeline Clarification. (*Note: Matter is in litigation. No timeline*)
 - Senior Center projects - When will demolition begin? (*Note: Seeking timeline for next meeting. The building is being prepped for Demo now.*)
 - Dunston East - Is the project being sold? (*Note: affirmative*)
 - Armory Project - what is the delay? (*Note: Because the project is 100% affordable, it take more time to work through the requirements and funding*)

6. Administrative Issues (VP De Veau facilitated)
 - a. Area Council Nominating Process (Member Gabby, President Bentley)
 - Nominating Papers are ready on August 2. Due September 15, 2023
 - President Bentley noted that with the departure of 2 members of the NAC due to their residential change, we will keep the positions open until the election.
 - 25 valid signatures required to appear on the ballot. Discussion of the requirements of the process. Member Gabbay is aware of the process and can serve as both a resource and a notary.
 - Discussion of the difficulty of the voting process for Area Councils. The AC elections will NOT be appearing on the ballot with other elections. NAC members will be asked to volunteer at polling locations throughout the city in order to assist in facilitating the separate voting process. Residents electing to do early voting will not be able to vote for Area Councils.
 - b. Approval of June 2023, meeting minutes.

- draft minutes of the June 2023 meeting have been circulated prior to the meeting. **Aline Sammut moved, Carolyn Gabbay seconded, and it was VOTED unanimously to approve the minutes.**

Adjournment: At approximately 8:55 PM, **Carolyn Gabbay moved, Harvey Young seconded, and it was unanimously approved VOTED: To adjourn the meeting.**

Zoom Recording Information:

https://us02web.zoom.us/rec/share/OhXMyZMjZrmzblrDX0TtpMten1M8Ndc_wsglm7Ajlbu2CYQVICWTLyd7Tp0fw_S.DvmrYBvPXyP8_KT1

Passcode: C@^#?VT1

Respectfully submitted,

Laura A. De Veau, Ed.D.

Vice Present