

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, February 11, 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		Absent
Michael Nichols, Chairman		
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
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 9:02 AM regarding the Third Amended and Restated Development Plan for Planned Development Area No. 50, 371-401 D Street, South Boston.

The following offered testimony on the amendments:

Tyler Ross, Senior Project Manager, Planning Department
Joe Hanley, McDermott, Quilty, Miller & Hanley
Jason McDonald, Planning Department
Mark Rosenshein, Trademark Partners
Mynor Perez, Carpenter's Union
Christina Pappas, President of Mass. Lodging Association

Tyler Ross presented the proposed project to the Commission. He went over the Article 80 process as well as the public review process associated with the project.

Jason McDonald went over the planning and zoning context associated with the Third Amended and Restated Development Plan for PDA No. 50.

Joe Hanley gave a brief presentation on the zoning and permitting avenue. This is the third amendment to the original Development Plan approved back in 2013. (See slide deck).

Mark Rosenshein spoke about the design and layout of the proposed project. (See slide deck).

Chairman Nichols asked about the relocation of the mechanicals.

Mr. Rosenshein stated that they would be located on the roof.

Mynor Perez spoke in favor of the proposal.

Christina Pappas spoke in favor of the proposal.

Hearing closed at 9:25 AM.

Commissioner Woods complimented the design team on the improvement of green features to the street.

Commissioner Arroyo made a motion to adopt the Third Amended and Restated Development Plan for Planned Development Area No. 50, 371-401 D Street, South Boston, as submitted.

Commissioner Marr seconded the motion.

Chairman Nichols put the motion to vote:

Yea: Miller, Arroyo, Leff, Nichols, Austrich, Woods, Marr

Nay:

Abstain:

Motion Carries 7-0.

Chairman Nichols adjourned the meeting at 9:28 AM

Executive Secretary