

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, June 17, 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	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 9:00 AM regarding Text Amendment Application No. 545. The interpreters introduced themselves.

The following offered testimony on the amendment:

Tara Lecamwasam, Planning Assistant

Ms. Lecamwasam presented the petition to the Commission and stated that this amendment was to resolve language and technical errors in the Boston Zoning Code. These clarifications are identified and collected continuously by Planning Department staff and public comments. No new regulations are being adopted, and no regulations are being changed. Presentation in file.

Hearing closed at 9:12 AM.

Commissioner Hatton made a motion to adopt Text Amendment Application No. 545, as submitted.

Commissioner DiMella seconded the motion.

Chairman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 11-0.**

2. Chairman Nichols opened the hearing at 9:13 AM regarding Text Amendment Application Nos. 546-548 and Map Amendment Application No. 799 with respect to Chinatown and Institutional zoning.

The following offered testimony on the amendments:

Kathleen Onufer, Deputy Director for Zoning

Ms. Onufer presented the petitions to the Commission. This is the culmination of years of planning and work focusing on the greater Downtown and Chinatown specifically. See presentation in file for content discussed during testimony.

Commissioner McNeil appreciated the mailing to neighborhood.

Ms. Onufer stated that this brought in the smaller property owners.

Hearing closed at 9:33AM.

Commissioner DiMella made a motion to adopt Text Amendment Application Nos. 546-548 and Map Amendment Application No. 799, as submitted.

Commissioner Morikawa seconded the motion.

Chairman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 11-0.**

3. Chairman Nichols opened the hearing at 9:34 AM regarding Text Amendment Application Nos 549-550 with respect to the Sign Code.

The following offered testimony on the amendments:

Cyrus Miceli, Special Assistant for Design Review  
Lizzie Turac, Urban Design Assistant

Mr. Miceli presented the petitions to the Commission. The information presented is contained in the presentation to the Commission – see file.

Commissioner Hatton asked about ISD and the process and if the 30-day process can be solidified. Will this add to the burden of ISD and its already heavy workload?

Mr. Miceli stated that there is a broad approach to this. ISD doesn't currently review the sign applications. Planning Department staff will work with ISD and support the Plans Examiners with the implementation.

Hearing closed at 9:54 AM.

Commissioner Hatton made a motion to adopt Text Amendment Application Nos. 549-550, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 10-0. \*\* Mr. Marr did not register a vote\*\***

4. Chairman Nichols opened the hearing at 9:55 AM regarding the Development Plan for Phase 2 Building C within Planned Development Area No. 94, Bartlett Place.

The following offered testimony on the amendments:

Jason Farrell, Project Assistant  
Ford Delvecchio, Planner I  
Mike Ross, Prince Lobel

Mr. Farrell presented the Development Plan to the Commission. Gave a brief description on the proposed project and the Article 80 and BPDA review process.

Mr. Delvecchio gave a brief presentation on the zoning context of the Development Plan within PDA #94.

Mike Ross spoke to the programming of the Proposed Project. See presentation in file folder.

Hearing closed at 10:07 AM.

Commissioner DiMella made a motion to adopt Development Plan for Phase 2 Building C within Planned Development Area No. 94, Bartlett Place, as submitted.

Commissioner Miller seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 10-0. \*\* Mr. Marr did not register a vote\*\*

Chairman Nichols adjourned the meeting at 10:08 AM

  
Executive Secretary