

Mr. Brian P. Golden and Ms. Teresa Polhemus attended the meeting.

Chairman Timothy J. Burke opened the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

This is a public hearing before the Boston Redevelopment Authority, doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the third Institutional Master Plan Amendment filed by Harvard University.

This hearing was duly advertised on November 17, 2017 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to the questioning by members of the Agency. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal if they so desire. In an effort to accommodate all who would like to speak about the proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Gerald will now begin the presentation.

Copies of a memorandum dated November 30, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER HARVARD UNIVERSITY'S INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR A THIRD AMENDMENT TO THE 2013 INSTITUTIONAL MASTER PLAN AND NOTICE OF PROJECT CHANGE", which included six proposed votes. Attached to said memorandum was a document entitled Harvard University Institutional Master Plan Notification Form/Notice of Project Change for the Third Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston - Science and Engineering Complex".

Mr. Gerald Autler, Senior Project Manager/Planner and Mr. Mark Handley, Harvard University, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Institutional Master Plan Notification Form/Notice of Project Change filed by Harvard University on September 1, 2017, to be considered as a third amendment to Harvard University's Institutional Master Plan for its campus in Allston ("Harvard Third IMP Amendment") presented at a public hearing held pursuant to Section 80D-5.4(c) and 80D-9.2 of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on November 30, 2017, and after consideration of evidence presented at, and in connection with, the proposed Harvard IMP Amendment, the BRA finds that: (a) the Harvard Third IMP Amendment conforms to the provisions of Article 80D of the Code; (b) the Harvard Third IMP Amendment conforms to the general plan for the City of Boston as a whole; and (c) on balance, nothing in the Harvard Third IMP Amendment will be injurious to the neighborhoods or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination, Pursuant to Article 80D-5.4(c) of the Code approving the Harvard Third IMP Amendment; and

FURTHER VOTED: That the Director be, and hereby is, authorized issue one or more Certifications of Compliance or partial Certifications of Compliance pursuant to Section 80B-6 of the Code for the Science and Engineering Complex ("Proposed Project"); and

FURTHER VOTED: That the Director be, and hereby is, authorized issue one or more Certifications of Consistency or partial Certifications of Consistency pursuant to Section 80D-10 of the Code in connection with the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized issue a Determination pursuant to Section 80A-6 of the Code, finding that no further review of the Proposed Project is required; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection with the Harvard Third IMP Amendment and the Proposed Project.

The aforementioned Third Institutional Master Plan Amendment is filed in the Document Book at the Authority as Document No. 7720.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Second Amendment to the Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street, within Planned Development Area No. 69, South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston.

The hearing was duly advertised on November 17, 2017 in the Boston Herald. The Proposed Amendment and the Fourth Notice of Project Change seeks to acknowledge that 2,695 square feet of basement space at 63 Melcher Street will be altered and the commercial project will become a condominium.

In a BPDA hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks, so that the hearing may continue and others may be heard.

Ms. Kerr will present.

Copies of a memorandum dated November 30, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR 49, 51, AND 63 MELCHER STREET, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES, LOCATED WITHIN THE FORT POINT CHANNEL DISTRICT OF SOUTH BOSTON", which included six proposed votes. Attached to said memorandum were a letter dated November 6, 2017 from Sara McCammond, Fort Point Neighborhood Association, a letter dated May 5, 2017 from Cameron Sawzin, an email dated October 4, 2017 from Erikk Hokenson, an email dated October 16, 2017 from Esther Tetreault, Trillium Brewing; an email dated October 5, 2017 from Joshua Johnson; an email dated October 11, 2017 from Thomas Greeley; a letter dated November 3, 2017 from Raber Umphenour, Fort Point Arts Community; comments dated November 5, 2017 from Nick Ortolino, Alicia Savage, Sophie Stokes, Richard Harrington and Margaret Connors; comments dated November 6, 2017 from Amanda Fisher, Jenni Katajamaki, Brian Bishop, David Polcaro, John Cremona, Jen Mecca and two maps indicating the location of the proposed project amendment.

Ms. Aisling Kerr, Project Assistant, Mr. Dennis E. McKenna, Project Attorney and Mr. Matt Frazier, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Raber Umphenour, Fort Point Arts Community

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency ("BPDA") hereby approves the Second Amendment to the Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston (the "Second Amendment"), pursuant to Section 80C-4 of the Code; and

FURTHER VOTED: That the Director be, and hereby is authorized to petition the Zoning Commission of the City of Boston for approval of the Second Amendment pursuant to Sections 3-1A.a, 80C-4, 80C-5 and 80C-6 of the Code, in substantial accord with the Second Amendment presented on November 30, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code, which finds that the Fourth Notice of Project Change submitted by JSIP 63 Melcher, LLC does not significantly increase the impacts arising from the 49/51/63 Melcher Street Project as described in the Second Amendment, and waives further review of such Proposed Project, subject to continuing design review by the BPDA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Consistency pursuant to Section 80C-8 of the Code in connection with the Second Amendment; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance pursuant to Section 80B-6 of the Code for successful completion of the Article 80 review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver all agreements and any and all other documents deemed necessary and appropriate by the Director in connection with the Second Amendment, including, without limitation, a new or amendment to the existing Affordable Rental Housing Agreements, the Development Impact Project Agreement and any and all other documents, as may be necessary and appropriate in connection with the Second Amendment, subject to such terms and conditions as the Director deems to be in the best interested of the BRA, and to take such other actions deemed necessary and appropriate by the Director in connection with the foregoing.

