

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, December 13, 2023

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
Ricardo Austrich	
Boston Society of Architects	Present
Jay Hurley, Chairman	
Greater Boston Massachusetts Labor Council AFL/CIO	Present
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Present
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
Vacancy	
Neighborhood Association	

Staff

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

PUBLIC HEARING

This meeting was recorded.

1. Chairman Hurley called the meeting to order at 9:03 AM and opened the hearing regarding Map Amendment Application No. 764 and a petition for approval of the Master Plan for Planned Development Area No. 144, CORE on the Dot.

Commissioner Leff was not present at the hearing due to a conflict of interest.

The following offered testimony on the amendment:

Nick Carter, PM BPDA
John Cissel, CORE Investment
Mark Rosenshein, Trademark
BK Boley, Stantec
Rob Adams, Halvorsen Design
Paula Devereaux, Pierce Atwood
Dolores Boogdanian, Fenway resident
Linda Zablocki, Pres. Andrew Square Neighborhood Association
Patty McCormack, Andrew Square resident and VP of Andrew Square
Neighborhood Association

The interpreters introduced themselves prior to the start of the meeting.

Nick Carter presented the Master Plan PDA to the Commission. This encompasses approximately 21 acres. PLAN: Dot Ave was used as a guide. 11 new buildings – 5 residential and 6 office/lab spaces. 17% affordable as a minimum threshold. New street network and new open space.

John Cissel, BK Boley, Rob Adams and Mark Rosenshein made the presentation to the Commission (see folder).

Paula Devereaux spoke to the legal and zoning issues that accompany this proposal.

Commissioner Hatton asked if remediation will slow Phase 1 development.

Mr. Cissel stated that the remediation will be an important and challenging to Phase 1.

Commissioner Marr echo some of the concerns of the contamination of the site. Congratulated the team on the proposal before the Commission.

Dolores Boogdanian spoke to the concerns of residential and lab/life sciences coexisting on the same sites.

Linda Zablocki spoke in favor of the proposal. Andrew Square Neighborhood Association supports.

Patty McCormack spoke in favor of the project.

Hearing closed at 9:33 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to approve Map Amendment Application No. 764 and the Master Plan for Planned Development Area No. 144, CORE on the Dotas submitted.

Commissioner Marr seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Morikawa, Austrich, Miller, Marr, Arroyo, Nichols, DiMella, Hurley

Nay: None

The motion carried 9-0.

2. Chairman Hurley called the meeting to order at 9:36 AM and opened the hearing regarding Map Amendment Application No. 765 - Map 1Q, Fenway Neighborhood District.

The following offered testimony on the amendment:

Kristina Ricco, BPDA Zoning Compliance
Dolores Boogdanian, Fenway resident

Kristina Ricco presented the petition to the Commissioners and stated that this zoning change would remove the parcel of land from the MFR subdistrict and put it in the Fenway Triangle NDA. This lot is bisected by the subdistrict boundary line which is in common ownership. This will be consistent with the ongoing review of the proposal project known as 1400 Boylston Street.

Dolores spoke to the letter she submitted to the Commission (see folder).

Hearing closed at 9:42 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt Map Amendment Application No. 765, Map 1Q Fenway Neighborhood District, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Morikawa, Austrich, Miller, Marr, Leff, Nichols, DiMella, Arroyo, Hurley

Nay: None

The motion carried 10-0.

3. Chairman Hurley called the meeting to order at 9:25 AM and opened the hearing regarding Map Amendment Application No.766 and a petition for approval of the 6th Amendment to the Harvard University Institutional Master Plan, Allston Campus. District.

The following offered testimony on the amendment:

Tyler Ross, PM BPDA
Mark Handley, Dir. Gov.t Relations Harvard

Tyler Ross presented the 6th Amendment and the proposed 175 North Harvard Street development.

Mark Handley made a presentation to the Commission (see folder)

Commissioner Hatton asked that by removing 1230 Soldiers Field Road now, is it possible that it goes back into an IMP. Why is it happening now?

Mr. Hundley stated that there are long-term leases on that site and felt it was appropriate. It helps clarify that there is commercial activity happening there and not institutional. They want the map to reflect the reality of the use.

Hearing closed at 9:57 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt Map Amendment Application No. 766, and the 6th Amendment to the Harvard Institutional Master Plan, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Morikawa, Austrich, Miller, Marr, Leff, Nichols, DiMella, Arroyo, Hurley

Nay: None

The motion carried 10-0.

4. Kathleen Onufer gave an update to the Commission on what will be coming forward to the Commission in 2024 as well as some of the updates and upgrades for meeting information and web pages.

Chairman Hurley adjourned the meeting at 10:17 AM

Executive Secretary