

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 27, 2008

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

Vacancy	
Building Trade Employers' Association	
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	Absent
Lynda Bernard	
Mayor's Selection	Present
Ralph Cooper	
Franklin Field South Neighborhood Association	Absent
M. Pat Tierney	
Greater Boston Real Estate Board	Present
Nelson Arroyo	
Mayor's Selection	Present
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 Fondren called the meeting to order at 9:06 and opened the public hearing on Map Amendment Application No. 467.

The following spoke in favor of the petition:

Rick Shaklik, BRA  
John O'Brien, BRA

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. He stated that this was a simple house-keeping issue. The Lord and Taylor Building located at 760 Boylston Street should not have been included in Map Amendment No. 406. The original map was difficult to read and this property was inadvertently included.

John O'Brien stated that this change came from a review of the ongoing Prudential development. PruPAC did not want the Lord and Taylor site to be included.

There was no further discussion.

**Commissioner Fondren declared the petitioner's case closed at 9:12 AM.**

**There was no opposition.**

**Commissioner Fondren 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 9:12 AM.**

2. Commissioner Fondren opened the public hearing on Text Amendment Application No. 385 and Map Amendment Application No. 548.

The following spoke in favor of the petition:

Rick Shaklik, BRA  
Jonathan Greeley, BRA  
Councilor Michael Ross  
Councilor Sam Yoon  
Rep. Jeffrey Sanchez  
Eric Speed, Councilor Connolly's Office  
Alexandra Oliver, Sociedad Latina  
Clara Aaron, Alice Taylor Housing  
Ellen Daily  
Pat Flaherty, MHNHS  
Daisy Ortega  
Nikko Mendosa  
Sandra Pascal, Wentworth  
Susan St. Clair, Parcel 25 Task Force  
Richard Giordano, MHNHS  
Dave Welch  
Jim Hoffman, Executive Director MHNHS  
Bob Francie  
Lee Peters

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. The proposed text amendment would affect use

and dimensional; regulations while the map amendment would changes the zoning along Tremont Street from NS and LI to CC. The area has always been a major center of commerce. The construction of the southwest corridor allows for transit-oriented development. The Special Study Overlay showed that there was uncertainty in the planning of this area and further study needed to be done. The proposal is a result of that study.

Commissioner Clark asked if that was Roxbury Crossing T station across Tremont Street.

Mr. Shaklik stated that it was. He introduced Jonathan Greeley.

Mr. Greeley gave a presentation on the three year community review process to try to establish a gateway to the Mission Hill neighborhood. The community stated that the Local Industrial zoning was inappropriate. He stated that the re-zoning was a group of parcels with the MBTA's Parcel 25 being the largest.

Commissioner Clark asked which organizations were involved.

Mr. Greeley stated the Mission Hill Neighborhood Housing Services was the lead group and extended invitations to the community as a whole.

Councilor Ross spoke in favor of the petitions. He stated that this will revitalize the Roxbury Crossing area.

Councilor Yoon spoke in favor. The proposed changes accurately reflect the will of the community.

Rep. Sanchez stated that he was proud of the process and stated that this started back in 1996.

Commissioner Arroyo asked if the Representative was satisfied with the process.

Rep. Sanchez said thoroughly.

Alexandra Oliver spoke in favor.

Eric Speed spoke in favor.

Clara Aaron spoke in favor.

Ellen Daily spoke in favor.

Pat Flaherty gave a brief speech on the community process.

Daisy Ortega spoke to the involvement of the youth in the neighborhood getting involved.

Nikko Mendoza spoke in favor.

Sandra Pascal spoke in favor.

Susan St. Clair spoke in favor.

Richard Giordano spoke in favor.

Dave Welch spoke in favor.

Jim Hoffman read a letter from MHNHS in support.

Lee Peters spoke in favor.

Bob Francie spoke in favor.

There was no further discussion.

**Commissioner Fondren declared the petitioner's case closed at 10:06 AM.**

**There was no opposition.**

**Commissioner Fondren 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 10:06 AM.**

Commissioner Fondren declared a five minute recess.

3. Commissioner Fondren called the meeting to order at 10:15 and opened the public hearing on Text Amendment Application No. 383 and Map Amendment Application No. 547.

The following spoke in favor of the petition:

Rick Shaklik, BRA  
Dana Whiteside, BRA  
Jeremy Rosenberger, BRA  
Russell Holmes, Chair of Advisory Group  
Frieda Brasco, MONS

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. He introduced Dana Whiteside.

