East Boston Neighborhood Health Center at Maverick Square

Application for Article 80 Small Project Review
Boston Redevelopment Authority
February 11, 2010

Developer/:
Proponent
East Boston Neighborhood Health Center Corporation
79 Paris Street
East Boston, MA 02128

Architect:
Martin Batt Architects LLC
633 Highland Avenue
Needham, MA 02494
Tel. 781-444-2747

Legal Counsel:
The Law Offices of Richard C. Lynds
1216 Bennington Street
Boston, Massachusetts 02128
Tel. 617-207-1190
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February 11, 2010

VIA IN HAND DELIVERY

Mr. John Palmieri, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201-1007

Re: Article 80 Small Project Review Application
18-20 Maverick Square, East Boston

Dear Director Palmieri:

As counsel to East Boston Neighborhood Health Center Corporation, the developer and proponent for the above referenced property, I am pleased to submit the enclosed application for Article 80 Small Project Review.

Situated on approximately 17,000 square feet of land, which formerly housed the historic Maverick House in East Boston’s Maverick Square, the proposed project contemplates the demolition of an existing service station building and the development of newly constructed clinical and office building containing roughly forty nine (49,000) square feet of gross floor area on four levels. The project will include facilities for clinical, office/administration and will include related retail space at the ground level.

In conjunction with the permit application and related appeal for the use and redevelopment of the referenced premises, the developer has engaged in discussions with the BRA staff concerning project design, has conducted outreach with local elected and appointed officials and will make several presentations to the relevant neighborhood groups, including the residents of the abutting and nearby properties. As a result of input already received from the BRA, the proponent has redesigned some of the exterior features and layout and is now pleased to submit the enclosed application for Article 80 Small Project Review.
I thank you for your consideration of this application. I look forward to working with you and the BRA staff towards a positive and worthwhile project.

Very truly yours,

Richard C. Lynds, Esq.

cc: East Boston Neighborhood Health Center
District City Councilor Salvatore J. LaMattina
Mayor’s Office of Neighborhood Services
State Senator Anthony Petruccelli
State Representative Carlo Basile
East Boston Neighborhood Health Center at Maverick Square

Project Team

Owner-Developer:
East Boston Neighborhood Health Center Corporation
c/o Jack Cradock, President and CEO
10 Gove Street
East Boston, MA 02128
617-568-4451
Email: cradockj@ebnhc.org

Legal Counsel:
Law Offices of Richard C. Lynds
1216 Bennington Street
East Boston, MA 02128
Richard C. Lynds, Esq.;
email rclyndsesq@lorcl.com
Tel. 617-207-1190
Fax. 617-207-1195

Architect:
Martin Batt Architects LLC
633 Highland Avenue
Needham, MA 02494
Tel. 781-444-2747
Martin Batt, AIA
Email: mbatt@martinbatt.com
Kevin Wyrsch, AIA
email kwyrsch@martinbatt.com
617-629-8200

Civil Engineers - Surveyor:
Gale Associates, Inc.
163 Liberty Parkway
Weymouth, MA 02189
Tel. 781-335-6465
Fax: 781-335-6467
Paul Tyrell – Chief Civil Engineer
William Seymour, Dir, Civil Group

Project Management:
Diversified Project Management
One Gateway Center, Suite 951
Newton, MA 02458
John Waitkunas – Project Executive
Direct 617-614-9533
email: jwaitkunas@dpm-inc.com
Chris Neugebauer – Site Manager

Construction Management
Suffolk Construction
65 Allerton Street
Boston, MA 02119
Attn: Chris Hahn, LEED AP, R.A.
Project Executive
Direct: 617-517-4298
Cell: 617-406-7071
Fax: 617-989-3396
Paul Bongiovanni – Chief Estimator
Direct: 617-517-4418
East Boston Neighborhood Health Center at Maverick Square

About the Owner - Developer

East Boston Neighborhood Health Center Corporation (EBNHC) is the leading health-care provider for the East Boston and surrounding communities and has a 40-year history of success in developing and implementing effective and innovative program models. EBNHC’s comprehensive range of medical services targets all life cycles and improves outcomes for the poor, minorities, and new immigrants. Neighborhoods served are some of the most densely populated and vulnerable in Massachusetts. There is a critical need for primary care, dental, and eye services which presently outpace availability; with departments presently crammed in small spaces throughout the existing facility at 10 Gove Street and other satellite locations.

