

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, December 10, 2025

**Attendance**

**Commissioners**

David Marr	
Building Trade Employers' Association	Present
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 9:02 AM regarding Text Amendment Application No. 544 with respect to PLAN: Charlestown, PDA Heights. The interpreters introduced themselves.

The following offered testimony on the amendments:

Chris Maskas, Planner I Planning Department

Mr. Maskas presented the petition to the Commission. The amendment is specifically tied to the PDA-I Area in PLAN: Charlestown (see presentation). This PLAN promotes the vision and goals of the neighborhood and City. This amendment is very specific to PDA Height limits.

Hearing closed at 9:13 AM.

Commissioner Hatton made a motion to adopt Text Amendment Application No. 544 with respect to PLAN: Charlestown, PDA Heights, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 11-0.**

2. Chairman Nichols opened the hearing at 9:14 AM regarding Text Amendment Application No. 543 with respect to the Squares and Streets zoning updates.

The following offered testimony on the amendments:

Maya Kattler-Gold, Planner I, Planning Department

Dianna Bronchuk, Councilor Pepin's Office  
Ken Fields, resident of Hyde Park  
Frank O'Brien, Hyde Park Neighborhood Association

Ms. Kattler-Gold presented the petition to the Commission. The amendment adds two (2) new Squares and Streets Districts (see presentation). This is a response to a resident's petition from the Hyde Park Neighborhood Association to allow more flexibility. Ms. Kattler-Gold went through the use changes. She also described the public outreach for this proposed amendment.

Dianna Bronchuk spoke on behalf of Councilor Pepin and spoke in support of the petition.

Ken Fields spoke in favor of the petition.

Frank O'Brien spoke in favor of the petition.

Hearing closed at 9:30 AM.

Commissioner McNeil commended Ms. Kattler-Gold and all of those involved for the work they did to move this forward.

Commissioner Hatton appreciated the work as well.

Commissioner Hatton made a motion to adopt Text Amendment Application No. 543 with respect to the Squares and Streets zoning updates, as submitted.

Commissioner Arroyo seconded the motion.

Chairwoman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 11-0.**

3. Chairman Nichols opened the hearing at 9:32 AM regarding Special Order No. 16 with respect to Linkage.

The following offered testimony on the amendments:

Reuben Kantor, Senior Policy Advisor, Planning Department  
Don Gillis, resident

Mr. Kantor stated that this is a request to override the automatic increase that is scheduled to happen on January 1, 2026. He gave some history on the implementation of Linkage in the City, as well as historical increases and amendments to this policy. (See presentation)

Don Gillis spoke in opposition. He believes that this is a slippery slope.

Mr. Kantor stated that the increase is automatic unless overridden. This is a one-year pause. In 2027 the increases go back into effect.

Hearing closed at 9:50 AM.

Commissioner Hatton appreciated the analysis done by Mr. Kantor and his staff. Linkage is being maintained at a much higher rate than has ever been done.

Commissioner Leff also commended the analysis. The Commission has raised Linkage significantly in the past.

Commissioner Hatton made a motion to adopt Special Order No. 16 with respect to Linkage, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

**Nay:**

**Abstain:**

**Motion Carries 11-0.**

4. Chairman Nichols opened the hearing at 9:53 AM regarding 2025-2035 Northeastern University Institutional Master Plan ("IMP").

The following offered testimony on the amendments:

Quinn Valcich, Senior Project Manager, Development Review  
Viktorija Abolina, Campus Planning at Northeastern University  
Ted Schwartzberg, Zoning Compliance

Mr. Valcich presented the petition to the Commission and stated what was being asked for approval. BPDA approval on November 13<sup>th</sup> as well as approval of the new athletic facility.

Mr. Schwartzberg spoke to the planning associated with the proposed IMP.

Ms. Abolina went into more specificity of the proposed IMP. (See presentation) This is a 10-year Master Plan with a focus on capital renewal and several development sites.

Chair Nichols asked if the new 1,000 proposed beds were in response to anticipation of enrollment growth?

Ms. Abolina stated yes.

Commissioner Hatton asked about the timing of the St. Botolph Street redevelopment. The redevelopment is ongoing and hoping for completion in the Fall of 2028.

Hearing closed at 10:10 AM.

Commissioner Hatton stated that Northeastern always does a great job in development and community outreach. She is looking forward to the next 10 years.

Commissioner Hatton made a motion to adopt 2025-2035 Northeastern University Institutional Master Plan, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 11-0.

Chairman Nichols adjourned the meeting at 10:14 AM

A handwritten signature in blue ink, appearing to read "Jill Haney", is written over a horizontal line. Below the line, the text "Executive Secretary" is printed.

Executive Secretary