

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 13, 2010

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
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	Present
William Tarlow	
Neighborhood Association of the Back Bay	Absent
Vacancy	
Mayor's Selection	
Vacancy	
Neighborhood Representative	
M. Pat Tierney	
Greater Boston Real Estate Board	Present
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

BUSINESS MEETING

1. Chairman Fondren called the meeting to order at 9:03 AM and stated that the Commission would open a Business Meeting to take up the matters (Tufts IMP Amendment and 74 London Street, East Boston) discussed at the December 16th meeting where no votes were taken on the matters presented due to a lack of quorum. There was no discussion on either matter.

Commissioner Clark was not present for the Business Meeting.

- 1. Commissioner Arroyo made a motion to approve Map Amendment Application No. 574 and a petition to approve the Tufts Health Sciences Institutional Master Plan Second Amendment as submitted. Commissioner Hurley seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 7

Ms. Hatton, Ms. Brayton, Mr. Fondren, Mr. Arroyo, Ms. Tierney, Mr. Marr, Mr. Hurley

Nays: 0

The motion was declared carried.

- 2. Commissioner Hurley made a motion to approve Map Amendment Application No. 573 as submitted. Commissioner Brayton seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 7

Ms. Hatton, Ms. Brayton, Mr. Fondren, Mr. Arroyo, Ms. Tierney, Mr. Marr, Mr. Hurley

Nays: 0

The motion was declared carried.

The Business Meeting was declared closed at 9:08 AM.

PUBLIC HEARING

1. Chairman Fondren opened the public hearing on Map Amendment Application No. 575 and a petition for approval of the Development Plan for Planned Development Area No. 75, Charlesview Apartments at 9:30 AM.

The following spoke in favor of the petition:

Rick Shaklik, BRA
Jay Rourke, BRA
Louis Miller, Rackerman, Sawyer & Brewster
Christopher Hill, CBT Architects
Felicia Jacques, The Community Builders
Kairos Shen, Chief Planner-BRA
Councilor Mark Ciommo

Dan Rowen, MONS

Mr. Shaklik presented the petition to the Commission and stated this was a map amendment and approval of the Development Plan. The Plan was approved by the BRA on December 17, 2009. He introduced Jay Rourke.

Mr. Rourke spoke to the BRA approval process. He stated that the Proposed Project would move the existing Charlesview Apartments one-half mile down the road to a new location and structures. This was a two-year community process where the final consensus was to increase housing type while decreasing the number of units and the size and massing of the buildings. He introduced Louis Miller.

Commissioner Brayton stated that there was a discrepancy in the total acreage listed in the documents. One says 8.65 and another is 8.75, which is it?

Mr. Miller stated that it was 8.75 acres. He stated that the Proposed Project is ten years in the making. The project is two more acres and one-third less dense than originally proposed. He repeated several points discussed by Mr. Rourke. He introduced Christopher Hill.

Mr. Hill gave a presentation to the Commission on the location, landscaping and design of the Proposed Project. He stated that the heights range from 2 ½ story duplexes closer to the residential neighborhood rising to 5 story larger buildings on Western Avenue.

Commissioner Hatton asked about the commercial component and whether it will be geared towards pedestrian-oriented retail.

Mr. Hill stated that it was and that there would be some designated on-street parking available.

Felicia Jacques stated that the current 213 units at Charlesview are Section 8 rentals. These will move down the road as rentals as well. The proposed project is a mixed-income proposal and any tenant that re-qualifies for Section 8 will remain as such. Other units will be based on current family conditions and income levels.

Commissioner Marr asked why there was only one access point for the underground garage.

Mr. Hill stated that a major bus line runs down Western Avenue and the traffic study done supports such a proposal.

Commissioner Clark asked the cost for the Proposed Project as well as whether it will be union and the Boston Plan would be implemented.

Ms. Jacques stated that the total cost would be around \$200 million with approximately 300 union jobs and that the Boston Plan would be put in to place.

Commissioner Fondren asked whether financing was in place.

Ms. Jacques stated that everything was in place. Harvard has a small part, but most will be done with tax-exempt financing which is lined-up.

Kairos Shen gave a brief presentation on the North Allston Planning Initiative and how the Charlesview development plays a significant role in the redevelopment of this section of Allston.

Councilor Ciommo spoke in favor of the petition. He stated that on behalf of Representatives Moran and Honan and State Senator Tolman they were in support of the Proposed Project.

Dan Rowen spoke in favor of the petition.

Chairman Fondren declared the Petitioner's case closed at 10:28 AM.

There was no opposition.

Chairman Fondren declared the hearing closed at 10:28 and the matter was taken under advisement and would be taken at the Business Meeting immediately following the hearing.

Chairman Fondren declared a 5 minute recess.

BUSINESS MEETING

Chairman Fondren opened the Business Meeting at 10:34. He stated that there was obvious community input with the reduction in units, but was surprised to see no one from the community speaking in favor or opposition.

Commissioner Hatton commended the developer on the LEEDS certification.

There was no more discussion on the matter.

- 1. Commissioner Arroyo made a motion to approve Map Amendment Application No. 575 and a petition to approve the Development Plan for Planned Development Area No. 75, Charlesview Apartments as submitted. Commissioner Clark seconded the motion.**

Chairman Fondren put the motion to vote:

Yeas: 8

Ms. Hatton, Ms. Brayton, Mr. Fondren, Mr. Clark, Mr. Arroyo, Ms. Tierney, Mr. Marr, Mr. Hurley

Nays: 0

The motion was declared carried.

Chairman Fondren adjourned the meeting at 10:40 AM

Secretary