

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 14, 2024

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	Absent
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. Commissioner Hatton is Acting Chair and called the meeting to order at 9:03 AM and stated that before the meeting starts that the interpreters introduce themselves.

Commissioner Hatton opened the hearing regarding the First Amendment to the Development Plan for PDA No. 100, Parcel 25/25B, Mission Hill.

The following offered testimony on the amendment:

Ebony Darosa, PM at BPDA  
Ford Delvecchio, Zoning Compliance Officer for BPDA  
Nick Zozula, McDermott, Quilty, Miller and Hanley  
Matt Littell, Utile  
Patricia Flaherty, Executive Director MHNHS  
Anthony Baez, Councilor Durken's Office

Ebony Darosa presented the Amendment to the Commission. (See presentation in folder).

Ford Delvecchio presented the planning context for the proposed project.

Nick Zozula, spoke to the changes in the Development Plan (see Project Comparison Chart in presentation).

Matt Littell from Utile spoke to the changes in programming as well as the design and neighborhood integration of Phase 3 of this development.

Anthony Baez spoke in favor of the proposed project

Hearing closed at 9:20 AM, BZC entered Business Meeting.

Commissioner Nichols made a motion to adopt the First Amendment to the Development Plan for PDA No. 100, Parcel 25/25B, Mission Hill, as submitted.

Commissioner DiMella seconded the motion.

Commissioner Hatton put the motion to vote:

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

**Nay:** None

**The motion carried 9-0.**

Commissioner Hatton stated that agenda Item #2 was withdrawn, so the Commission would wait until 9:30 to take up the Re-Vote.

**BUSINESS MEETING**

Commissioner Hatton called the Business Meeting to order at 9:30 AM with respect to the Re-Vote on Text Amendment Application No. 518, Waiver of Affordable Housing/Article 80. This was not a public hearing.

Commissioner Hatton read the following statement: On Wednesday, January 10, from 10:57-11:00 as the Zoning Commission was in their business session to vote on Text Amendment Application No. 518 (and after public testimony on this proposed amendment had concluded at 10:56), Waiver of Affordable Housing/Article 80, a user error with the Zoom hosting erroneously removed some participants from the meeting, who were then unable to rejoin via Zoom to hear the Zoning Commission's deliberation and decision on this application. Out of an abundance of caution, and the Zoning Commission's commitment to transparent open meetings, the Commission is holding this re-vote on Text Amendment Application No. 518 Waiver of Affordable Housing Article 80. She asked if there was any discussion.

Commissioner Hatton reinforced that the materials and presentation at the hearing in January, as well as BPDA staff, were excellent.

Commissioner Marr asked that the public hearing was closed.

Commissioner Hatton confirmed that.

Commissioner DiMella made a motion to adopt Text Amendment Application No. 518, Waiver of Affordable Housing/Article 80, as submitted.

Commissioner Marr seconded the motion.

Commissioner Hatton put the motion to vote:

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

**Nay:** None

**The motion carried 9-0.**

**Commissioner Hatton adjourned the meeting at 9:37 AM.**

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Executive Secretary