The aforementioned Second Amendment to the Amended and Restated Plan with PDA No.69 is filed in the Document Book at the Authority as Document No. 7721.

This is a public hearing before the Boston Redevelopment Authority doing business as the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Landmark Center project in the Fenway as a Development Impact Project. The Project consist of the construction of a new, fourteen (14)-story building with approximately 506,000 square feet for office and laboratory use; and, to adopt the Ninth Report and Decision Amendment to the Landmark Center Chapter 121A Project.

The hearing was duly advertised on November 17, 2017 in the Boston Herald.

In a BPDA hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks, so that the hearing may continue and others may be heard.

Mr. Czerwienski will present.

Copies of a memorandum dated November 30, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE LANDMARK CENTER PROJECT IN THE FENWAY NEIGHBORHOOD AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were a document entitled "NINTH AMENDMENT TO REPORT AND DECISION ON THE MODIFICATION OF THE LANDMARK CENTER CHAPTER 121A PROJECT BY LANDMARK CENTER OWNER LIMITED PARTNERSHIP AND LANDMARK CENTER DEVELOPMENT LIMITED PARTNERSHIP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED"; a document entitled "APPLICATION FOR MODIFICATION TO LANDMARK CENTER 121A PROJECT DATED November 29, 2017"; a letter dated November 3, 2017 from Charlotte Fleetwood, Boston Transportation Department; a letter dated April 18, 2017 from Michael A. Santos; a letter dated October 6, 2017 from Michael Simmons, Audubon Park Residence; a letter dated September 29, 2017 from Christian Simonelli, Executive Director, Boston Groundwater Trust; a letter dated September 18, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; a letter dated October 3, 2017 from Sandeep Karnik; an email dated October 6, 2017 from Ruth E. Khowais; a letter dated October 4, 2017 from Sara J. Hamilton, Medical Academic and Scientific

Community Organization; an email dated October 7, 2017 from Sandeep Karnik; an email dated October 6, 21017 from Lauren Dewey Platt; an email dated October 6, 2017 from Steve Vacirca; a letter dated October 6, 2017 from Fredericka Veikley, IAG Member; comment dated October 6, 2017 from Brenda Law, Friends of the Muddy River, Inc., comment dated September 12, 2017 from Thomas Platt, Boston Public Health Commission and two maps indicating the location of the proposed project.

Mr. Tim Czerwienski, Project Manager, Mr. David Manfredi, architect, Mr. Jonathon Greeley, Director and Mr. Peter Sougarides, Proponent, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Mynor Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

Mr. Michael Simmons, resident spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "NINTH AMENDMENT TO REPORT AND DECISION ON THE MODIFICATION OF THE LANDMARK CENTER CHAPTER 121A PROJECT BY LANDMARK CENTER OWNER LIMITED PARTNERSHIP AND LANDMARK CENTER DEVELOPMENT LIMITED PARTNERSHIP, UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960, EACH AS AMENDED" be, and hereby is, approved pursuant to M.G.L. c. 121A is approved and adopted in all respects; and

FURTHER VOTED: That the Boston Redevelopment Authority ("BRA") hereby finds and determines in accordance with 80B-4(3) of the Code that the Proposed Project, as described in the NPC, conforms to the general plan for the City as a whole, and that nothing in the Proposed Project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Determination under Section 80A-6 of the Code, which (i) finds that the Notice of Project Change adequately describes the potential impacts arising from the Landmark Center project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project upon the successful completion of all Article 80 review processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all agreements deemed necessary and appropriate in connection with the foregoing including, without limitation, a Development Impact Project Agreement, a Cooperation Agreement, Boston Residents Construction Employment Plan, all upon terms and conditions determined to be in the best interests of the BRA.

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other agreements, instruments, documents or letters the Director deems necessary and appropriate, in the Director's sole discretion, and in the best interest of the Boston Redevelopment Authority, regarding the Proposed Project, the Project and/or the other matters contemplated by the Application.

The aforementioned Amendment Development Impact Project is filed in the Document Book at the Authority as Document No. 7722.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, December 14, 2017; Thursday, January 11, 2018; Thursday, February 8, 2018; Thursday, March 15, 2018; Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn. The meeting adjourned at 6:39 p.m.

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Secretary