

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, June 12, 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	Present
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Absent
Jill Hatton	
Mayor's Selection	Absent
Michael Nichols	
Audubon Circle Neighborhood Association	Present
Michael DiMella	
Greater Boston Real Estate Board	Absent
Nelson Arroyo	
Mayor's Selection	Present
Drew Leff	
Greater Boston Chamber of Commerce	Present
Nakeeda Burns	
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 9:05 AM and opened the hearing regarding the Development Plan for Phase 1B within PDA No. 144, On The Dot. Drew Leff was not present during this hearing.

The Interpreters assigned to the meeting introduced themselves.

The following offered testimony on the amendment:

Nick Carter, PM – BPDA  
Michelle Yee – Zoning Compliance, BPDA  
John Cissel – CORE  
Mark Rosenshein – Trademark  
B.K. Boley – Stantec  
Rob Adams – Halvorsen  
Paula Devereaux – Pierce Atwood  
David Nagle  
Linda \_\_\_\_ -  
Pattie McCormack – Andrew Square Civic  
Mynor Perez – Carpenter’s Union  
Tom Pecararo – Local 7 Union  
Kevin O’Sullivan - Councilor Murphy’s Office

Nick Carter presented Phase 1B to the Commission. 3 new office/lab buildings. See presentation to the Commission.

Michelle Yee spoke to the context in relation to the proposed Development Plan.

John Cissel from CORE thanked all of the groups involved with getting this proposed project to where it is.

Mark Rosenshein from Trademark reminded the Commission of the original approval of the Master Plan.

B.K. Boley spoke about the site context as well as the design of the open space and green space. Discussed the proposed design of the 3 buildings (slide deck).

Rob Adams spoke to the landscape architecture of the site as well as the “Emerald Bracelet”. The pedestrian infrastructure created is a real benefit of this development.

Paula Devereaux spoke to how the Development Plan is consistent with the Master Plan PDA as well as PLAN: Dot. Ave.

Mark Rosenshein wrapped up the presentation by addressing the community benefits as well as CFROD for resiliency measures.

Linda \_\_\_\_ spoke in favor of the proposal.

Pattie McCormack spoke in favor.

Mynor Perez spoke in favor.

Tom Pecoraro spoke in favor.

Kevin O'Sullivan spoke in favor on behalf of Councilor Murphy.

Hearing closed at 9:38 AM, BZC entered Business Meeting.

Commissioner Austrich made a motion to adopt Development Plan for Phase 1B within PDA No. 144, On The Dot, as submitted.

Commissioner Miller seconded the motion.

Chairman Hurley put the motion to vote:

**Yea:** Austrich, Marr, Arroyo, Nichols, Hurley, Miller, Burns

**Nay:** None

**The motion carried 7-0.**

2. Chairman Hurley called the meeting to order at 9:39 AM and opened the hearing regarding Text Amendment Application No. 526 and Map Amendment Application No. 782 with respect to Flood Hazard Districts. Drew Leff joined the meeting.

The following offered testimony on the amendment:

Rachel Elm kies – BPDA

Rachel Elm kies presented the proposed zoning and stated that it was a joint venture with city, state and federal agencies. She stated what the National Flood Hazard program is and who it is managed by. See the slide deck.

There was a delay to re-arrange the order of the slide deck.

Commissioner Austrich asked about the role of the Flood Administrator.

Ms. Elm kies said she could get that information to him.

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

Commissioner Austrich asked how this would affect Bipoch Communities.

Ms. Elmkie stated that this conversation came up early in the process. It was felt that assessed value was the best way to determine cost.

Commissioner Austrich made a motion to adopt Text Amendment Application No. 526 and Map Amendment Application No. 782, as submitted.

Commissioner Marr seconded the motion.

Chairman Hurley put the motion to vote:

**Yea:** Arroyo, Austrich, Miller, Marr, Nichols, Hurley, Leff, Burns

**Nay:** None

**The motion carried 8-0.**

3. Chairman Hurley called the meeting to order at 10:00 AM and opened the hearing regarding Map Amendment Application No. 783 and the Development Plan for PDA No. 154, 180 Western Avenue. Ricardo Austrich left the meeting.

The following offered testimony on the amendment:

Camille Platt – PM BPDA  
Ford Delvecchio – Zoning Compliance BPDA  
Chris Regnier – Goulston & Storrs  
Emily Paparella – Elkus/Manfredi  
Mynor Perez – Carpenter's Union  
John Cusack - resident

Camille Platt presented the proposed PDA to the Commission and spoke to the Article 80 review process.

Ford Delvecchio spoke to the zoning context of the Western Avenue site and the WACRZ re-zoning process/amendments.

Chris Regnier spoke to the programming of the proposal -280+ units of housing with significant affordability.

Emily Paparella spoke to the site context of the proposal as well as the design of the development. See the slide deck.

Mynor Perez spoke in favor of the proposal.

John Cusack spoke in favor of the proposal.

Hearing closed at 10:21 AM, BZC entered Business Meeting

Commissioner Nichols made a motion to adopt Map Amendment Application No. 783 and the Development Plan for PDA No. 154, 180 Western Avenue, as submitted.

Commissioner Leff seconded the motion.

Chairman Hurley put the motion to vote:

**Yea:** Arroyo, Miller, Marr, Nichols, Hurley, Leff,

**Abstain:** Burns

**The motion does not carry 6-0-1.**

Commissioner Nichols made a motion to defer until the next meeting scheduled for July 17<sup>th</sup>.

Commissioner Leff seconded the motion.

Chairman Hurley put the motion to vote:

**Yea:** Arroyo, Miller, Marr, Nichols, Hurley, Leff,

**Abstain:** Burns

**The motion carried 6-0-1.**

4. Chairman Hurley called the meeting to order at 10:29 AM and opened the hearing regarding the 7<sup>th</sup> Amendment to the Master Plan for Planned Development Area No. 69, The 100 Acres and the Development Plan for 232 A Street within Planned Development Area No. 69, The 100 Acres, South Boston.