Project Description

The project is the cornerstone of EBNHC’s “Breaking New Ground for a Healthy Community” initiative, which will allow EBNHC to grow to $20 million in revenue, and create 200+ health-care jobs over 5 years. The proposed new four story, 49,000 square foot LEED-certified Maverick Square facility will be located across from the MBTA’s Maverick Station and will improve operational efficiency and financial sustainability as EBNHC shifts operations from 3 leases, saving over $400K annually and better directing funds toward patient care. Expanded hours and new providers in clinics with 31 new exam rooms will enable EBNHC to meet immediate needs. The new facility will provide improved patient flow, a welcoming environment, and an easily accessible location. Well-designed Primary Care, Vision and Dental clinics and modern equipment will give clinical teams the tools needed to improve health services and outcomes. The expansion combined with significant experience with vulnerable populations will provide the served communities with a medical home and enable EBNHC to effectively improve overall health and lower the incidence of chronic disease, a major concern for the service population. The project is expected to create more than 90 (FTE) construction-related jobs for more than 175 individual workers during the 2-year project, as well as 48 long-term health care positions. Also, expanding EBNHC’s Education and Training Institute, which provides workforce development to the community, will increase the ability to help those who would otherwise not qualify for health-care jobs.

The East Boston Neighborhood Health Center’s Maverick Square building project is being funded in part with monies made available under the Facility Investment Program (FIP) supported by the American Recovery and Reinvestment Act of 2009 and announced under HRSA-10-029. The FIP Grant in the amount of $12 million dollars represents 58% of the current estimated total project cost of $20.7 million dollars. Non-governmental funds equal $8.7 million dollars or 42% of the current estimated total project cost.
EBNHC is committed to environmentally friendly design principles. An environmentally healthy “medical home” is critical to the health and sustainability of the communities it serves. There will be many environmental benefits to the project, as the new building will dramatically lower energy costs, cooling costs and carbon emissions--and replace several older buildings that are poorly insulated as well as outdated, inefficient equipment.

- The LEED-certified building will feature design and materials that meet high environmental standards, provide energy efficiency and lower our carbon footprint

- The facility will be located in the heart of East Boston, next to a subway station and within walking/biking distance for thousands of patients

- Site development will include control of site materials, water runoff mitigation and construction waste management

- The design provides views of the surrounding square; abundant windows, natural lighting and smart design of the lobby, reception areas, waiting rooms and clinics will improve patient flow and provide a welcoming environment

- Natural light will be incorporated into artificial lighting controllability, minimizing use of electricity and maximizing benefits of natural light

- Low-emitting materials and products with high recycled content will be a priority

- Our electronic medical record enables us to dramatically reduce paper use

- A state-of-the-art clinical environment will help us to be a more competitive and attractive employer: improved operational efficiency, natural lighting and ergonomic workspace will increase productivity

- MEP engineering strategies include integration of mechanical, electrical and plumbing systems to meet and exceed energy performance criteria as defined by LEED

- Water use will be reduced via low-use fixtures

- Local utilities company NSTAR will help select energy-efficient equipment
East Boston Neighborhood Health Center at Maverick Square

Neighborhood Context

The state-of-the-art, 4-story, approximately 49,000 square foot facility will be located in the heart of East Boston’s Maverick Square which is a mix of residential and commercial properties, anchored by the MBTA’s newly reconstructed Maverick Station. The facility will become a vital community resource, revitalizing a depressed area and stimulating economic growth while bringing high-quality health care to a medically underserved population. This new facility will enable EBNHC to substantially increase the number of patients it serves, addressing a serious gap in primary care and improving health outcomes for the East Boston community.

