ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, November 18, 2026

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	Absent
Michael Nichols, Chairman Audubon Circle Neighborhood Association	Absent
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 HEARING

This meeting was recorded.

1. Commissioner Miller is Acting Chair for this meeting. Chairwoman Miller opened the hearing at 9:03 AM regarding Text Amendment Application No. 557 and Map Amendment Application No. 801 with respect to Planned Development Area eligibility in South Boston. The interpreters introduced themselves.

The following offered testimony on the amendment:

Michelle Yee, Planner
Ted Schwartzberg,

Ms. Yee presented the petitions to the Commission and stated that the proposed amendments would allow for Planned Development Areas ("PDAs") to be located in the Waterfront Manufacturing ("WM") Subdistrict in the South Boston Neighborhood District.

Hearing closed at 9:11 AM.

Commissioner McNeil asked if PDAs can be mapped over water?

Ted Schwartzberg stated that this isn't mapping the actual PDA but allowing PDAs to go there.

Commissioner DiMella made a motion to adopt Text Amendment Application No. 557 and Map Amendment Application No. 801, as submitted.

Commissioner Arroyo seconded the motion.

Chairwoman Miller put the motion to vote:

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

Nay:

Abstain:

Motion Carries 9-0.

2. Chairwoman Miller opened the hearing at 9:15 AM regarding Text Amendment Application Nos. 554, 555, and 556, with respect to Citywide dimensions and definitions.

The following offered testimony on the amendments:

Maya Kattler-Gold, Zoning Reform Planner

Ms. Kattler-Gold presented the petitions to the Commission to avoid redundancy, reduced language in 20 definitions, and eliminated about 23 definitions. (See presentation).

Hearing closed at 9:26 AM.

Commissioner Austrich appreciated the visuals being inserted into the Code.

Commissioner DiMella made a motion to adopt Text Amendment Application Nos. 554, 555, and 556, as submitted.

Commissioner Arroyo seconded the motion.

Chairwoman Miller put the motion to vote:

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

Nay:

Abstain:

Motion Carries 9-0.

3. Chairwoman Miller opened the hearing at 9:30 AM regarding Text Amendment Application No. 558 and Map Amendment Application No. 802, with respect to the Cleary Square Squares and Streets zoning.

The following offered testimony on the amendments:

Maya Kattler-Gold, Zoning Reform Planner
Councilor Pepen
Craig Martin, HPNA

Ms. Kattler-Gold presented the petitions to the Commission. This process began back in 2024. The community process focused on a variety of topics including land use and design which are incorporated in the proposed zoning. (See Cleary Square Small Area Plan). For the proposed zoning see zoning presentation which was referenced page by page.

Councilor Pepen spoke in favor of the proposed zoning. Very much the result of many meetings with community leaders, business owners and elected officials.

Craig Martin spoke in opposition to the petitions. Emphasized that the first floor should remain commercial.

Ms. Kattler-Gold stated that there are requirements in some of the new zoning districts to have active commercial uses. There are also some districts where ground floor residential is a conditional use and require ZBA approval.

Hearing closed at 9:51 AM.

Commissioner Leff stated how difficult it is to rezone neighborhoods. Sometimes changing zoning is not practical, especially if there is not sufficient density to do so. There are citywide needs not represented in this process. But overall he was in favor of the proposed amendments.

Commissioner DiMella echoed what Commissioner Leff stated.

Commissioner McNeil suggested that some of the S1 areas could have had some greater height. Applauds the Planning Department and Councilor Pepen for the process and work done.

Commissioner Arroyo made a motion to adopt Text Amendment Application No. 558 and Map Amendment 802, as submitted.

Commissioner Marr seconded the motion.

Chairwoman Miller put the motion to vote:

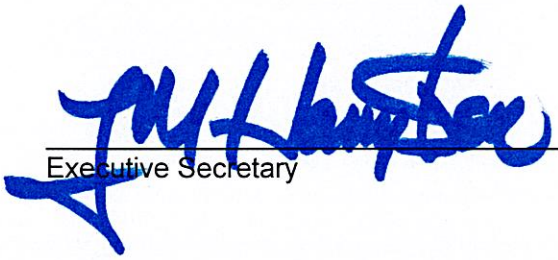
Yea: Leff, Morikawa, Miller, DiMella, Marr, McNeil, Woods, Austrich, Arroyo

Nay:

Abstain:

Motion Carries 9-0.

Chairwoman Miller adjourned the meeting at 9:58 AM



Executive Secretary