

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 10, 2024

Room 900, City Hall, Boston

**Attendance**

**Commissioners**

|  |         |
|--|---------|
| David Marr   |         |
| Building Trade Employers' Association              | Present |
| Ricardo Austrich                                   |         |
| Boston Society of Architects                       | Present |
| Jay Hurley, Chairman                               |         |
| Greater Boston Massachusetts Labor Council AFL/CIO | Present |
| Aisha Miller                                       |         |
| Mayor's Selection                                  | Present |
| Midori Morikawa                                    |         |
| Neighborhood Association                           | Present |
| 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                 | Present |
| Vacancy  |         |
| Neighborhood Association                           |         |

**Staff**

|  |         |
|--|---------|
| Kathleen Onufer                                  |         |
| Deputy Director for Zoning and Regulatory Reform | Present |
| Jeffrey M. Hampton                               |         |
| Executive Secretary to the Commission            | Present |

## **PUBLIC HEARINGS**

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

1. Chairman Hurley called the meeting to order at 9:05 AM and opened the hearing regarding Text Amendment Application No. 519 and Map Amendment Application No. 768 with respect to the Greater Mattapan zoning.

The interpreters introduced themselves.

The following offered testimony on the amendments:

Adriana Lasso-Harrier, Planning, BPDA  
Adam Johnson, Urban Design, BPDA  
Sheila Dillon MOH  
Marcy Ostberg, MOH  
Dolores Booghdanian  
Ruth Whitney  
Amenyonah Bossman, resident

Sheila Dillon spoke out of turn in support of the rezoning of Mattapan but specifically the allowance of Additional Dwelling Units ("ADUs") in Greater Mattapan.

Adriana Lasso-Harrier and Adam Johnson both presented the new zoning to the Commission. See folder for the presentation.

Marcy Ostberg spoke to the support that the City is providing for those wishing to build an ADU.

Commissioner Johnson asked if the Franklin Park stadium approval was part of this proposal.

Kathleen said only the change from Open Space-Parkland to Open Space-Recreation. There will be a second action that will come before the Commission. This change supports the use of the existing structure.

Commissioner Johnson asked how much involvement the neighborhood organizations were involved.

Ms. Lasso-Harrier said that were very involved – especially the Greater Mattapan Neighborhood Council, not just in the zoning process but also in the PLAN: Mattapan process.

Commissioner Austrich asked about the 20' rear yard setback for the proposed ADUs.

Mr. Johnson stated that the analysis was looking at the main structure for the setback.

Dolores Boghdanian asked about the rezoning of White Stadium.

Ruth Whitney spoke to the possibility of keeping the existing tree canopy in the zoning.

Amenyonah Bossman spoke in favor, specifically on the ADUs.

Hearing closed at 9:55 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt the Text Amendment Application No. 519 and Map Amendment Application No. 768, as submitted.

Commissioner Leff seconded the motion.

Chairman Hurley put the motion to vote:

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

**Nay:** None

**The motion carried 10-0.**

2. Chairman Hurley called the meeting to order at 9:57 AM and opened the hearing regarding Text Amendment Application No. 517 and Map Amendment Application No. 767 with respect to Newmarket zoning.

The following offered testimony on the amendments:

Jack Halverson, BPDA  
Sue Sullivan, President of Newmarket Business Improvement District

Jack Halverson presented the proposed zoning to the Commission. See folder for presentation.

Commissioner Hatton inquired about those properties and accommodations for those residential parcels in the Newmarket – transition area.

Mr. Halverson stated that the setbacks and height were developed with the existing conditions in mind.

Sue Sullivan spoke in favor of the proposed zoning. This will help maintain 20,000 jobs and help support future development.

Hearing closed at 10:14 AM, BZC entered Business Meeting

Commissioner Nichols made a motion to adopt Text Amendment Application No. 517 and Map Amendment Application No. 767, as submitted.

Commissioner DiMella seconded the motion.