Public Benefits: Job Creation and Expanded Health Care

With expanded hours and new providers in clinics with 31 new exam rooms, the project will enable EBNHC to meet immediate needs. The new facility will provide improved patient flow, a welcoming environment, and an easily accessible location. Well-designed Primary Care, Vision and Dental clinics and modern equipment will give clinical teams the tools needed to improve health services and outcomes. The expansion combined with significant experience with vulnerable populations will provide the served communities with a medical home and enable EBNHC to effectively improve overall health and lower the incidence of chronic disease, a major concern for the service population. The project is expected to create more than 90 (FTE) construction-related jobs for more than 175 individual workers during the 2-year project, as well as 48 long-term health care positions. Also, expanding EBNHC’s Education and Training Institute, which provides workforce development to the community, will increase the ability to help those who would otherwise not qualify for health-care jobs.

Traffic, Parking and Vehicular and Pedestrian Access

The proposed project will provide an opportunity for an accessible facility located along the MBTA’s Blue Line and less than 25 yards from the entrance to Maverick Station. In addition, EBNHC proposes to provide patient and staff parking with up to eighty three (83) parking spaces at a lot owned by EBNHC and located just outside the Square. In addition, EBNHC proposes to operate a shuttle between the parking location and the facility of patient and employee pick-up and drop off.
East Boston Neighborhood Health Center at Maverick Square

Neighborhood Site Map
East Boston Neighborhood Health Center at Maverick Square

Detailed Site Map
East Boston Neighborhood Health Center at Maverick Square

Historic Photographs

Maverick Square, viewed from the south.

Maverick Square, viewed from the east.
East Boston Neighborhood Health Center at Maverick Square

Neighborhood Photographs (Current Conditions)
East Boston Neighborhood Health Center at Maverick Square

Neighborhood Photographs (ctd)
East Boston Neighborhood Health Center at Maverick Square

Neighborhood Photographs (ctd)
East Boston Neighborhood Health Center at Maverick Square

Zoning Analysis

District: NS

Uses Permitted: Local Retail, General Offices (Allowed)
Clinic and Clinical Laboratory (Conditional)

Frontage and Setbacks Required:
Frontage None
Front Yard None
Side Yard None
Rear Yard 20 Feet

Frontage and Setbacks Provided:
Frontage 129.81 feet
Front Yard None
Side Yard None
Rear Yard 8 feet to >20 feet (Variance Requested)

FAR Allowed: 1.0
Site Area: Total Site Area = 17,014 sf
Total Building Area Allowed: = 17,014 sf
Total Building Area Provided: = 47,731 sf

FAR Provided: 2.805 (Variance Requested)

Height Allowed: 35 Ft / 3 Stories
Height Provided: 67 Ft +/- 4 Stories from grade to top of parapet (Variance Requested)

Parking spaces Required: 1 space/per 1000 s/f of Gross Floor Area (Total of 49 spaces)
Parking spaces Provided: 3-5 spaces on site / up to 83 off site at remote location within 1200 feet of site (including shuttle between facility and remote location)

Open Space Required: None
Open Space Provided: None
East Boston Neighborhood Health Center at Maverick Square

Anticipated Permits and Further Public Review

Pursuant to the requirements of Small Project Review under Article 80 of the Boston Zoning Code, the proposed project shall undergo further public comment and community process. Prior to submitting this Article 80 Application, however, the project team has conducted extensive preliminary outreach with local elected and appointed officials and shall make several presentations to relevant neighborhood groups and abutting landowners. This application includes the input received in the preliminary outreach process with interested parties.

The table below lists the public permits and approvals that are anticipated to be required for the project.

**Anticipated Permits and Approvals**

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East Boston Neighborhood Health Center at Maverick Square

Appendix A: Elevations and Context
East Boston Neighborhood Health Center at Maverick Square

Appendix B: Existing Site Plan
East Boston Neighborhood Health Center at Maverick Square

Appendix C: Permitting Applications and Appeals
(See attached)

a. Long Form Permit Application
b. Use of Premises Application (remote parking @ 75 Bremen Street)
c. Zoning Refusal Letter - 18-20 Maverick Square
d. Zoning Refusal Letter - 75 Bremen Street
e. Petition to Zoning Board of Appeal
East Boston Neighborhood Health Center at Maverick Square

