

**ZONING COMMISSION, CITY OF BOSTON**

**MINUTES**

**Thursday, February 12, 1998**

**Room 900, 9th Floor, City Hall, Boston**

**Attendance**

**Commissioners**

<b>Robert L. Marr, Chairman</b>	<b>Present</b>
<b>Building Trade Employers' Association</b>	
<b>Robert L. Fondren, Vice Chairman</b>	<b>Present</b>
<b>Boston Society of Architects</b>	
<b>John H. Bean</b>	<b>Present</b>
<b>Greater Boston Massachusetts Labor Council AFL/CIO</b>	
<b>Joan M. McGrath</b>	<b>Present</b>
<b>Prouty Hill Neighborhood Association</b>	
<b>James C. Clark</b>	<b>Present</b>
<b>Mayor's Selection</b>	
<b>William Tarlow</b>	<b>Present</b>
<b>Neighborhood Association of the Back Bay</b>	
<b>Marc Seigle</b>	<b>Present</b>
<b>Mayor's Selection</b>	
<b>Ralph Cooper</b>	<b>Present</b>
<b>Franklin Field South Neighborhood Association</b>	
<b>Vacancy</b>	
<b>Greater Boston Real Estate Board</b>	
<b>Vacancy</b>	
<b>Mayor's Selection</b>	
<b>Vacancy</b>	
<b>Greater Boston Chamber of Commerce</b>	

**Staff**

<b>Linda Mongelli Haar</b>	<b>Present</b>
<b>Advisor to the Zoning Commission</b>	
<b>Jeffrey M. Hampton</b>	<b>Present</b>
<b>Secretary to the Zoning Commission</b>	

---

ZONING COMMISSION - Thursday, February 12, 1998

**PUBLIC HEARINGS**

1. Mr. Marr called the meeting to order at 9:21AM and opened the hearing regarding **Map Amendment Application No. 401 (Quinn Way, West Roxbury)**

The following spoke in favor of the petition:

Linda Haar (BRA)  
Marty Sullivan  
Sean Leahy (Rep. Donnelly's Office)

Ms. Haar presented the petition to the Commission stating that the change to 1F-6000 was appropriate.

Mr. Marr asked if this change would affect the existing two-family residences on Quinn Way.

Ms. Haar answered "no."

Marty Sullivan spoke in favor of the petition.

Mr. Marr declared the petitioner's case closed.

There was no opposition to the petition.

Mr. Marr stated that the matter would be taken under advisement and declared the hearing closed at 9:25.

For the record, Mr. Marr read the transmittal letter from the BRA Secretary authorizing the Director to petition the Zoning Commission to adopt the proposed amendment.

2. Mr. Marr opened the hearing regarding **Map Amendment Application No. 402 and Amended and Restated Development Plan for Planned Development Area No. 33, Millennium Place**, and stated he would like to have a brief presentation and eliminate redundancy.

The following spoke in favor of the petition:

Linda Haar (BRA)  
Ed O'Donnell (BRA Project Manager)  
Anthony Pangaro (MDA Associates)  
Gary Handel (GHA)  
Olivia Douglas (Millennium Partners)  
Ira Greiss (St. Francis House)  
Peggy Ings (Emerson College, submitted letter)  
Joe Larkin

Ms. Haar presented the petition to the Commission and stated that this development was an exciting mixed-use development for the Washington Street area, and introduced Ed O'Donnell the project manager.

Mr. O'Donnell explained the public review and approval process under Article 80 and stated that there was no fewer than 35 public meetings on this project. He stated that Chinatown had reached an agreement for benefits - housing linkage, job training and day care opportunities. He stated that there was wide support of this project in the community as evident from the January 8<sup>th</sup> BRA Board meeting (submits minutes from that Board meeting).

Joe Larkin spoke in favor of the petition and addressed the issues on child care benefits - \$160,000 allocated for child care outside of the proposed project.

Mr. Seigle asked whether the 4,000 square feet of child care was for the residents of Chinatown or for the workers in the buildings.

Ms. Haar cites Section 38-18 of the Boston Zoning Code for day care requirements.

Mr. Fondren asked whether or not the project was conforming to the Code.

Ms. Haar stated that it did.

Anthony Pangaro presented the Millennium project specifics to the Commission. He stated that they were trying to create a new urban place.

Mr. Cooper brought up the letter submitted by ABCD to the Commission in opposition of the proposed project.

Mr. Pangaro stated that ABCD entered into agreements several years ago that dealt with the adjacent land, and that ABCD would actually gain from the linkage.

Mr. Handel spoke in favor of the petition and showed a model of the proposed development.

Mr. Bean inquired about labor policies and practices as well as the number of residential units in the development and whether or not there were affordable units.

Mr. Pangaro stated that the units will inevitably be high cost, around 600 units and by and large, they will be for sale.

Ira Greiss spoke in favor of the petition.

Olivia Douglas spoke in favor of the petition and stated that they would like to have the project done within 2 ½ years.

Ms. Haar stated that the Boston Civic design Commission voted unanimously to approve the project.

Peggy Ings spoke in favor of the petition and of the project and submitted a letter voicing support.

Sean Leahy (speaking out of turn in support of the Quinn Way, West Roxbury petition) spoke in favor of Map Amendment Application No. 401.

Mr. Marr stated that there were parking concerns for this area, it is high use and very popular.

Mr. Pangaro stated that the garage proposed for Parcel 30 is approximately 1,000 spaces replacing the existing surface parking.

Mr. Marr declared Petitioner's closed.

There was no opposition.

Mr. Marr stated that the matter would be taken under advisement and declared the hearing closed at 10:05.

For the record, Mr. Marr read the transmittal letter from the BRA Secretary authorizing the Director to petition the Zoning Commission to adopt the proposed amendment.

## **BUSINESS MEETING**

Mr. Fondren stated that all of the discussion regarding the ABCD letter be put to rest - if they were so against the development, they would have come and spoke in opposition.

Ed O'Donnell read 2 votes from the BRA's minutes regarding ABCD' concerns.

Mr. Fondren made a motion to approve Map Amendment Application No. 401. Ms. McGrath seconded the motion.

Mr. Marr put the motion to a vote:

Yeas:	Marr, Bean, Tarlow, McGrath, Fondren, Clark, Seigle, Cooper	8
-------	--	---

Nays:		0
-------	--	---

The motion was declared CARRIED.

Mr. Fondren made a motion to approve Map Amendment Application No. 402. Mr. Tarlow seconded the motion.

Mr. Marr put the motion to a vote:

Yeas:	Marr, Bean, Tarlow, McGrath, Fondren, Clark, Seigle, Cooper	8
-------	--	---

Nays:		0
-------	--	---

The motion was declared CARRIED.

Mr. Fondren made a motion to approve the Amended and Restated Development Plan and Development Impact Project Plan for Planned Development Area No. 33, Millennium Place. Mr. Clark seconded the motion.

Mr. Marr put the motion to a vote:

Yeas:	Marr, Bean, Tarlow, McGrath, Fondren, Clark, Seigle, Cooper	8
-------	--	---

Nays:		0
-------	--	---

The motion was declared CARRIED.

**MR. MARR DECLARED THE MEETING ADJOURNED AT 10:30 AM.**