

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, July 11, 2007

Room 900, City Hall, Boston

Attendance

Commissioners

Robert L. Marr, Chairman Building Trade Employers' Association	Present
Robert L. Fondren Boston Society of Architects	Absent
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	Absent
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	Absent
Jill Hatton Greater Boston Chamber of Commerce	Present
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. Commissioner Marr called the meeting to order at 9:22 and opened the public hearing on the Wheelock College Institutional Master Plan.

The following spoke in favor of the petition:

Rick Shaklik, BRA
Gerald Autler, BRA
Roy Shifilitti, VP Administration and Student Life, Wheelock
Cliff Galey, William Rawn Associates

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. The proposed map amendment and Institutional Master Plan ("IMP") was approved by the BRA Board on May 31, 2007. He introduced Gerald Autler.

Mr. Autler stated that this was Wheelock's first IMP and first project on the campus in a very long time. He highlighted a few issues including that the initial proposal asked for approval of 3 buildings, but now the College only seeks approval of the Student Center/Dormitory project. The other two proposed projects are included within the IMP, but only as potential future projects. There was a change in the final design of the student center due to ambiguity on a city ordinance that governs height (a maximum of 70 feet) along parkways. The change has been approved by the Parks Commission. The IMP also incorporates standard language that will certify compliance with Article 32 (Groundwater Overlay), where necessary, for future IMPs so that there is no need to obtain a conditional use permit from the Board of Appeals. He introduced Roy Shifilitti.

Mr. Shifilitti stated that the college started a strategic planning process a few years ago and that the proposed IMP is a result of that process. One of the goals of the college is to continue to house as many students as possible on campus. The proposed project does this. The current campus is only 2.8 acres and has not had any new construction in 30-40 years. This approval would not only provide student space and beds, but also a presence within the Longwood Medical Area. He introduced Cliff Galey.

Mr. Galey gave a presentation on the proposed project within the IMP. He stated that the Campus Center would be on the first floor, the cafeteria on the second floor and the remaining floors would be student housing. The proposed project also introduces a new campus quad. There was additional discussion on the proposed floor plans and renderings of the exterior of the Campus Center.

Commissioner Brayton asked where the other two buildings could be located.

Mr. Galey showed potential sites along Pilgrim Road.

Commissioner Hatton asked if there was any below-grade parking.

Mr. Galey stated that there may be mechanical equipment and some kitchen facilities located below grade, but no parking.

Mr. Shifilitti added that Wheelock was trying to shift its employees to public transportation.

Commissioner Hatton asked if there were any plans to expand a drop off area at the theater.

Mr. Shifilitti said that this was the first time that it had been mentioned in the entire process.

Commissioner Clark asked if it was going to be a union job and adhere to the Boston Plan.

Mr. Shifilitti stated that it was.

There was no further discussion.

Commissioner Marr declared the petitioner's case closed at 9:46 AM.

There was no opposition.

Commissioner 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 9:46 AM.

Commissioner Marr called the Business Meeting at 9:46 AM

1. Commissioner Clark made a motion to approve Map Amendment Application No. 535 as submitted. Commissioner Cooper seconded the motion. Commissioner Marr put the motion to vote:

Yeas: 7

Ms. Brayton, Mr. Hurley, Ms. Tierney, Mr. Cooper, Mr. Clark, Ms. Hatton, Mr. Marr

Nays: 0

The motion was declared carried.

2. Commissioner Clark made a motion to approve the Wheelock College Institutional Master Plan as submitted. Commissioner Cooper seconded the motion. Commissioner Marr put the motion to vote:

Yeas: 7

Ms. Brayton, Mr. Hurley, Ms. Tierney, Mr. Cooper, Mr. Clark, Ms. Hatton, Mr. Marr

Nays: 0

The motion was declared carried.

Commissioner Marr adjourned the meeting at 9:53 AM

Secretary