

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, January 17, 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	Absent
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
Vacancy	
Neighborhood Association	

Staff

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

PUBLIC HEARING

This meeting was recorded.

1. Chairman Hurley called the meeting to order at 9:07 AM and opened the hearing regarding Map Amendment No. 770 and the Development Plan for PDA No. 147, Mary Ellen McCormack Phase 1 Redevelopment. Aisha Miller was not present during this meeting.

The Interpreters assigned to the meeting introduced themselves.

The following offered testimony on the amendment:

Camille Platt, PM – BPDA
Ted Schwartzbeg – BPDA
Drew Colbert – Winn Development
John Piekutoski, resident

Camille Platt presented the petition to the Commission. See folder the presentation that was shown to the Commission.

Ted Schwartzberg explained the planning and zoning context for the PDA. Included Complete Streets, Moakley Park, Coastal Flood when reviewing

Drew Colbert stated that this redevelopment is approximately 16 acres of the housing development. Phase 1 will redevelop the northern most part – existing 2, 3, and 4 story brick buildings.

John Piekutoski spoke in favor of the proposal.

Hearing closed at 9:31 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt Map Amendment No. 770 and the Development Plan for PDA No. 147, Mary Ellen McCormack Phase 1 Redevelopment, as submitted.

Commissioner Arroyo seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, DiMella, Austrich, Marr, Arroyo, Nichols, Hurley

Nay: None

The motion carried 7-0.

2. Chairman Hurley called the meeting to order at 9:32 AM and opened the hearing regarding Map Amendment Application No. 769 and the Master Plan for PDA No. 146, Columbia Point Crossing.

The following offered testimony on the amendment:

Louis Kraft, Stantec
Nick Carter, PM BPDA

Nick Carter presented the proposal to the Commission and stated that this is a PDA Master Plan approval. See presentation in folder.

Louis Kraft gave a presentation on programming, conceptual design, resiliency, streets and location – also see presentation.

Ricardo Austrich hopes that the MBTA catches up with the visionary plans so that transportation catches up with the development.

Hearing closed at 9:49 AM, BZC entered Business Meeting

Commissioner Hatton stated that the Master Plan was already developed, and the concept is quite good. Hopes to see this sooner rather than later.

Commissioner DiMella made a motion to adopt Map Amendment Application No. 769 and the Master Plan for PDA No. 146, Columbia Point Crossing, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Austrich, Miller, Marr, DiMella, Nichols, Hurley

Nay: None

The motion carried 8-0.

3. Chairman Hurley called the meeting to order at 9:51 AM and opened the hearing regarding Map Amendment Application No. 771 and the Development Plan for PDA No. 145, 415 Newbury Street.

The following offered testimony on the amendment:

Sarah Peck, PM BPDA
Ted Schwartzberg, BPDA
Abby Goldenfarb, Abby Group
Dan Gelormini, CBT Architects
David Linhart, Goulston & Storrs
Justin Jagher, representing Kensington
Chris Tracy, VP O'Neil and Associates
Sean Regan, representing Windsor Condo Trust
Jacquelin Yessian, NABB Development Committee
Martyn Roetter, Chair NABB
Pam Beale, IAG member

Sarah Peck presented the proposal to the Commission. See presentation in folder.

Ted Schwartzberg went over the planning and zoning context to the Commission.

Abby Goldenfarb went over the design, development and redevelopment of the Harvard Club and proposed hotel. See presentation.

Dan Gelormini gave a presentation on the site plan and plans for the development. See presentation.

David Linhart spoke about the zoning of the site and that the site is over 1 acre in size. And because the existing parcel is bifurcated by 2 zoning districts, the PDA helps to solve the complexity of both zoning districts.

Abby Goldenfarb came back to talk about the public benefits including affordable units (17%) as well as public realm improvements.

Justin Jagher spoke in opposition. Does not feel that this fits the granting of the PDA. Cites the 2014 PDA Policy.

Chris Tracy spoke in opposition to the PDA designation. Represents both Kensington and Eliot Hotel.

Sean Regan spoke in support of the proposal.

Jacqueline Yessian spoke in opposition to the proposal. Asks that the proposal be tabled.

Martyn Roetter spoke in opposition to the use of the PDA mechanism. Concerned about a PDA in the Historic District.

Pam Beale spoke in favor of the proposal.

Hearing closed at 10:20 AM, BZC entered Business Meeting

Commissioner Hatton said that the Winsor residents (over 90) and IAG support the use of the PDA mechanism.

Commissioner Nichols supports the use of the PDA – especially when there is support for the project.

Commissioner Hatton made a motion to adopt Map Amendment Application No. 771 and the Development Plan for PDA No. 145, 415 Newbury Street, as submitted.

Commissioner Nichols seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Austrich, Miller, Marr, DiMella, Nichols, Hurley

Nay: None

The motion carried 8-0.

Chairman Hurley adjourned the meeting at 10:28 AM

Executive Secretary