

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 7, 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	Absent
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Present
Jill Hatton, Vice-Chairwoman	
Mayor's Selection	Present
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	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. Chairman Nichols opened the hearing at 9:03 AM regarding 1) the Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park, Charlestown; 2) the Development Plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park; and 3) the Development Plan for 25 Supertest Street within Planned Development Area No. 51, Hood Park.

The following offered testimony on the amendments:

Dylan Norris, Project Manager for Development Review
Michelle Yee, Zoning Compliance
Mark Rosenshein, Trademark
David Manfredi, Elkus/Manfredi

Dylan Norris presented to the projects to the Commission. This is a 20-acre site along Rutherford Avenue. He gave a brief overview of the proposed Development plans. Also laid out the Article 80 approval and public meeting schedule.

Michelle Yee spoke to the zoning of the proposal and consistency with PLAN Charlestown.

Mark Rosenshein spoke on behalf of the Developer and went into greater detail of the Master Plan and the proposal for residential and commercial uses. (See presentation). Also went over the mitigation modification associated with these 2 projects.

David Manfredi went through the design and programming of the proposals – both 15 and 25 Supertest Street. (See presentation)

Chair Nichols was happy that there was better use of the space and even keeping the floor area down when they could have maxed it out.

Commissioner Hatton asked if there was a timetable.

Mr. Rosenshein stated that 15 Supertest was first - 2027 is the goal. The design portion for 25 Supertest would be in 2026. The hotel and Hood Green must open at the same time.

Hearing closed at 9:37 AM.

Commissioner Woods encouraged feedback from the Charlestown neighborhood in the design of the new park.

Commissioner Hatton made a motion to adopt 1) the Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park, Charlestown; 2) the Development Plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park; and 3) the Development Plan for 25 Supertest Street within Planned Development Area No. 51, Hood Park, as submitted.

Commissioner Miller seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 10-0.

Chairman Nichols adjourned the meeting at 9:40 AM

Executive Secretary