

CITY OF BOSTON



ZONING COMMISSION

AGENDA

1 CITY HALL SQUARE • BOSTON, MA 02201

September 7, 2016

RECEIVED
CITY CLERK'S OFFICE
2016 AUG 30 P 12:23
BOSTON, MA

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application No. 688
Northeastern University IMP Amendment
Map 6A/6B/6C
Roxbury
- 9:15 AM Map Amendment Application No. 684
Cedar Grove Cemetery; "OS-CM" to "1F-5000"
Map 5E
Dorchester
- 9:30 AM Text Amendment Application No. 467
Medical Marijuana Treatment Centers
Citywide
- 9:45 AM Map Amendment Application No. 685
Planned Development Area No. 107, Washington Village/235 Old Colony
Avenue
Map 4
South Boston
- 10:00 AM Map Amendment Application No. 686
Fourth Amendment to the Development Plan for Planned Development
Area No. 64, Pier 4
Map 4A/4B
South Boston
- 10:15 AM Map Amendment Application No. 687
Planned Development Area No. 104, 150 Seaport Boulevard
Map 4A/4B
South Boston

BUSINESS MEETING (Open to the public)

Discussion of Public Hearings

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 688 and a petition for the approval of the Northeastern University Institutional Master Plan Amendment ("IMP Amendment"), filed by the Boston Redevelopment Authority.

Said map amendment would amend "Map 6A/6B/6C, Roxbury Neighborhood District," by adding the designation "IMP," indicating an Institutional Master Plan ("IMP") overlay district to approximately 23,424 square feet of land general bounded by Burke Street to the east, Columbus Avenue to the north, Coventry Street to the west, and an existing building to the south. Said IMP Amendment would allow for the construction of the Columbus Avenue Housing Project with a maximum building height of 230 feet and approximately 320,000 gross square feet, and will accommodate approximately 812 beds.

A copy of the petition, a map of the area involved and the IMP Amendment may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 684, filed by Charles R. Tevnan, Trustee, Cedar Grove Cemetery.

Said map amendment would amend "Map 5E, Dorchester Neighborhood District," by changing the existing zoning designation of approximately 28,016 square feet of land owned by Cedar Grove Cemetery, from "OS-CM," indicating an "Open Space-Cemetery Subdistrict" to "1F-5000," indicating a "one-family Residential Subdistrict."

A copy of the petition and a map of the area involved may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 467, filed by the Boston Redevelopment Authority.

Said application would amend use item (#39B) for Marijuana Medical Treatment Center of Section 8-7, Table A, of the Boston Zoning Code as well as all Downtown Districts (Articles 38-49A), in all Neighborhood Districts (Articles 50-69 and 90), in all Harborpark Districts (Articles 42A-42F), and in all Institutional Districts (Articles 70-73), by amending each table of uses with respect to the location of Marijuana Medical Treatment Centers.

A copy of the petition may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 685 and a petition for the approval of the Development Plan for Planned Development Area No. 107, Washington Village/235 Old Colony Avenue ("Development Plan"), filed by the Boston Redevelopment Authority.

Said map amendment would amend "Map 4, South Boston," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 213,076 square feet (approximately 4.89 acres) of land generally bounded by Dorchester Avenue to the west, Dorchester Street and Old Colony Avenue to the east, Damrell Street to the north, and Tuckerman Street, Middle Street and residential and commercial properties to the south. Said Development Plan would allow for the construction of approximately 656 residential units, approximately 99,000 square feet of retail space, approximately 648 parking spaces, and approximately 42,500 square feet of new open space, and a total of approximately 2.4 acres of new public realm.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 10:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 686 and a petition for the approval of the Fourth Amendment to the Development Plan for Planned Development Area No. 64, Pier 4 ("Fourth Amendment"), filed by the Boston Redevelopment Authority.

Said map amendment would amend "Map 4A/4B Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River Waterfront," by removing approximately 33,767 square feet, substantially all of which is under water, from Planned Development Area No. 64 so that it may be incorporated into a proposed Planned Development Area No. 104 for the adjacent 150 Seaport Boulevard Project. Said Fourth Amendment would allow for the creation of off-site Inclusionary Development Policy units as part of the forty-six (46) units of affordable senior housing at the O'Connor Way Affordable Senior Housing Project in South Boston.

A copy of the petition, a map of the area involved and the Fourth Amendment may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a public hearing will be held on September 7, 2016, at 10:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 687 and a petition for the approval of the Development Plan for Planned Development Area No. 104, 150 Seaport Boulevard, South Boston Waterfront ("Development Plan"), filed by the Boston Redevelopment Authority.

Said map amendment would amend "Map 4A/4B Harborpark District: Fort Point Waterfront and Dorchester Bay/Neponset River" by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to an area approximately 49,271 square feet including approximately 15,950 square feet of land and 33,321 square feet of adjacent water sheet. Said Development Plan would allow for the construction of a mixed-use building containing up to

292,000 square feet of gross floor area and which will have a building height in substantial accord of up to 250 feet with 22 stories that will include up to 124 residential units and may include up to 10,700 square feet of restaurant/retail space on the ground and second floors. The building will also include a three-level, underground garage containing up to 179 parking spaces to serve both the residents and retail/restaurant uses.

A copy of the petition, a map of the area involved and the Development Plan may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Kathleen R. Pedersen
Executive Secretary