

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, July 13, 2022

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

|  |         |
|--|---------|
| David Marr   |         |
| Building Trade Employers' Association              | Present |
| Elliot Guerrero                                    |         |
| Boston Society of Architects                       | Present |
| Jay Hurley, Chairman                               |         |
| Greater Boston Massachusetts Labor Council AFL/CIO | Present |
| Annaise Foureau                                    |         |
| Mayor's Selection                                  | Present |
| Vacancy  |         |
| Neighborhood Association                           |         |
| Jill Hatton  |         |
| Mayor's Selection                                  | Present |
| Michael Nichols                                    |         |
| Audubon Circle Neighborhood Association            | Present |
| Michael DiMella                                    |         |
| Greater Boston Real Estate Board                   | Present |
| Nelson Arroyo                                      |         |
| Mayor's Selection                                  | Present |
| Drew Leff  |         |
| 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**

### **This meeting was recorded.**

1. Mr. Hurley called the meeting to order at 9:05 AM and opened the hearing regarding the St. Elizabeth's Institutional Master Plan in Brighton.

The following spoke in favor of the Proposed Project:

Nupoor Monani, Project Manager, BPDA.  
Katie Moniz, Ft. Point Associates  
Harrison Bane, Steward Health  
James Hooley, Boston EMS

Nupoor Monani presented the IMP to the Commission and spoke to the public process as well as the Article 80 approval.

Katie Moniz from Ft. Point Associates gave a slide presentation along with Harrison Bane of Steward Health (slide deck is in file).

Commissioner Brayton asked what the timeline for the Garages was to build.

Ms. Moniz stated that they hoped to have final construction documents in late summer/fall and then beginning in spring of 2023, with an 18-month construction time.

Commissioner Hatton asked why a 4-year Master Plan?

Ms. Moniz stated that it is required by Article 51 of the Code (Allston-Brighton Neighborhood District).

James Hooley of Boston EMS spoke in favor of the Master Plan. He stated that a new EMS garage on the campus would be more convenient and beneficial to the neighborhood than its current location.

The hearing was closed at 9:33 am.

Chairman Hurley stated that the Commission would go into a Business Meeting to discuss the previous hearing.

Commissioner Hatton made a motion to adopt the St. Elizabeth's Institutional Master Plan 2022-2024, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to a vote:

**Yea:** Brayton, Leff, Hatton, Foureau, Nichols, DiMella, Marr, Arroyo, Guerrero, Hurley

**Nay:** None

**The motion carried 10-0.**

**Chairman Hurley adjourned the meeting at 9:35 AM**

---

Executive Secretary