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NEWRA Board Members

Dear NEWRA Board,

Recently, Cross Street Ventures LLC filed a letter of intent with the City of Boston <https://northendwaterfront.com/wp-content/uploads/2020/11/CrossStreetVenturesLLCLOI-2.pdf>. The LLC is controlled by local North End developer Bill Caulder. The LLC proposes to develop 10 adjacent lots owned by the descendants of the late Joseph Pace into a large boutique hotel.

Currently seven of these lots are vacant surface lots largely used for private off street parking. The remaining three lots are occupied by an abandoned one story building of approximately 4989 sq ft. The LLC proposes a six story structure of over 87,000 sq ft.

As an abutter and neighbor of these lots, I strongly oppose such a development.

City of Boston law (**Chapter 665 of the Acts of 1956**, Boston's Zoning **Enabling Act**) creates and protects neighborhood level zoning. These ten lots are all in the North End Neighborhood zoning district. They are protected from this sort of development by Boston Planning and Development Agency zoning code article 54. And pertinent to this proposal, BPDA article 54-18 paragraph 4 specifically states: The height of any building existing as of June 24, 1985, shall determine the allowed building height on that lot subsequent to total or partial demolition or destruction of such building. Of course, a developer may try to bully the neighbors and the existing neighborhood by filing with the board of Appeals to have their way. But, article 54-18 states: Board of Appeal shall consider whether such roof structure has the potential for significantly restricting light and/or air flow to adjacent structures and/or significantly restricting views from roofs, windows, doors, or balconies.

My residence and many of my neighbors would suffer severe restriction of sunlight, fresh airflow, and loss of views we have enjoyed for years of the Boston skyline, the Custom house building (authorized by president Andrew Jackson in 1840), the Harbor Tower buildings (designed by I M Pei in 1971), Boston City Hall, the Rose Kennedy Greenway, the oldest continually operated restaurant in America (the Union Oyster House), the Boston Haymarket, the Boston Public Market, the old Bostonia Cigar building, and the crown of the old Boston Flour and Grain Exchange building built in 1892. Incidentally, we are soon to lose our view of the gold dome of the Quincy Market building and the great dome of the Faneuil Hall Marketplace to a hotel project being constructed outside our North End Neighborhood.

Approximately 18 off street parking spots available to the public would be lost. The intersection of Cross Street and Sudbury Street is already one of the city's busiest for Boston Police and Fire departments and many EMS vehicles.

This project does not fit or benefit the neighborhood and causes irreparable harm to light, air flow, and views.

Sincerely,

Cornelius O'Connor