

## Union Square Neighborhood Council - Meeting May 30, 2018

### Attendance

USNC Voting Members:

Michèle Hansen, Ben Baldwin, Ben Bradlow, Bill Cavellini, Pennie Taylor, Joanne Berry, Rachel Weil, Erik Neu, Afruza Akther, Jacob Kramer

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Neighborhood Resident Members: Ann Ryan, Colleen Moore, Chris Allen, René Mardones, Peter Insley, Baby Bradlow, Jessica Eshleman

Co-Facilitators: Rachel Weil

### Agenda

1. Welcome
  - a. Rachel led off introductions
2. Approve minutes from 5/23
  - a.
3. Public Comment
  - a.
4. Organizing for the Design Review Committee June meeting on US2's current D2 parcel plan discussing a new process for developing an alternative plan (BEC update)
  - a. *non quorum discussion*
  - b. DRC meeting in June, no date yet. Tend to be on Wednesdays.
  - c. USNC has sent a letter to city about the unresolved design issues but USNC has not received a response.
  - d. Discussion of strategic options:
  - e. Erik- US2 may be out of money for architectural costs. Financing will come triggered by, for example, start of construction.
    - i. What is the rough amount of money required?
    - ii. Original design maybe cost tens of thousands. Causes changes to financials.
    - iii. US2 indicated USAA as partner new on board, Alexandria Labs as a potential tenant. Alexandria has long history in Kendall Sq. and deep pockets.
  - f. Rachel- So how can we take this conversation to the DRC?
    - i. Joanne- pursue communication with US2 to figure out where they're at with designs
      1. Ben Bradlow- they have provided no mechanism for us to engage and what are the benefits we can hope for from this meeting?
      2. Background on development CBA for new attendees
      3. Erik- There is value in trying to get information
  - g. Ben Baldwin- Would a strong turnout have sway in the DRC? What would constitute good attendance?
    - i. Bill- Not known
  - h. Ann Ryan-Strategic to reach out to US2 while they are "stuck." Shows that we are organized. Possibly willing to help
  - i. General agreement among the group that USNC should try to generate turnout to June meeting and put discussion of meeting with US2 on next

agenda.

- j. *Afruzza arrives, quorum achieved*
- k. Erik Neu- Motion that Rachel, Mike, and Erik meet with US2
  - i. Ben Bradlow- Preferable to move toward having the negotiating committee be the primary body negotiating with US2.
  - ii. Erik- Continuation of previous conversation with Rachel, Mike, and Erik who could not make it
  - iii. Ben Bradlow- We have sent a letter to the BOA saying we will not support land transfer. We can meet with them to address covenant/ordinance issue and proceed on land transfer.
  - iv. Vote: In favor: 6, opposed: 2, abstention: 1
- l. Bill Cavellini- Motion to mobilize for the June CDR Committee meeting: Web site, Facebook, etc.
  - i. Ben Baldwin- Seconded
  - ii. Vote: 8 yes, 0 oppose, 0 abstention
- 5. Discuss vote on draft position paper on Bow St. Development (Erik Neu's draft)
  - a. Parking requirement in proposal due to community input and issues with lack of parking
  - b. 5 stories, 3 by right. Seeking approval from abutters to gain the height.
  - c. Bill- Move that we accept the report as presented online
    - i. Erik- I don't support that. There are edits to be made
    - ii. Bill: Can be made during discussion
    - iii. Pennie: Seconded
    - iv. Discussion:
    - v. Bill: 3 trees with 9 inch diameter. Where has this been called for before? I would like us to not be the first to ask for that.
    - vi. Michèle- General practice to plant a younger tree, more healthy.
    - vii. Colleen- As long as it's consistent with what's there.
      - 1. Michèle- Need to ensure that they actually do it and take care of it.
    - viii. Pennie- Historic Preservation Commission- is there an action item about incorporating advice?
      - 1. Erik- They have to go to HPC due to demolition review ordinance
    - ix. Bill- Is denial of parking permits normal?
      - 1. New in Somerville, has been done in Cambridge
      - 2. Bill- some talk of that in US2 buildings.
    - x. Michèle- Can you review the unit sizes?
      - 1. Erik- Based on SMART goals, specific numbers about unit size. Just came up with ratio in report.
    - xi. Colleen- Along with historical piece, will this force a setback?
      - 1. Erik- They can move their plan.
      - 2. Colleen- My concern is the building blocking light.
    - xii. Vote for acceptance of motion with comments: 10 yes, 0 no, 0 abstention
    - xiii. Post vote discussion: Erik: setting up a meeting among neighbors end of June
- 6. Discussion of timetable for narrowing down CBA priorities; start & duration of training program, and start of negotiations
  - a. Postponed due to late start

7. MEPA update and discussion on findings, meeting and suggestions for Special Review Procedure
  - a. Joanne- Seeks to meet with MEPA people and Somerville Redevelopment Authority. Half of D2 lot is completely contaminated
  - b. Bill- Move to authorize Joanne to represent USNC in front of these groups.
    - i. Erik Neu- Seconded
    - ii. Discussion: Joanne I will send an email to follow up, will need at least 4 to come to meetings. US2 cannot get a waiver on this property
    - iii. Vote: in favor: 9, against: 0
8. Public Comment on tonight's agenda
  - a. Jessica: Asking to be on next week's agenda with this update: Initiative being planned for last week in June throughout US. Good Food For All: SNAP is accepted at farmers markets. Since 2005 USMS has been matching SNAP dollar for dollar. Funding is currently not meeting demand, so we are trying to start a community campaign: Local SNAP Match. USMS does promotion encouraging visits to local businesses which will have special deals with money going toward the program.
    - i. Ben Baldwin- Send information and will include it in upcoming communications
9. Executive Session
  - a. Bill: Motion to go into executive session because of personnel matters of negotiating team
    - i. Pennie- Second
    - ii. Vote: 8 in favor