

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, September 10, 2025

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Absent
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 9:04 AM regarding the Development Plan for 75 Morrissey Boulevard within Planned Development Area No.146 in Dorchester. The interpreter introduced themselves.

The following offered testimony on the amendments:

Nick Carter, Project Manager - Planning Department
Ted Schwartzberg, Zoning Compliance – Planning Department
Mark Callahan, Coppermill
Phil Casey, CBT
Don Walsh, Columbia-Savin Hill

Nick Carter presented the proposed project to the Commission. 2 buildings totaling 754 units (20% affordable). See Presentation.

Ted Schwartzberg showed two slides on the planning and zoning context.

Mark Callahan spoke to the overview of the first phase and the community benefits associated with proposal.

Phil Casey presented the transit nodes and improvements with the development. 2 high-rise buildings with new community park. 414 below grade parking spaces. Revitalization of open space and public realm to support the residential use.

Commissioner Hatton had questions on timing.

Mark Callahan is hoping to break ground in the first quarter of 2026 with the goal of delivering both buildings at the same time.

Don Walsh spoke in favor of the proposal. Questioned where the \$750,000 dedicated to Columbia-Savin Hill is going.

Hearing closed at 9:24 AM.

Nick Carter clarified the question of the community benefits. This was stated in the PDA Master Plan. Original group cannot receive this money. There is still some work to be done to find where this additional money will go. The benefits discussed today are associated with the first phase.

Commissioner DiMella made a motion to adopt Development Plan for 75 Morrissey Boulevard within Planned Development Area No. 146, as submitted.

Commissioner Leff seconded the motion.

Chairwoman Hatton put the motion to vote:

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

Nay:

Abstain:

Motion Carries 10-0.

Chairman Nichols adjourned the meeting at 9:29 AM

Executive Secretary