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**

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Executive Secretary