

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 4, 2009

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers’ Association	Absent
Robert L. Fondren, Chairman	
Boston Society of Architects	Present
Jay Hurley	
Greater Boston Massachusetts Labor Council AFL/CIO	Present
James C. Clark, Vice Chairman	
Mayor’s Selection	Present
William Tarlow	
Neighborhood Association of the Back Bay	Absent
Vacancy	
Mayor’s Selection	
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. Chairman Fondren called the meeting to order at 9:10 AM and opened the public hearing on a petition for approval of the First Amendment to the Development Plan for Russia Wharf.

The following spoke in favor of the petition:

Rick Shaklik  
Geoff Lewis, Project Manager  
Mike Cantaloupe, Boston Properties  
Marilyn Sticklor, Goulston & Storrs  
David Dowd, Carpenter's Union  
Michael Durant, Iron Workers' Union  
Nikko Mendoza, MONS  
Neil Connolly, Iron Workers' Union  
Jim Stearns, resident at 500 Atlantic Avenue

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. The original Development Plan was approved by the Commission on 1/11/06. The petition before them was approved by the BRA Board on 1/13/09. He introduced Geoff Lewis.

Mr. Lewis gave a brief history of the Development Plan Amendment and stated that a portion of the proposed project was being converted from residential to commercial uses as stated in the BRA Board memo. He introduced Mike Cantaloupe.

Mr. Cantaloupe also discussed the proposed changes to the PDA. In summary, it is a reduction of residential uses of approximately 85,000 square feet and an increase in commercial uses and extensive improvements along the HarborWalk. There is the inclusion of a new "town square" on the first and second floors, and the Tufts Building shows the reduction in residential units.

Marilyn Sticklor discussed the legal aspects of the zoning and what the Commission was being asked to approve.

Commissioner Brayton asked if there was going to be access to the freight elevator and disposal access for the artists in the building.

Mr. Cantaloupe stated that there was.

Commissioner Hatton asked how the parking was accessed.

Mr. Cantaloupe stated that it was all accessed off of Congress Street.

David Dowd spoke in favor of the petition.

Michael Durant spoke in favor of the petition.

Nikko Mendoza spoke in favor of the petition.

Neil Connolly spoke in favor of the petition.

Jim Stearns spoke in favor of the petition.

There was no further discussion.

**Chairman Fondren declared the petitioner's case closed at 9:48 AM.**

Chairman Fondren asked if anyone wished to speak in opposition to the petitions.

There was no opposition.

**Chairman 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 which was open to the public.**

**The hearing was declared closed at 9:48 AM.**

2. Chairman Fondren opened the public hearing on a petition for approval of the Development Plan for 49/51/63 Melcher Street in South Boston.

The following spoke in favor of the petition:

Rick Shaklik  
Kristin Kara, Project Manager  
Matt Kiefer, Goulston & Storrs  
David Dowd, Carpenter's Union  
John Madison, Argon Group  
Joel Berdman, Architect

Mr. Shaklik presented the petition to the Commission and stated what was being asked of the Commission. This Development Plan is located with Planned Development Area ("PDA") No. 69, South Boston/The 100 Acres. The existing buildings will be renovated. The petition before them was approved by the BRA Board on 12/14/08. He introduced Kristin Kara.

Ms. Kara gave background information on the 100 Acres PDA, and the community review process. She stated that there was a strong sentiment for residential uses in the 100 Acres; however the Proposed Project is consistent with the approved Master Plan for the 100 Acres.

Matt Kiefer gave a brief presentation on the legal/zoning issues at hand. He introduced John Madison.

Mr. Madison stated that the goal of the Proposed Project is to take three separate buildings and combine them into one with infill. The buildings have always been commercial and have been vacant for about 12 months. He introduced Joel Berdman.

Mr. Berdman presented the layout and design of the Proposed Project. He stated that there would be ground floor retail along all streets. There has been ongoing design review with the BRA with respect to the penthouse and mechanicals. The infill of light wells will make for contiguous floor plates and one contiguous building.

Chairman Fondren had some comments on the windows on the side of 51 Melcher Street.

Mr. Berdman stated that one side of the building is an elevator core and that the design has been through various changes with the Landmarks Commission.

Mr. Kiefer summarized the public benefits associated with the Proposed Project.

Commissioner Hurley asked what the bridge was to be used for.

Mr. Berdman stated that it was a connector from the Melcher Street buildings to Summer Street.

David Dowd spoke in favor of the petition.

There was no further discussion.

**Chairman Fondren declared the petitioner's case closed at 10:18 AM.**

Chairman Fondren asked if anyone wished to speak in opposition to the petitions.

There was no opposition.

**Chairman 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 which was open to the public.**

**The hearing was declared closed at 10:18 AM.**

**Chairman Fondren called the Business Meeting to order at 10:20 AM**

Chairman Fondren opened the discussion regarding the First Amendment to the Development Plan for Russia Wharf. There was general discussion among the Commissioners about the changes from residential to commercial space.

**Commissioner Arroyo made a motion to approve the First Amendment to the Development Plan for Planned Development Area No. 66, Russia Wharf, as submitted. Commissioner Hurley seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 7

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

Nays: 0

**The motion was declared carried.**

**Commissioner Clark made a motion to approve the Development Plan for 49/51/63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, as submitted. Commissioner Brayton seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 7  
Ms. Hatton, Mr. Hurley, Ms. Brayton, Mr. Clark, Mr. Fondren, Mr. Arroyo, Ms. Tierney

Nays: 0

**The motion was declared carried.**

**Commissioner Fondren adjourned the meeting at 10:32 AM**

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Secretary