

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, April 24, 2024

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Absent
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	Absent
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 9:02 AM and opened the hearing regarding Text Amendment Application No. 521 and Map Amendment No. 773 with respect to the East Boston rezoning.

The Interpreters assigned to the meeting introduced themselves.

The following offered testimony on the amendment:

Kristina Ricco - BPDA
Ted Schwartzberg – BPDA
Cyrus Micelli – BPDA
Ellie Sanchez – Councilor Coletta’s Office
Richard Lynds
Chris Dreher
Meg Grady
John Casamassima

Cyrus Micelli presented the petitions to the Commission. He also spoke to the proposed zoning amendments after Ms. Ricco did her presentation on PLAN: East Boston. (See presentation)

Krisina Ricco presented the PLAN: East Boston context as she was the PM for this initiative. This includes all of East Boston except Logan Airport and the Suffolk Downs redevelopment.

PLAN: East Boston went through a robust, 5-year process. The amendments went through a similar process – 100+ day comment period, and numerous public meetings.

Commissioner Hatton asked why the prohibition on residential use in EDAs where Suffolk Downs was significantly residential.

Ms. Ricco stated that this went to the underlying zoning and not the already approved PDA.

Ellie Sanchez read Councilor Coletta’s letter into the record.

Richard Lynds spoke in favor.

Christopher Dreher spoke in favor.

Meg Grady stated that the plan benefits developers and increases housing units and no protection to single-family homes.

Hearing closed at 9:46 AM, BZC entered Business Meeting

There was discussion on Councilor Coletta's letter and what is within the purview of what the Commission can approve and that the ZBA has separate processes.

Commissioner DiMella said that the zoning didn't go far enough to promote the creation of housing and that protecting single family homes is not the way to do it. Supportive of the amendments.

Commissioner Leff agreed with Commissioner DiMella's comments. Housing is a city-wide issue. He too is supportive of the changes.

Commissioner Hatton made a motion to adopt Text Amendment Application No. 521 and Map Amendment No. 773, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

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

Nay: None

The motion carried 8-0.

2. Chairman Hurley called the meeting to order at 9:53 AM and opened the hearing regarding Map Amendment Application No. 779 and the Development Plan for PDA No. 150, 1033-1055 Washington Street, South End.

The following offered testimony on the amendment:

Sarah Peck – PM, BPDA
Ted Schwartzberg – Zoning Compliance
David Manfredi – Elkus & Manfredi
Barb Boylan – Druker Co.
Mynor Perez – Carpenter's Union
Michael Davey – Carpenter's Union
Mark Delasscio – Carpenter's Union
David Goldman – abutter
Jennifer Pinck - Chair, Boston Center for the Arts
Ted Piatres - abutter

Sarah Peck presented the project to the Commission. (See folder)

Ted Schwartzberg presented the planning and zoning context.

Barbara Boylan spoke to the review process and community benefits.

David Manfredi spoke about the design, programming and site plan.

Commissioner Hatton asked about the bridge linking the 2 buildings – can you address the design and functionality?

Mr. Manfredi stated it was a function of the tenancy – to expand horizontally. It is raised from floors 6-8 and will be very transparent. This building depends on the tenants.

Mynor Perez spoke in favor of the project.

Mark Delasscio spoke in favor.

Michael Davey spoke in favor.

David Goldman spoke in favor.

Jennifer Pinck spoke in favor.

Ted Pietras spoke in favor.

Hearing closed at 10:17 AM, BZC entered Business Meeting

Commissioner Hatton appreciated and liked the retail and arts areas made available through this project.

Commissioner DiMella echoed Commissioner Hatton's sentiments.

Commissioner Miller wanted to commend David Manfredi on the design and programming.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 779 and the Development Plan for PDA No. 150, 1033-1055 Washington Street, South End, as submitted.

Commissioner Hatton seconded the motion.

Chairman Hurley put the motion to vote:

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

Nay: None

The motion carried 8-0.

3. Chairman Hurley called the meeting to order at 10:21 AM and opened the hearing regarding Map Amendment Application No. 780 and the 3rd Amendment to the Northeastern University Institutional Master Plan.

The following offered testimony on the amendment:

Quinn Valcich – PM, BPDA
Ted Schwarzberg – Zoning Compliance, BPDA
Viktorija Abolina – Northeastern University
David Manfredi – Elkus & Manfredi
Jason Wills – Sr. VP American Campus Communities
Mynor Perez – Carpenter’s Union

Quinn Valcich presented the amendment and proposed dormitory project to be located at 840 Columbus Avenue as well as other minor renovations and additions to the Northeastern IMP area. (See folder)

Ted Schwartzberg presented the zoning and planning context for the proposed project.

Viktorija Abolina spoke on behalf of Northeastern and spoke to the actual request. Ground floor will be available for community access and development.

David Manfredi spoke to the design of the dormitory.

Jason Wills spoke to the actual development and programming of the dormitory. This is a privately-owned dormitory.

Mynor Perez spoke in favor of the proposed project.

Hearing closed at 10:41 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt Map Amendment Application No. 780 and the 3rd Amendment to the Northeastern University Institutional Master Plan, as submitted.

Commissioner DiMella seconded the motion.

Chairman Hurley put the motion to vote:

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

Nay: None

The motion carried 8-0.

Chairman Hurley adjourned the meeting at 10:44 AM

Executive Secretary