

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, July 15, 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	Absent
Nelson Arroyo	
Mayor's Selection	Present
Drew Leff	
Greater Boston Chamber of Commerce	Present
Ryan Woods	
Neighborhood Association	Absent

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 9:05 AM regarding Map Amendment Application No. 800 with respect to the Codman Square Burial Ground rezoning. The interpreter introduced herself.

The following offered testimony on the amendment:

Ahrehon Thompson, Planner II
Manuel Pires, representing the Second Church of Dorchester

Ms. Thompson presented the petition to the Commission and gave a presentation on the proposal. This is a private petition so Planning Department staff presented a staff report outlining the overview and the Planning Department recommendation of approval. See folder for Planning presentation and report.

Mr. Pires went into greater detail on the proposal which focused on the layout and site planning of the project. The front side of the site would be used for passive recreation uses. There would be no moving of burial stones or bodies. There is a lack of open space for the immediate area, so this would fill a need. See folder for the petitioner's presentation.

Commissioner Miller asked if there was support for this rezoning and proposed project.

Commissioner Hatton asked if the project was funded and ready to move forward.

Mr. Pires stated that a contractor has been selected and would like to take advantage of the warmer weather to get the project started.

Commissioner Austrich asked if there were still internments or remains in the park area.

Mr. Pires stated that the front area is empty.

Hearing closed at 9:28 AM.

Commissioner Hatton stated that a lot of thought was put into this to be similar to Mt. Auburn.

Commissioner Austrich stated that this was a bold proposal and hoped that the church makes this into a wonderful jewel for the neighborhood.

Commissioner Miller stated that she was apprehensive because there were no abutters testifying and that she needed confirmation that no bodies or stones would be moved.

Mr. Pires stated that he could confirm that no bodies or tombstones were being touched or moved.

Commissioner Arroyo made a motion to adopt Map Amendment Application No. 800, as submitted.

Commissioner Leff seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 9-0.

2. Commissioner McNeil announced that he needed to recuse himself from this hearing.

Chairman Nichols opened the hearing at 9:___ AM regarding the First Amendment to the Master Plan for Planned Development Area No. 128 and the Development Plan for Phase 2 within Planned Development Area No. 128, L Street Station Redevelopment, 776 Summer Street, South Boston.

The following offered testimony on the amendments:

Zoe Duvall, Project Manager
Erin Stanley, Planner
John Flaherty, HRP Group
Kernst Pierre-Louis, HRP Group

Ms. Duvall presented the proposals to the Commission. She also gave a brief review of the original approvals and Article 80 review process.

Ms. Stanley presented the planning and zoning context of the PDA Master Plan – specifically the swapping of uses and heights within the Master Plan area. See presentation in folder.

Mr. Flaherty presented Phase 2 to the Commission. See presentation in folder.

Mr. Pierre-Louis spoke to the specifics of the new buildings proposed within Phase 2, specifically massing, setbacks, materials sustainability, design and pedestrian access.

Mr. Flaherty went over the community benefits and mitigation associated with the proposed project.

Commissioner Nichols asked what precautions are in place for sea rise and flooding?

Mr. Flaherty stated that a new sea wall would be erected, and that the site grade will be increased/raised.

Hearing closed at 9:55 AM.

Commissioner Hatton made a motion to adopt the First Amendment to the Master Plan for Planned Development Area No. 128 and the Development Plan for Phase 2 within Planned Development Area No. 128, L Street Station Redevelopment, 776 Summer Street, South Boston, as submitted.

Commissioner Arroyo seconded the motion.

Commissioner Austrich stated that he can't wait for this project as he works across the street from the site.

Chairman Nichols put the motion to vote:

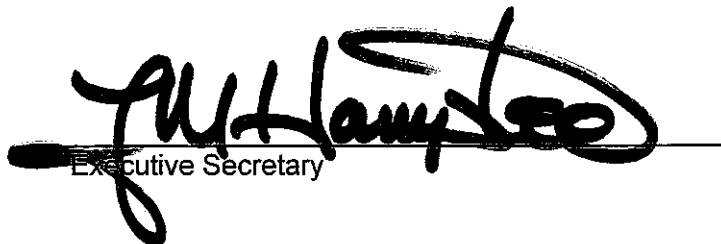
Yea: Hatton, Morikawa, Miller, Marr, Leff, Arroyo, Austrich, Nichols

Nay:

Abstain:

Motion Carries 8-0.

Chairman Nichols adjourned the meeting at 9:58 AM


Executive Secretary