

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 12, 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	Absent
Jill Hatton, Vice-Chairwoman	
Mayor's Selection	Absent
Michael Nichols, Chairman	
Audubon Circle 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	Absent

**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 9:07 AM regarding Map Amendment Application No. 792 and the Suffolk University IMP Amendment. The interpreters introduced themselves.

The following offered testimony on the amendment:

Dylan Norris, Development Review - Planning Department  
Ford DelVecchio, Planning Department  
Jim Greene, Rubin & Rudman  
Beth Wilson-Shunta, VHB  
John Nucci, Suffolk University

Dylan Norris presented the IMP to the Commission. He briefly went over the Article 80 approval process. The amendment would convert the existing 88,000 SF office building to approximately 67,000 SF student housing. Over 200 beds will be created.

Ford DelVecchio spoke to the planning process and the Downtown office conversion plan and expansion of residential growth downtown. (See presentation)

John Nucci spoke to the proposed project, the University's properties and buildings (see presentation). He went through the presentation submitted to the Commission. There has been no opposition to this project.

Beth Wilson-Shunta spoke to the design, site context, floor plans (see presentation).

The hearing closed at 9:32 AM, BZC entered the Business Meeting.

Commissioner Leff stated that this was impressive and appreciates the goals the Suffolk has to get to 50% of students in dormitories.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 792 and the Suffolk University IMP Amendment, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

**Yea: DiMella, Marr, Miller, Leff, Arroyo, McNeil, Austrich**

**Nay:**

**Abstain: Nichols**

**Motion Carries 7-0-1.**

2. Chairman Nichols opened the hearing at 9:36 AM regarding Map Amendment Application No. 791 with respect the WACRZ map correction.

The following offered testimony on the amendment:

Ted Schwartzberg, Planning Department

Ted Schwartzberg stated that the amendment before the Commission is to correct a clerical error to the existing zoning maps along Western Avenue. No substantive changes are being made.

The hearing closed at 9:38 AM, BZC entered the Business Meeting.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 791, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

**Yea: DiMella, Marr, Miller, Leff, Arroyo, McNeil, Austrich, Nichols**

**Nay:**

**Motion Carries 8-0.**

3. Chairman Nichols opened the hearing at 9:40 AM regarding Map Amendment Application No. 793 and the Development Plan for Planned Development Area No. 155, 250 Everett Street, Brighton.

The following offered testimony on the amendment:

Steven Harvey, Development Review - Planning Department  
Ford DelVecchio, Planning Department  
Tim Alexander, Mill Creek Residential  
Jane McHale, McNamara House  
Tim McHale, abutter, IAG member

Steven Harvey presented the proposed project to the Commission and outlined the Article 80 approval process.

Ford DelVecchio spoke to the planning context of the proposed PDA.

Tim Alexander spoke specifically to the site and the proposed programming and compliance with the Western Avenue Corridor Study and Rezoning Plan. (See presentation).

Commissioner Austrich stated that he appreciates the tree preservation.

Jane McHale spoke in support.

Tim McHale spoke in support.

The hearing closed at 9:59 AM, BZC entered the Business Meeting.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 793 and the Development Plan for Planned Development Area No. 155, 250 Everett Street, Brighton, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

**Yea: DiMella, Marr, Miller, Leff, Arroyo, McNeil, Austrich, Nichols**

**Nay:**

**Motion Carries 8-0.**

**Chairman Nichols adjourned the meeting at 10:04 AM**

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Executive Secretary