

NAC Area Council
Meeting: 21 December 2023

NAC Attendance: Jennifer Bentley, Laura De Veau, Carolyn Gabbay, Harvey Young, Dana D’Agostino and Aline Sammut.

Newton Elected Officials in Attendance: Tarik Lucas, David Micley (Councilor-elect), Emily Norton, Pam Wright.

A quorum was present.

NAC Presidential Updates:

- Last meeting of the term. Current meeting is Aline Sammut’s last meeting as a NAC member.
- All NAC members who stood for election were reelected. Also, Dan Cohen has been elected to NAC. In January 2024, NAC will have 7 members; two open slots were not filled by election. In January, NAC will need to determine how to fill the next slots.
- All elected NAC members will need to be sworn in at City Hall by January 28. Jeremy Freiberg (Newton Highlands) is trying to organize a swearing-in ceremony for all area councilors.

78 Craft Street Project – presentation by Andrew Copelotti and Lexie Natale, Boylston Properties.

- 78 Crafts Street (formerly known as Court Street project).
- Access point originally was on Court Street; now on Craft Street.
- 307 apartments – studio, 1br, 2br, 3br (10%); 20% will be at \$50 area median income; unit mix:
- No public amenities; no retail.
- 263 parking spaces
- 4.76 acre site
- Project will increase property tax revenue by \$1.1M annually;
- Affordable rents at 50% of AMI; start at \$1500.
- All rental building; *amenity package not yet planned; there is a demand for “We Work-type” area; club room with kitchen; fitness space;
- Recommendation from EN for play area for children
- Market rate units Studio - \$3,100; 1BR \$3,570; 2 BR \$4,930; 3 BR \$5,900 Plus parking
- Optimistic to break ground in 2025; with occupancy potentially in 2027 (24 months later)

Construction updates

- GAPP pool. Old pool is out; two new pools—will be poured soon; should open for summer 2024.
- Horace Mann in design stage for an addition to north side (keeping sledding hill intact);
- NewCAL final bids arrived in December 2023; approx.. \$30M—now \$24M; demo will start in winter or spring 2024.

- **CG noted: senior center is 1/3rd more expensive;
- PW – Dunston East should resume in January 2024; will be 3 to 4 years.

Village Day Notes

- 20 NNHS football team members helped for set-up; 15 NNHS football team members assisted with clean-up.
- Electricity needed for band shell.
- Very well attended on Columbus Day; despite being a Rain Date.
- Cabot Ice Cream had a booth; donated proceeds to Boys and Girls Club
- Newton Police – 2 years ago provided assigned detail; now have to hire police and do not know until the morning of the event if police would arrive. With 4200 people attending, getting confirmation earlier is needed to avoid a public safety emergency
- For 2025, remind vendors to bring their own tent weights; sandbags
- More could be done to raise the visibility of the area council at Village Day;
- Permits for Village Day are obtained in March; always request 2 policemen; “cc” Susan, Tarik and David when contacting the Chief of Police.
- Financial in comparison to previous years: essentially flat (more revenue but higher expenses; consider cost savings such as reducing/not providing t-shirts which are expensive).
- Potential 2024 dates: September 29, 2024; October 6, 2024 as a rain date

Cradles to Crayons (Laura)

- Laura will bring this along for the next meeting
- Looking for a few date options for an NAC sponsored Cradle to Crayons community day for Newtonville.
- It can be a cross generational event (children to seniors)

Signs (Aline)

- Aline has Newtonville signs that still need to go up. She is going to share them with Laura to give to stores for display.
- Newtonville sign was discussed; potential/possible locations: Brams Way; Walnut Street traffic island.

Other Items for Store Fronts/Permitting (Laura)

- Comella’s special permit has been approved. Comella’s did not attend the land use committee.
- NY Bagel (in Trio) has received permit approvals
- Donut Villa is Closing.
- Oakley Spa is in court.

Meeting Minutes to approve (Jenn)

- Need to write up the previous meeting minutes from November 2023.

