

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, July 17, 2024

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

|  |         |
|--|---------|
| David Marr   |         |
| Building Trade Employers' Association              | Present |
| Ricardo Austrich                                   |         |
| Boston Society of Architects                       | Absent  |
| 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                                  | Absent  |
| Drew Leff  |         |
| Greater Boston Chamber of Commerce                 |         |
| Vacancy  |         |
| Neighborhood Association                           |         |

**Staff**

|                                       |         |
|---------------------------------------|---------|
| Kathleen Onufer                       |         |
| Deputy Director for Zoning            | 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 11:06 AM and opened the hearing regarding Map Amendment Application No. 783 and the Development Plan for PDA No. 154, 180 Western Avenue. The interpreters introduced themselves.

The following offered testimony on the amendment:

Camille Platt – PM COB Planning Department  
Peter Sougarides – Samuels & Associates  
Jason McDonald – Zoning Compliance COB Planning Department  
Emily Paparella – Elkus/Manfredi  
Mynor Perez – Carpenter's Union  
John Cusack – resident  
Paula Alexander - resident

Camille Platt presented the proposed PDA to the Commission and spoke to the Article 80 review process for 180 Western Avenue PDA and general programming for the proposed development.

Peter Sougarides gave a brief introduction of the development team.

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

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.

Paula Alexander spoke in opposition to the proposal.

Hearing closed at 11:35 AM, BZC entered Business Meeting

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

Commissioner DiMella seconded the motion.

Chairman Hurley put the motion to vote:

**Yea: Hurley, Miller, Hatton, Nichols, DiMella, Marr, Leff, Morikawa**

**Nay:**

**Motion Carries 8-0.**

**Chairman Hurley adjourned the meeting at 11:36 AM**

---

Executive Secretary