

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, May 11, 2022

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

David Marr Building Trade Employers' Association	Present
Elliot Guerrero Boston Society of Architects	Present
Jay Hurley, Chairman Greater Boston Massachusetts Labor Council AFL/CIO	Present
Annaise Foureau Mayor's Selection	Present
Vacancy Neighborhood Association	
Jill Hatton Mayor's Selection	Present
Michael Nichols 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	Absent
Jane Brayton, Vice Chairwoman Neighborhood Association	Present

**Staff**

Bryan Glascock Deputy Director for Zoning and Regulatory Reform	Present
Jeffrey M. Hampton Executive Secretary to the Commission	Present

## **PUBLIC HEARINGS**

### **This meeting was recorded.**

1. Mr. Hurley called the meeting to order at 9:00 AM and opened the hearing regarding Planned Development Area No. 133, 355 Bennington Street in East Boston.

The following spoke in favor of the Proposed Project:

Caitlyn Coppinger, Project Manager, BPDA  
Liz Bello, Redgate Real Estate

Caitlyn Coppinger presented the Proposed Project to the Commission and stated what was being asked. She also went over the Article 80 review process and public review of the project.

Liz Bello of Redgate showed a presentation (in file) of public improvements, anticipated affordable housing and the public benefits related with the proposed redevelopment.

Commissioner Hatton had questions about ingress and egress to the site – trash collection, bike access, and the Silver Line.

Ms. Bello responded by stating it was a separated right of way to protect pedestrians on the left with vehicular traffic on the right. When Silver Line is ready to access the site, more work will need to be done on-site to accommodate that access.

Commissioner Brayton asked what the timing for building was.

Ms. Bello stated, that with the Commission's approval, ideally by the end of 2022 or early 2023 and would last for about 2 years.

The hearing was closed at 9:20 am.

Chairman Hurley stated that the Commission would go into a Business Meeting to discuss the previous hearing.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 746 and the Development Plan for Planned Development Area No. 133, both as submitted.

Commissioner Brayton seconded the motion..

Chairman Hurley put the motion to a vote:

**Yea:** Brayton, Hatton, Foureau, Nichols, DiMella, Marr, Arroyo, Guerrero, Hurley

**Nay:** None

**The motion carried 9-0.**

**Chairman Hurley adjourned the meeting at 9:25 AM**

---

Executive Secretary