

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 8, 2025

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	Present
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Present
Jill Hatton, Vice-Chairwoman	
Mayor's Selection	Present
Michael Nichols, Chairman	
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
Ryan Woods	
Neighborhood Association	Present

Staff

Kathleen Onufer	
Deputy Director of Zoning	Present
Jeffrey M. Hampton	
Executive Secretary to the Commission	Present

PUBLIC HEARINGS

This meeting was recorded.

1. Chairman Nichols opened the hearing at 9:03 AM regarding the 8th Amendment to the Master Plan for Planned Development Area No. 69, The 100 Acres and the Development Plan for Parcel A1 within Planned Development Area No. 69, The 100 Acres. The interpreters introduced themselves.

The following offered testimony on the amendment:

Dylan Norris, Project Assistant - City of Boston Planning Department
George Morancy, attorney - Adams & Morancy
Chad Wulleman, architect
Adam Burns, proponent

Dylan Norris presented the petitions to the Commission and stated what was being asked. Proposal is a reuse of an 8-story office building to a conversion of a 77 rental units (20% affordable). BPDA approval on December 12, 2024. Spoke to the Article 80 review and approval process including community meetings and comment period. He also presented the planning and zoning context for the proposed project. This is only an internal renovation.

George Morancy spoke more specifically to the proposal as well as the zoning/PDA.

Chad Wulleman spoke to the site plan, existing Boston Wharf building design and layout of the units. The Boston Wharf sign will be maintained and upgraded. SEE PRESENTATION.

There was some discussion on the proposed floor plans.

Commissioner Hatton asked about trash management. Back of the building? Outside/inside?

Adam Burns stated that it would be off Melcher Street.

Commissioner Marr asked if it is bike spaces or vehicle spaces?

Mr. Morancy stated that it was bike parking.

The hearing closed at 9:23 AM, BZC entered the Business Meeting.

Commissioner Hatton made a motion to adopt the 8th Amendment to the Master Plan for Planned Development Area No. 69, The 100 Acres and the Development Plan for Parcel A1 within Planned Development Area No. 69, The 100 Acres, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Motion Carries 11-0.

2. Chairman Nichols opened the hearing at 9:25 AM regarding Text Amendment Application No. 529 with respect to the Squares and Streets Zoning update.

The following offered testimony on the amendment:

Abdul Razak-Zachariah, Planner – Planning Department
Maya Kattler-Gold, Planner – Planning Department
Dianna Bronchuk, Councilor Pepen’s Office

Abdul Razak-Zachariah presented the petition to the Commission and stated that these updates were formatting in the Squares and Streets Use Table, an update to greater land use flexibility, specifically the S2 subdistrict, and update to the S2 subdistrict allowing for conditional use on the ground floor for residential. These amendments would affect the already approved Greater Mattapan and the proposed Cleary Square and Streets. SEE PRESENTATION.

Maya Kattler-Gold went into greater detail on the actual updates. SEE PRESENTATION.

Abdul Razak-Zachariah spoke to the community engagement process.

Commissioner Hatton asked if it is true about the 300 pages of comments that the City responded to?

Abdul stated that was the original amendment.

Commissioner Miller stated that she appreciated the changes to Mattapan but asked that moving forward that people are given a greater opportunity to be involved in these types of changes.

Dianna Bronchuk (Councilor Pepen) spoke in favor of the proposed amendment.

The hearing closed at 9:46 AM, BZC entered the Business Meeting.

Commissioners Hatton and Woods commended City staff on responding to feedback and making the zoning clearer.

Commissioner DiMella made a motion to adopt Text Amendment Application No. 529, as submitted.

Commissioner Marr seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Motion Carries 11-0.

Chairman Nichols adjourned the meeting at 9:52 AM

Executive Secretary