

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, April 25, 2007

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

Robert L. Marr, Chairman Building Trade Employers' Association	Present
Robert L. Fondren Boston Society of Architects	Present
Jay Hurley Greater Boston Massachusetts Labor Council AFL/CIO	Present
James C. Clark Mayor's Selection	Present
William Tarlow Neighborhood Association of the Back Bay	Present
Lynda Bernard Mayor's Selection	Absent
Ralph Cooper Franklin Field South Neighborhood Association	Present
M. Pat Tierney Greater Boston Real Estate Board	Present
Nelson Arroyo Mayor's Selection	Present
Jill Hatton Greater Boston Chamber of Commerce	Absent
Jane Brayton Neighborhood Association	Present

**Staff**

Rick Shaklik Deputy Director for Zoning/Advisor to the Commission	Present
Jeffrey M. Hampton Secretary to the Commission	Present

## **PUBLIC HEARINGS**

1. Chairman Marr called the meeting to order at 9:09 AM and opened the public hearing on the petition for approval of the Caritas St. Elizabeth's Medical Center Institutional Master Plan ("IMP").

The following spoke in favor of the petition:

Rick Shaklik, BRA  
Jay Rourke, BRA  
Mark Charleton, St. Elizabeth's  
Paul Berkeley, Chair, St. Elizabeth's Task Force  
Councilor Jerry McDermott  
James Coyle, Building Trades Union

Mr. Shaklik presented the petition to the Commission and stated briefly what was being asked of the Commission. He stated that the St. Elizabeth's IMP was approved by the BRA Board on March 29, 2007. He introduced Jay Rourke (Project Manager) for details on the review process.

Mr. Rourke gave a brief history of the relation of the hospital and the surrounding Allston-Brighton community. There were 13 meetings over 8 months with very healthy discussions on all aspects of the proposed IMP including the design, the statue of Mary, the proposed driveway and future planning goals of the hospital. The St. Elizabeth's Task Force voted 12-1 in favor of approving the final IMP. He introduced Mark Charleton from St. Elizabeth's.

Mr. Charleton highlighted the needs of the hospital. The current Emergency Department was constructed in 1955 and is completely outdated and lacks adequate space. The hospital wants to serve the Allston-Brighton community and is the largest employer in the community. The proposed IMP and included projects will continue to serve the community. He introduced Brian McKenna.

Mr. McKenna gave a brief presentation of the three (3) proposed projects contained in the IMP: 1) the new access road; 2) the garage addition; and 3) the Emergency Department expansion.

Commissioner Arroyo asked how the traffic would flow into the new emergency area.

Mr. McKenna said it would be from Cambridge Street.

Mr. Charleton introduced members of the development team to the Commission (see Disclosure Statement for complete list).

Commissioner Fondren asked if the mode before the Commission was the current state of the campus or included the proposed project – it was difficult to see.

Mr. Charleton stated that it included the proposed projects.

Paul Berkeley spoke in favor of the IMP. He stated that there were 13 community meetings and that the community put the burden of proof on the hospital to convince the neighborhood why the IMP should move forward. The hospital answered every question and scenario.

Commissioners Clark and Cooper arrived at 9:22 AM.

Councilor Jerry McDermott spoke in favor of the IMP. He stated that there was good community review and input and touched on the benefits that the hospital had made and will continue to make to the Allston-Brighton community.

James Coyle spoke in favor of the IMP.

There was no further discussion.

**Chairman Marr declared the petitioner's case closed at 9:26 AM.**

**There was no opposition.**

**Chairman Marr stated the matter would be taken under advisement and would be discussed at the next business meeting to be held immediately following the hearing.**

**The hearing was declared closed at 9:26 AM.**

**Chairman Marr called the Business Meeting at 9:26 AM**

1. Commissioner Fondren made a motion to approve the Caritas St. Elizabeth's Medical Center Institutional Master Plan as submitted. Commissioner Arroyo seconded the motion. Chairman Marr put the motion to vote:

Yeas: 9

Mr. Arroyo, Ms. Brayton, Mr. Marr, Mr. Fondren, Mr. Hurley, Ms. Tierney, Mr. Cooper, Mr. Clark, Mr. Tarlow

Nays: 0

**The motion was declared carried.**

Commissioner Marr stated that the Commission was taking up the amendments presented to the Commission on March 28, 2007, regarding the Groundwater Conservation Overlay District expansion and Electronic Signs. He stated that he would allow Commissioner Cooper to preside over this portion of the Business Meeting because he was the Acting Chairman at the public hearings on March 28<sup>th</sup>.

There was general discussion among the Commission regarding the proposed electronic sign amendment.

2. Commissioner Arroyo made a motion to approve Text Amendment Application No. 376 as submitted. Commissioner Tierney seconded the motion. Commissioner Cooper put the motion to vote:

Yeas: 8

Mr. Arroyo, Mr. Cooper, Mr. Marr, Mr. Fondren, Mr. Hurley, Ms. Tierney, Mr. Clark, Mr. Tarlow

Nays: 1

Ms. Brayton

**The motion was declared carried.**

3. Commissioner Arroyo made a motion to approve Text Amendment Application No. 377 and Map Amendment Application No. 533 as submitted. Commissioner Tierney seconded the motion. Commissioner Cooper put the motion to vote:

Yeas: 9

Mr. Arroyo, Ms. Brayton, Mr. Marr, Mr. Fondren, Mr. Hurley, Ms. Tierney, Mr. Cooper, Mr. Clark, Mr. Tarlow

Nays: 0

**The motion was declared carried.**

**Chairman Marr adjourned the meeting at 9:44 AM**

---

Secretary