

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, June 25, 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	Absent
Jeffrey M. Hampton	
Executive Secretary to the Commission	Present

PUBLIC HEARING

This meeting was recorded.

1. Chairman Nichols opened the hearing at 9:08 AM regarding Text Amendment Application No. 532. The interpreters introduced themselves.

The following offered testimony on the amendment:

Cyrus Miceli, Planner I, Planning Department

Mr. Miceli presented the petition to the Commission and stated what was being asked. Testimony followed the presentation shown to the Commission. The proposed amendment does NOT change any zoning regulations. These are scrivener's/citation/formatting errors. (See folder).

The hearing closed at 9:20 AM, BZC entered the Business Meeting.

Commissioner Hatton made a motion to adopt Text Amendment Application No. 532, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols put the motion to vote:

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

Nay:

Abstain:

Motion Carries 11-0.

2. Chairman Nichols opened the hearing at 9:21 AM regarding Map Amendment Application No. 795 and a petition for approval of the First Amendment to the Boston University Charles River Campus 2024-2026 Institutional Master Plan.

The following offered testimony on the amendments:

Tyler Ross, Sr. Project Manager, Planning Department
Gregg Snyder, Campus Planning – BU
Pam Beale, Chair BU Task Force
Dolores Boogdanian, Pres. Audubon Circle Neighborhood Association

Tyler Ross presented the proposed Amendment to the Commission. The University is adding 13 Buswell Street to its portfolio. No planned changes are being made to the building.

Gregg Snyder stated that if approved, 13 Buswell will apply for a dormitory license, with a hopeful opening in the Fall of 2025.

Pam Beale spoke in favor of the proposed amendment.

Dolores Boogdanian spoke in opposition in principle. She is opposed to the acquisition of the property by BU as a dormitory and a loss of residential units and taxable property.

Chairman Nichols acknowledged the receipt of Audubon Circle's letter submitted to the Commission.

Mr. Snyder appreciated the attendance of both Pam Beale and Dolores Boogdanian for taking the time to appear today.

The hearing closed at 9:30 AM, BZC entered the Business Meeting.

Commissioner Hatton made a motion to adopt Map Amendment Application No. 795 and a petition for approval of the First Amendment to the Boston University Charles River Campus 2024-2026 Institutional Master Plan, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Nichols stated that this site is close to where he lives and has a lot of affinity for the ACNA and the work that it does. BU WAS not a good neighbor in the past; however it is a very good neighbor now and this property is obviously an institutional use.

Chairman Nichols put the motion to vote:

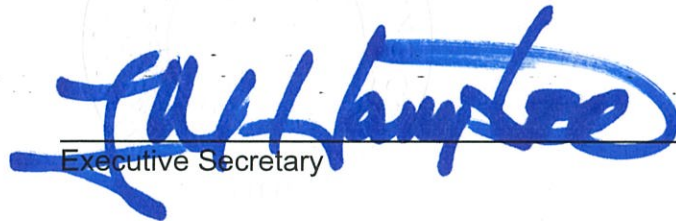
Yea: Nichols, Hatton, Leff, Arroyo, McNeil, Austrich, Woods, Morikawa,
DiMella, Marr, Miller

Nay:

Abstain:

Motion Carries 11-0.

Chairman Nichols adjourned the meeting at 9:34 AM


Executive Secretary