

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, December 16, 2009

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers’ Association	Absent
Robert L. Fondren, Chairman	
Boston Society of Architects	Present
Jay Hurley	
Greater Boston Massachusetts Labor Council AFL/CIO	Present
James C. Clark, Vice Chairman	
Mayor’s Selection	Absent
William Tarlow	
Neighborhood Association of the Back Bay	Present
Vacancy	
Mayor’s Selection	
Vacancy	
Neighborhood Representative	
M. Pat Tierney	
Greater Boston Real Estate Board	Absent
Nelson Arroyo	
Mayor’s Selection	Present
Jill Hatton	
Greater Boston Chamber of Commerce	Present
Jane Brayton	
Neighborhood Association	Present

Staff

Rick Shaklik	
Deputy Director for Zoning/ Advisor to the Commission	Present
Jeffrey M. Hampton	
Secretary to the Commission	Present

PUBLIC HEARINGS

1. Chairman Fondren called the meeting to order at 9:21 AM and opened the public hearing on Map Amendment Application No. 574 and a petition for approval of the Tufts University Institutional Master Plan ("IMP") Amendment and Renewal.

The following spoke in favor of the petition:

Rick Shaklik, BRA
Katelyn Sullivan, Project Assistant, BRA
John Radigan, DLC Piper

Mr. Shaklik presented the petition to the Commission and stated that this was a petition for a map amendment to add the designation IMP to the Tufts University property in Chinatown that did not already have the IMP overlay designation on the Chinatown zoning map, and for approval of the Tufts IMP Amendment and Renewal. The petitions were approved by the BRA Board on October 20, 2009. He introduced Katelyn Sullivan.

Ms. Sullivan gave a brief presentation on the IMP review process and stated that the current IMP is set to expire in 2015, but it does not currently reflect existing conditions or reflect BRA records for the IMP. The renewal would add four (4) years to the existing expiration date making the expiration date 2019. She introduced John Radigan.

Mr. Radigan gave an overview of the proposed map amendment stating that the amendment would add the IMP overlay designation to four (4) properties that do not currently have the IMP overlay. There is no proposal for new buildings within the IMP but a proposal for a new park on Harrison Avenue.

There were no questions from the Commissioners.

Chairman Fondren declared the Petitioner's case closed at 9:29 AM.

There was no opposition.

Chairman Fondren stated that due to the number of absences on the Commission that the Commission was prohibited from voting on the proposed amendment and IMP Amendment and Renewal. The matter was taken under advisement and would be taken up in a Business Meeting at the Commission's next meeting. The next scheduled meeting of the Zoning Commission is January 13, 2010.

The hearing was declared closed at 9:29 AM.

2. Chairman Fondren opened the public hearing on Map Amendment Application No. 573 at 9:30 AM.

The following spoke in favor of the petition:

Rick Shaklik, BRA
Diane Modica
Liz Llenas, DND

Mr. Shaklik presented the petition to the Commission and stated that this was a petition for a map amendment to 74 London Street, East Boston, located on Map 3A/3B/3C. During the re-zoning of the East Boston Neighborhood District, this property was included in the OS-P zoning because it was assumed that since it was City-owned, that it was part of the adjacent Veterans Park. The Department of Neighborhood Development ("DND") owns the property and had issued a Request for Proposals ("RFP") for the redevelopment of 72-74 London Street where it was determined that the property at 74 London Street would need to be re-zoned. The petition was approved by the BRA Board on October 20, 2009. He introduced Diane Modica.

Ms. Modica gave a brief summary of the DND RFP process and stated that she represented the chosen developer, Ben Goodman. The proposal for the site calls for two three-family dwellings (6 units in one structure) which are similar to the surrounding neighborhood. She stated that since the property would no longer be publicly-owned, she was before the Commission asking for the property to be re-zoned to 3F-2000 which is the zoning subdistrict for the immediate neighborhood.

Commissioner Brayton asked if there was any community input.

Ms. Modica stated that Mr. Goodman has had multiple meetings with abutters and that there was a meeting with Councilor LaMattina regarding this matter which he submitted a letter to the Commission in support of the proposed change. She also stated that if the proposed project requires zoning relief from the Board of Appeals, there would be more community input required.

Liz Llenas spoke in favor of the petition

Chairman Fondren declared the Petitioner's case closed at 9:43 AM.

There was no opposition.

Chairman Fondren stated again that due to the number of absences on the Commission that the Commission was prohibited from voting on the proposed amendment. The matter was taken under advisement and would be taken up in a Business Meeting at the Commission's next meeting. The next scheduled meeting of the Zoning Commission is January 13, 2010.

The hearing was declared closed at 9:43 AM.

Chairman Fondren adjourned the meeting at 9:45 AM

Secretary