Chairman Hurley put the motion to vote:

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

**Nay:** None

**The motion carried 10-0.**

3. Chairman Hurley called the meeting to order at 10:15 AM and opened the hearing regarding Text Amendment Application No. 518 with respect to Article 80, Waiver of Large Project Review for Affordable Housing.

The following offered testimony on the amendments:

Caitlyn Coppinger, BPDA  
Josh Zakim  
Kenzie Bok, BHA  
Mary Mendonca, Greater Boston Legal Services  
Marty Roettner  
Intiya Ambrogi-Isaza  
Councilor Durkan  
Ruth Whitney  
Jarred Johnson  
Molly Goodman  
Carol Streif  
Joan Seamster  
Martin Beinborn  
Dolores Booghdanian

Caitlyn Coppinger presented the proposal to the Commission. See folder for presentation.

Kenzie Bok spoke in favor of the proposal.

Commissioner Hatton stated that public comments were submitted about the concern of creating new housing. Is the case is that there isn't a huge demand for new affordable housing? Looks like there may have been confusion.

Ms. Coppinger stated that the provision already exists in the Code. This is looking to make Article 80 process faster for Affordable Housing.

Commissioner Nichols stated that its hard to imagine any new construction not having any adverse effects.

Josh Zakim spoke in favor of the proposal.

Mary Mendonca spoke in favor of the proposal.

Martyn Roetter spoke in opposition to the proposal. Concern is about new construction.

Councilor Durkan spoke in favor of the proposal.

Ruth Whitney spoke in opposition to the proposal.

Jarred Johnson spoke in support to the proposal.

Molly Goodman spoke in support of the proposal.

Carol Streif spoke in support of the proposal for the rehabilitation of affordable housing, but does not support the waiver of creating new affordable housing.

Joan Seamster is still confused about the testimony today and previous meetings.

Martin Beinborn supports the rehabilitation but NOT the creation of new affordable housing.

Intiya Ambrogi-Isaza spoke in favor of the proposal.

Dolores Booghdanian spoke in opposition to the proposal.

Hearing closed at 10:56 AM, BZC entered Business Meeting.

Commissioner Hatton and DiMella stated that they were thankful for the BPDA and the information provided and that they were tired of people beating up the BPDA and the staff.

Commissioner DiMella thinks that the amendment may not go far enough to promote and approve affordable housing. Anything we can do to streamline the process is for the better.

Commissioner DiMella made a motion to adopt Text Amendment Application No. 518, as submitted.

Commissioner Leff seconded the motion.

Chairman Hurley put the motion to vote:

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

**Nay:** None

**The motion carried 10-0.**

4. Chairman Hurley called the meeting to order at 11:01 AM and opened the hearing regarding the First Amendment to the Development Plan for Planned Development Area No. 100, Parcel 25/25B in Mission Hill.

The following offered testimony on the amendments:

Ebony Darosa, Senior PM, BPDA  
Patricia Flaherty, MHNHS  
Ford Delvecchio, BPDA  
Councilor Durkan  
Nick Zozula, McDermott, Quilty, Miller and Hanley  
Nick Buehrens, Utile  
Rep. Montano  
Councilor Santana  
Adam Sarbaugh

Ebony Derosa presented the proposal to the Commission. See folder for presentation.

Ford Delvecchio spoke to the planning and zoning context of the proposed project.

Councilor Durkan spoke in favor of the proposal.

Nick Zozula spoke to the zoning, the history of the PDA and the amendment to the development plan. Third Phase of the PDA changes the commercial building to an all-affordable (94 units) building.

Nick Buehrens described the programming of the completed phases as well as the proposed Phase 3.

Representative Montano spoke in favor of the proposal.

Councilor Santana spoke in favor of the proposal.

Adam Sarbaugh spoke in favor of the proposal.

Hearing closed at 11:15 AM, BZC entered Business Meeting.

Commissioner Hatton made a motion to adopt First Amendment to the Development Plan for Planned Development Area No. 100, Parcel 25/25B, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

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

**Nay:** None

**The motion carried 10-0.**

**Chairman Hurley adjourned the meeting at 11:21 AM**

---

Executive Secretary