

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 7, 2018

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr Building Trade Employers' Association	Absent
Elliot Guerrero Boston Society of Architects	Absent
Jay Hurley, Chairman Greater Boston Massachusetts Labor Council AFL/CIO	Absent
Annaise Foureau Mayor's Selection	Absent
Joanne Keith Mt. Pleasant, Vine and Forest Neighborhood Association	Present
Catherin McDonnell Mayor's Selection	Absent
Michael Nichols Audubon Circle Neighborhood Association	Present
Michael DiMella Greater Boston Real Estate Board	Present
Nelson Arroyo Mayor's Selection	Present
Jill Hatton Greater Boston Chamber of Commerce	Present
Jane Brayton, Vice Chairwoman Neighborhood Association	Present

Staff

Bryan Glascock Deputy Director for Zoning and Regulatory Reform	Present
Jeffrey M. Hampton Executive Secretary to the Commission	Present

PUBLIC HEARINGS

1. Ms. Brayton is acting Chair.

Ms. Brayton stated prior to the public hearing, that due to the statutory requirement of having seven (7) members present to vote, the Commission would move forward with the public hearing and adjourn to a later date and time to vote on the current petition.

Ms. Brayton called the meeting to order at 9:20 and opened the public hearing on Text Amendment Application No. 477.

The following spoke in favor of the petition:

Tim Czerwienski, Project Manager – BPDA
Tom O'Brien, HYM
John Vitaliano, resident of Winthrop

Mr. Czerwienski gave a brief presentation on behalf of the Boston Planning and Development Agency (“BPDA”). The presentation focused on community engagement and the number of community meetings that were held prior to the proposed zoning change before the Commission. There was no opposition to the actual zoning change, however the community was concerned about the larger picture of the development of the entire Suffolk Downs site. The proposed zoning change would affect that portion of the site abutting the MBTA Blue line tracks closest to Bennington Street. The proposed amendment would change the as-of-right height from 45 feet to 125 feet.

Mr. O'Brien presented a more detailed power point presentation to the Commission. The presentation stated that this amendment would allow for Phase I of the Suffolk Downs redevelopment to move forward. He stated that this phase would move forward with or without Amazon coming to Boston. This will be a truly mixed-use neighborhood. HYM is the sole owner of Suffolk Downs. The power point showed the programming for the proposed new neighborhood – family housing, over 55 housing, open space, retail and pedestrian nodes. The overall development will have 2 MBTA Blue Line stops abutting the property. Phase I is located abutting the Suffolk Downs MBTA stop. The proposal is for 2 office buildings, totaling approximately 500,000 square feet of office space. The maximum proposed height for the buildings is 120 feet. There were also slides showing the proposed mitigation associated with the Phase I project.

Commission Hatton asked if there were further height changes anticipated coming down the road.

Mr. O'Brien stated that there will be a Planned Development Area ("PDA") process for further development. Phase I needed to move faster which is why there is a proposed amendment before the Commission.

John Vitaliano spoke in favor of the petition. He stated as a former Mass Port representative, this would not have any issues with height and Logan Airport.

Commissioner Brayton declared the petitioner's case closed at 9:47 AM.

There was no opposition.

Commissioner Brayton stated again that due to the statutory requirement of having seven (7) members present to vote, the Commission could not vote on the current petition.

The hearing was declared closed at 9:47 AM.

Commissioner Brayton adjourned the meeting at 9:50 AM

Executive Secretary