

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, March 11, 2026

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
Ricardo Austrich	
Boston Society of Architects	Absent
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	
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 9:00 AM regarding the First Amendment to the Development Plan for Planned Development Area No. 52, One Brigham Circle. The interpreters introduced themselves.

The following offered testimony on the amendments:

Tyler Ross, Senior PM Planning Department
Andrew Plumb, Planning Department
Joe Hanley, McDermott, Quilty, Miller and Hanley
Patricia Flaherty, resident and Ex. Dir MHHS
Lily Sweeterman, Councilor Durkan's Office
Martin Beinborn, Pres. Community Alliance of Mission Hill

Andrew Plumb began the presentation and stated what was before the Commission at this time. The amendment adds additional uses to the already existing Development Plan – clinic use specifically. Gave a brief zoning context presentation to the Commission.

Tyler Ross spoke to the BPDA Article 80 process.

Joe Hanley presented the amendment to the Development Plan (see presentation). Current lease with MGH expires in 2028. There may not be a need for office space going forward, which is why they are asking for the clinical use and accessory clinic to be added to the Development Plan.

Commissioner Hatton asked about the parking for other uses. Are they separate for Walgreens and/or Stop and Shop?

Mr. Hanley stated that the surface parking is right there for Stop and Shop and that this not be utilized for the clinic use.

Patricia Flaherty spoke in favor of the Amendment.

Lily Sweeterman spoke in favor of the Amendment.

Martin Beinborn spoke in favor of the Amendment.

Hearing closed at 9:29 AM.

Commissioner Hatton made a motion to adopt the First Amendment to the Development Plan for Planned Development Area No. 52, One Brigham Circle, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 9-0.

2. Chairman Nichols opened the hearing at 9:32 AM regarding the First Amendment to the Wentworth Institute of Technology 2024-2034 Institutional Master Plan.

The following offered testimony on the amendments:

Nick Carter, Development Portfolio Manager, Planning Department
Illana Haimes, Planning Department
Rebecca Lee, Mintz/Levin
Patricia Flaherty, Ex. Dir. MHHS
Lily Sweeterman, Councilor Durkan's Office

Nick Carter presented the IMP Amendment to the Commission. The amendment proposes changes to three (3) proposed institutional projects. See Page 2 of the presentation.

Illana Haimes spoke to the planning and zoning context of the IMP and proposed amendment.

Rebecca Lee spoke to Wentworth's history and programming.

Patricia Flaherty spoke in favor of the Amendment.

Lily Sweeterman spoke in favor of the Amendment.

Hearing closed at 9:47 AM.

Commissioner Hatton made a motion to adopt the First Amendment to the Wentworth Institute of Technology 2024-2034 Institutional Master Plan, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 9-0.

Chairman Nichols adjourned the meeting at 9:50 AM

Executive Secretary