Mr. Whiteside stated that the amendments were a result of a community economic development initiative. Mattapan has assets that need to be enhanced. There are three main areas of economic development – Blue Hill center, Morton Village and Mattapan Square. The goal is to utilize zoning as a tool to bring economic improvements necessary and wanted.

Commissioner Clark asked where Blue Hill Center was.

Mr. Whiteside stated that was next to the library. He introduced Jeremy Rosenberger.

Commissioner Arroyo asked how this was going to help curb unwanted activities in the area, especially when one-third of the residents are under eighteen.

Mr. Whiteside stated that the Mattapan CDC and Mattapan Family Service Center have initiatives to combat this.

There was some general discussion among the Commissioners about how Mattapan needed to be uplifted.

Russell Holmes spoke in favor and stated that the shops and storefronts in these areas are not indicative of the neighborhood. The perception of Mattapan must be removed. There is a major desire to have people spend their money in Mattapan rather than travel to other neighborhoods or even outside the City.

78% of those living in Mattapan own their homes. Services must be geared to those who have a vested interest in the neighborhood.

Mr. Rosenberger explained the specific proposals – see BRA Board memo. The changes are essential to the Action Agenda developed by the Mattapan Economic Development Initiative.

Frieda Brasco spoke in favor of the petitions.

There was no further discussion.

**Commissioner Fondren declared the petitioner's case closed at 10:58 AM.**

**There was no opposition.**

**Commissioner Fondren 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 10:58 AM.**

4. Commissioner Fondren opened the public hearing on Map Amendment Application No. 545.

The following spoke in favor of the petition:

Rick Shaklik, BRA  
Frederica Antrone,  
Deborah Morse, Boston Housing Authority

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. The petition would re-zone 211-229 Eustis Street from OS-RC to MFR. The site is the final phase of the Orchard Garden revitalization project. He introduced Frederica Antrone.

Ms. Antrone stated that this was indeed the last phase of a Hope VI project for affordable home ownership. Residents are eagerly waiting to see the site developed. She introduced Deborah Morse.

Ms. Morse stated that the proposal for the site is for twenty for-sale units. The current site is in terrible shape and attracts unwanted activity.

There was no further discussion.

**Commissioner Fondren declared the petitioner's case closed at 11:09 AM.**

**There was no opposition.**

**Commissioner Fondren 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 11:09 AM.**

**Commissioner Fondren called the Business Meeting at 11:10 AM**

1. Commissioner Clark made a motion to approve Map Amendment Application No. 467, as submitted. Commissioner Brayton seconded the motion.

Commissioner Fondren put the motion to vote:

Yeas: 8

Ms. Brayton, Mr. Hurley, Ms. Tierney, Ms. Hatton, Mr. Clark, Ms. Bernard, Mr. Fondren, Mr. Arroyo

Nays: 0

**The motion was declared carried.**

2. Commissioner Clark made a motion to approve Text Amendment Application No. 385 and Map Amendment Application No. 548, as submitted. Commissioner Brayton seconded the motion.

Commissioner Fondren put the motion to vote:

Yeas: 8

Ms. Brayton, Mr. Hurley, Ms. Tierney, Ms. Hatton, Mr. Clark, Ms. Bernard, Mr. Fondren, Mr. Arroyo

Nays: 0

**The motion was declared carried.**

3. Commissioner Arroyo made a motion to approve Text Amendment Application No. 383 and Map Amendment Application No. 547, as submitted. Commissioner Tierney seconded the motion.

Commissioner Fondren put the motion to vote:

Yeas: 8

Ms. Brayton, Mr. Hurley, Ms. Tierney, Ms. Hatton, Mr. Clark, Ms. Bernard, Mr. Fondren, Mr. Arroyo

Nays: 0

**The motion was declared carried.**

4. Commissioner Clark made a motion to approve Map Amendment Application No. 545, as submitted. Commissioner Hatton seconded the motion.

Commissioner Fondren put the motion to vote:

Yeas: 8

Ms. Brayton, Mr. Hurley, Ms. Tierney, Ms. Hatton, Mr. Clark, Ms. Bernard, Mr. Fondren, Mr. Arroyo

Nays: 0

**The motion was declared carried.**

**Commissioner Fondren adjourned the meeting at 11:22 AM**

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Secretary