

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, September 11, 2024

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

David Marr		
Building Trade Employers' Association		Present
Ricardo Austrich		
Boston Society of Architects		Present
Jaimie McNeil		
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		Absent
Nelson Arroyo		
Mayor's Selection		Present
Drew Leff		
Greater Boston Chamber of Commerce		Present
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. Commissioner Hatton is Acting Chair. Chairwoman Hatton called the meeting to order at 9:03 AM and opened the hearing regarding Map Amendment Application No. 763. The interpreters introduced themselves. Dave Marr joined at 9:10 AM.

The following offered testimony on the amendment:

Charles Tevnan, Trustee Cedar Grove Cemetery  
Tony Pacuilli, Chairman Cedar Grove Cemetery  
Ted Schwarzberg, Asst. Deputy Director, Planning Department  
Marc Joseph, Asst. Commissioner, ISD  
John O'Toole, resident

Jeff Hampton acknowledged and thanked Jay Hurley for his 21 years of service to the Boston Zoning Commission and the City of Boston.

Charles Tevnan presented the petition to the Commission and gave a brief presentation on the history of the cemetery as well as past amendments adopted by the Commission. The property is just over 15,000 square feet of land. The zoning will change from OS-CM (Open Space-Cemetery) to 1F-5000 (One-Family residential subdistrict).

Tony Paciulli spoke to his position with the Board of the Cemetery and reiterated some of the points Charles Tevnan had already mentioned. This site is on ledge and very difficult to use for burials. Sale of this property will go to the cemetery's cash reserves and upkeep.

Ted Schwarzberg provided staff commentary on the petition. A little different as this is not from the Planning Department and has no BPDA Board recommendation. Stated that after review, this amendment is appropriate. Current use and proposed zoning are consistent with what exists now.

Commissioner Leff said that this will be a contiguous one-family zone? That is why ZBA approval will be necessary.

Mr. Pacuilli and Tevnan agreed.

Marc Joseph spoke in favor of the petition.

John O'Toole spoke in favor of the petition.

Hearing closed at 9:30 AM, BZC entered Business Meeting.

Commissioner Austrich made a motion to adopt Map Amendment Application No. 763, as submitted.

Commissioner Leff seconded the motion.

Chairwoman Hatton put the motion to vote:

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

**Nay:**

**Motion Carries 8-0.**

Chairwoman Hatton stated that the Commission would remain in a Business Session and the City of Boston Planning would be making an informational presentation to the Commission on the draft Downtown ("Skyline") zoning.

**Chairman Hatton adjourned the meeting at 10:36 AM**

  
Executive Secretary