Appendix D: Notice of Intent to File PNF
(See attached)
February 11, 2010

VIA IN HAND DELIVERY

Mr. John Palmieri, Director
Boston Redevelopment Authority
One City Hall Square
Boston, MA  02201-1007

Re:   Article 80 Small Project Review Application
18-20 Maverick Square, East Boston
NOTICE OF INTENT

Dear Director Palmieri:

The purpose of this letter is to notify the Boston Redevelopment Authority (“BRA”) of the intent of East Boston Neighborhood Health Center, as owner and developer of the parcel located at 18-20 Maverick Square (the “Property”) and defined below as the “Project Proponent” to file a Project Notification Form (“PNF”) with the BRA under Article 80 Small Project Review.

Situated on approximately 17,000 square feet of land, which formerly housed the historic Maverick House in East Boston’s Maverick Square, the proposed project contemplates the demolition of an existing service station building and the development of newly constructed clinical and office building containing roughly forty nine (49,000) square feet of gross floor area on four levels. The project will include facilities for clinical, office/administration and will include related retail space at the ground level.

By way of background, The Project Proponent, has engaged in extensive discussions with staff at the BRA concerning project design, conducted outreach with local elected and appointed officials and will make several presentations to the relevant neighborhood groups.
As a result of the input received from these discussions, outreach and meetings, the Project Proponent has made changes to the original design, parking and scope of the project, and is now prepared to submit a PNF for this project and begin our Article 80 process.

Please advise at your earliest convenience if there are any questions you may have of the Project Proponent as we prepare to submit.

Very truly yours,

Richard C. Lynds, Esq.

cc:   East Boston Neighborhood Health Center
      District City Councilor Salvatore J. LaMattina
      Mayor's Office of Neighborhood Services
      State Senator Anthony Petruccelli
      State Representative Carlo Basile
APPLICATION TO THE INSPECTIONAL SERVICES COMMISSIONER FOR PERMIT:

To erect building or structure, under provisions of Chapter 802 of the Acts of 1972 as Amended.

Certified street and number: 20 Maverick Square, East Boston

Within Fire Zone: 1

Name of Owner: EB Neighborhood Health Center Corp。

Address: 59 Paris Street, East Boston, MA 02128

Name of Architect or Engineer: Martin Batt Architects

Address: 633 Highland Avenue, Needham, MA

Classification of building or structure — Pre-Code: 2B

Post-Code: Type of Construction

Dimensions of building or structure — Front: 129.81’

Right side: 90.0’

Left side: 90.0’

Rear: 129.81’

Height from sidewalk or mean grade to highest point of roof: 59 feet

Dimensions Lot — Front: 129.81 feet

Right side: 160 feet

Left side: 98.98 feet

Rear: 129.94 feet

Mainstairs X

Backstairs X

Fire escapes

Con. balconies

Any other

Material of — Foundation: Rnfrd Concrete

Floors: Metal/Concrte

Walls: LGMF/Brck

Thickness of 1” 4” +/-

Roof construction: EPDM w/ Insln

Soil: Dirt

Dirt: Party walls

n/a: Thickness of

n/a

Floors

Occupancy

Number of persons accommodated

per code

per code

per code

per code

Designed live load

per code

per code

per code

per code

Any Others

TBD

Proposed occupancy

See Below

Cubic Volume

598,828 c/f

X

$23.00

per cu. ft.

Estimated cost $14 Million

GENERAL DESCRIPTION OF THE PROPOSED WORK AND ITS LOCATION

a. Combine Parcels 01-5658000 and 01-055661000 (Lot to contain 17,014 square feet +/-);

b. Demolish all existing structures;

c. Construct four story structure with penthouse containing 47,731 gross square feet all as per plans submitted herewith;

d. Change Occupancy from "Gas Station and Office" (See Doc 978/1955) to "Clinic, Clinical Laboratory", with accessory "General Office" and accessory "Local Retail Business";

e. Allow for remote offstreet parking per Boston Zoning Code Article 53-56 (4) (b) (85 Spaces);

f. Main Entrance to be located at 20 Maverick Square;

g. Project to be constructed in accordance with Massachusetts State Building Code (6th Edition) with respect to all construction, egress, fire protection/suppression, structural load, and design**

**NOTE: Plans submitted are NOT intended as full construction drawings and are submitted for review of zoning review/compliance and application for variance and conditional use ONLY. Full construction drawings (including MEP and fire protection/suppression/rating, water and sewer, and site plan) to be submitted in accordance with Mass. State Building Code (7th Edition) upon approvals from Boston Redevelopment Authority and Zoning Board of Appeal.

