

Union Park Neighborhood Association (UPNA)
Board of Directors Meeting
February 12, 2008
43 Upton St., #1

8:00 P.M.

The President, Jerry Frank, called the meeting to order. Board members in attendance were: David Bonilla, Kevin Cole, Donald Fleming, James Alan Fox, Sue Fox, Jerry Frank, Leslie Frank, James Hammelberg, H. Norman Knickle, Mary Bottella Knickle, Chris Mastrangelo, Bill McIntosh and Robert Williams.

1. Previous General Meeting and Board of Director Minutes

A motion was made and seconded for the approval of the Jan. 8 and Jan. 11, 2008 Meeting Minutes. The Minutes were approved by a vote of 13-0.

2. Treasurer's Report

The UPNA Treasurer, Mary Bottella Knickle, provided the Board a written and oral report. Ms. Knickle recommended that the 2008 budget be the same as the 2007 expenses, as indicated in the Treasurer's Report, minus charitable donations (except South End Baseball), legal fees, and expenses related to prior neighborhood walks. All additional expenses will be approved by the Board of Directors. A motion to approve the 2008 Budget was made and seconded. The motion carried 13-0.

3. Cleaning of the North Side of Tremont Street

H. Norman Knickle discussed the un-cleanliness of the north side of Tremont Street (between the Wine Emporium & Garden of Eden). At a prior meeting between some directors of the UPNA (Mr. Knickle, Ms. Knickle, and Leslie Frank) and the Ellis Neighborhood Association (Kyle Hancock and Leigh Bivings), a discussion was held about the north side of Tremont Street and the associated trash problems. The meeting was fruitful and the Ellis directors indicated they would recommend a partnership between our organizations to address cleaning the north side of Tremont. In the meantime, Mr. Knickle indicated that according to previous conversations with Charlie Twitchell, Mr. Twitchell was willing to clean the north side of Tremont Street twice a week for an addition \$20 per week. That would increase the expenditures for Mr. Twitchell's cleaning services to \$100 per week.

Mr. Knickle made a motion that we increase the payments to Mr. Twitchell \$20 per week consistent with the foregoing and it was seconded. A discussion followed. The motion was passed 13-0.

4. UPNA Committee Appointments

The following committee chairpersons were assigned:

Fund Raising & Neighborhood Activities – Mary Bottella Knickle;

Friends of Union Park – Christopher Mastrangelo

Information & Communications – Robert Williams

Neighborhood Liaison – H. Norman Knickle

Zoning, Building Codes, Licenses – H. Norman Knickle

Political Liaison – Jerry Frank

Neighborhood Appearance Beverly Sky

Abandoned/Condemned Buildings - Jerry Frank

5. Pine Street Inn Update

On Thursday, Feb. 7th, several directors of the UPNA (Jerry and Leslie Frank, Bill McIntosh, Beverly Sky, and H. Norman Knickle) met with five officials from Pine Street Inn for approximately two hours. The meeting took place at Pine Street Inn's facility at 300 Shawmut Ave. The UPNA directors indicated they were concerned about the massive scale of the project and indicated that the UPNA resolution stated that the neighbors would support one building, but not three.

The UPNA directors offered to be of great assistance to Pine Street as an association and potential future neighbor. The directors requested, however, that Pine Street be a good neighbor in return and construct a facility more similar to the size Pine Street Inn operates on other residential streets in the South End (*i.e.*, 300 Shawmut Ave and 40 East Springfield). Pine Street Inn said it was concerned about operating costs of a smaller complex. Pine Street Inn also indicated the reason they were looking at Upton Street for a complex was because the Department of Neighborhood Development encouraged them to do so. The UPNA directors noted that DND recommended Upton Street without any input from the neighborhood and even though such a large complex was no longer appropriate zoning for the street (Upton Street is zoned MFR (residential)). In effect, the UPNA directors said, the only way Pine Street Inn can operate its proposed complex is by either relying on so-called "grandfather rights" or receiving zoning board relief. The UPNA directors asked Pine Street Inn to meet with them again soon and discuss the possibility of a smaller proposal (*i.e.*, one building). The UPNA directors asked Pine Street Inn to come back to the UPNA with particulars on how it could make a one building operation on Upton Street viable as well as how the UPNA can otherwise assist the Pine Street Inn in its mission.

6. Abandoned Buildings

The President indicated he wanted to make progress on addressing the abandoned and condemned buildings in the neighborhood and was looking forward to future discussions with city and other officials.

7. Noise in the Neighborhood

A number of directors indicated that they were concerned about a loud noise in the neighborhood and it was unclear the direction it was coming from. All said they would be more mindful of it when they heard it again so it can be addressed.

8. 21 Union Park

The President indicated that the owners of 21 Union Park has reached out to him and offered to meet with the association in connection with ongoing renovations. A discussion followed about the merits of meeting with residents going through substantial renovations. A consensus among the directors was that it was important to have an opportunity to meet with the owners at the next General Meeting and offer those that are close to the house an opportunity to do so.

9. Other Items of Discussion:

Board member Bob Williams said a terrible garbage disposal problem exists behind 46 Upton Street on Draper Lane and Ivanhoe. Large dumpsters from Hope House as well as garbage from other sources remains an eye sore and it continues to be a health hazard. Bob wondered if we might approach Hope House for some help in resolving this problem.

Treasurer Mary Knickle explained a few tax issues to board members. UPNA has one federal tax number for two checking accounts. One account contains monies specifically earmarked for Union Park and the other the UPNA general fund.

Some changes are happening in the neighborhood, including Garden of Eden closing and some residents have expressed concern about whether the Bostonian Market will depart from its space on Tremont – and what will replace it. All agreed we should keep lines of communication open.

Finally, the President requested all who have not written the Mayor regarding Pine Street Inn do so.

The meeting was adjourned.