September 14, 2009

Date

The facts set forth above in this application and accompanying plans are a true statement made under penalty of perjury:

EB Neighborhood Health Center Corp. by

Richard C. Lynds, Esq., authorized agent

(Signature of Owner or Authorized Agent)

Telephone Number 617-207-1190

1216 Bennington Street, East Boston

(Signature of Licensed Builder) (Name of Contractor)

Address

Address

Lic. No.

Class

My license expires
This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

**Appeal Must Be Typed**

**APPEAL**

under Boston Zoning Code

Thomas M. Menino
Mayor

Boston, Massachusetts December 10, 2009

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being East Boston Neighborhood Health Center Corporation (by Richard C. Lynds, Esq. - Authorized Agent)

The Owner(s) or authorized agent

18-20 Maverick Square
WARD - 1 East Boston

of the lot at hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

The applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail all as permit No. 10-0833. The Commissioner of Inspectional Services refused to issue a permit citing Article 53-8 (Use: Clinic/Clinical Laboratory - Conditional); Article 53-9 (Floor Area Ratio and Building Height excessive; Rear Yard and Off Street Parking Insufficient); and Article 80 - Section 80E-2 (Neighborhood Design Overlay District - Small Project Review).

STATE REASONS FOR THIS PROPOSAL

The applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail all as permit No. 10-0833.

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The premises are in the NS subdistrict of East Boston, which permits local retail and offices with clinic and clinical laboratory uses conditional. The proposed project would provide a valuable and much needed improvement for the Maverick Square Neighborhood. The proposed use and structure would be consistent with other surrounding uses and structures in both height and density. The relief requested in this Appeal is necessary to allow the applicant to make reasonable and economic use of the premises. The proposal would not derogate from the purpose or intent of the Code as the proposed structure would provide a substantial and beneficial addition to the neighborhood.

COMMENTS

For the reasons stated herein, as well as those contained in the Applicant’s Article 80 Small Project Review Application, and for other reasons, which will be presented at the Public Hearing, petitioner/applicant requests that the relief be granted.

East Boston Neighborhood Health Center

OWNER

Richard C. Lynds, Esq.

AUTHORIZED AGENT

1216 Bennington Street

ADDRESS

East Boston, MA 02128

TELEPHONE

617-723-4568

FAX

617-344-4794

BD 53a Revised 10/00
December 10, 2009

East Boston Neighborhood Health Center Corp
59 Paris St
E Boston, MA 02128

Location: 20 Maverick Square
Ward: 01
Application No. 10-0833
Date Filed: September 18, 2009
Zone: East Boston, Maverick Square Neighborhood Shopping, Article 53
Purpose: Combine parcels, demo structures, construct four story structure with penthouse for business use with parking

YOUR APPLICATION Requires RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

- Article 53, Section 53-8 Clinic, Conditional.
- Article 53, Section 53-8 Clinical Laboratory, Conditional.
- Article 53, Section 53-9 Floor Area Ratio Excessive.
- Article 53, Section 53-9 Building Height Excessive.
- Article 53, Section 53-9 Rear Yard Insufficient.
- Article 53, Section 53-56 Off-Street Parking Insufficient.

Please note:
- This Project requires a BRA Small Project review.
- The submitted plans are only preliminary and cannot be reviewed fully for the State Building Code review at this time.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.

KENNETH G MORIN
FOR THE COMMISSIONER
6179613280

1010 MASSACHUSETTS AVENUE, BOSTON, MA 02118 • 617-635-8300
This form must be completed and signed by the owner-of-record, their attorney and/or authorized agent. If form is not signed by property owner, please attach a signed letter of authorization designating the authorized agent.

**Appeal Must Be Typed**

**APPEAL**

under Boston Zoning Code

Thomas M. Menino
Mayor

Boston, Massachusetts December 10, 2009

To the Board of Appeal in the Inspectional Services Department of the City of Boston:

The undersigned, being East Boston Neighborhood Health Center Corporation (by Richard C. Lynds, Esq. - Authorized Agent)

75 Bremen Street

of the lot at

hereby appeal(s) under St. 1956, c. 665, s. 8, to the Board of Appeal in the Inspectional Services Department of the City of Boston the action taken by the Inspectional Services Commissioner as outlined in the attached refusal letter.

DESCRIBE IN DETAIL THE REASON(S) FOR THIS APPEAL

The applicant seeks to use premises at 75 Bremen Street as ancillary parking for 83 Vehicles in connection with property located at 18-20 Maverick Square, upon which applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail (See Permit No. 10-0833). The Commissioner of Inspectional Services refused to issue permit 10-1698 citing Article 53-B (Use: Ancillary Parking - Conditional).

STATE REASONS FOR THIS PROPOSAL

The applicant seeks to use premises at 75 Bremen Street as ancillary parking for 83 Vehicles in connection with property located at 18-20 Maverick Square, upon which applicant seeks to construct a four (4) story, approximately 49,000 square foot structure to be used for clinical space along with general and related offices, and local retail (See Permit No. 10-0833).

PROVIDE REASONS WHY BOARD SHOULD GRANT RELIEF

The premises have been used as a parking lot for at least 10 years and are located in the 3F-2000 subdistrict of East Boston, which permits ancillary parking on a conditional basis. The proposed use would provide more than adequate remote parking for the use of the proposed health center to be constructed at 18-20 Maverick Square. The Board may grant the requested Conditional Use Permit without derogating from the purpose or intent of the Code as the proposed use would not be detrimental to the surrounding neighborhood as the use as a parking lot already exists.

COMMENTS

For the reasons stated herein, as well as those contained in the Applicant's Article 80 Small Project Review Application, and for other reasons, which will be presented at the Public Hearing, petitioner/applicant requests that the relief be granted.

East Boston Neighborhood Health Center

OWNER

AUTHORIZED AGENT Richard C. Lynds, Esq.

ADDRESS 1216 Bennington Street

TELEPHONE 617-723-4568

FAX 617-344-4794

BD 534a Revised 10/00
December 10, 2009

Richard C Lines Esq
1216 Bennington St
East Boston, MA 02128

Location: 75 Bremen Street
Ward: 01
Application No. 16-1698
Date Filed: December 10, 2009
Zone: 3F-2000, East Boston, Article 53
Purpose: Parking for eighty three vehicles in connection with 18-20 Maverick Sq.

YOUR APPLICATION REQUIRES RELIEF FROM THE BOARD OF APPEAL AS SAME WOULD BE IN VIOLATION OF THE BOSTON ZONING CODE TO WIT: CHAPTER 665, ACTS OF 1956 AS AMENDED:

Article 53, Section 53-8 Ancillary Parking, Conditional.

THIS DECISION MAY BE APPEALED TO THE BOARD OF APPEAL WITHIN FORTY-FIVE (45) DAYS PURSUANT TO CHAPTER 665 OF THE ACTS OF 1956, AS AMENDED. APPLICATIONS NOT APPEALED WITHIN THAT TIME PERIOD WILL BE DEEMED ABANDONED. COMMUNITY PARTICIPATION IS AN INTEGRAL PART OF THE BOARD OF APPEAL PROCESS. WE STRONGLY SUGGEST THAT YOU READ THE ENCLOSED MATERIAL AND YOU MUST CONTACT THE MAYOR'S OFFICE OF NEIGHBORHOOD SERVICES AT 617-635-3485 TO ENSURE THAT YOU TAKE THE NECESSARY STEPS TO ENSURE ANY REQUIRED COMMUNITY PARTICIPATION IN THE BOARD OF APPEAL PROCESS FOR YOUR APPLICATION.

KENNETH G MORIN
FOR THE COMMISSIONER
6179613280
East Boston Neighborhood Health Center at Maverick Square

Appendix D: Notice of Intent to File PNF
(See attached)