



ATTENTION: This meeting will be held virtually and not in person. You can participate in the meeting by going to us02web.zoom.us/j/83946976326 or calling 929-205-6099 and enter Meeting ID 839 4697 6326 #. You can also submit written comments or questions to apcc@boston.gov.

Interpretation, translation, and disability accommodation services are available at no cost. If needed, please request them no later than September 10, 2025 by writing to at apcc@boston.gov, LCA@boston.gov, or 617-635-3850

PUBLIC HEARING
BOSTON AIR POLLUTION CONTROL COMMISSION
September 17, 2025

In accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits adopted under M.G.L. Chapter 111, Section 31C, and pursuant to the Building Emissions Reduction and Disclosure Ordinance, Boston City Code, Ordinances, Section 7-2.2, the City of Boston Air Pollution Control Commission will hold a **virtual public hearing at 2:30 p.m. on September 17, 2025**, to review the following projects to regulate and control air pollution so as to promote the public health and welfare of Boston residents.

Any matter posted as part of a public hearing may be deliberated on at a subsequent meeting.

Members of the public may share public comments during the hearing. The Air Pollution Control Commission will also accept written testimony for agenda items via email at apcc@boston.gov prior to the hearing. Written testimony should be submitted by September 10, 2025 at noon.

2:30 PM

PUBLIC HEARING:

Application for a Modified South Boston Parking Freeze Permit from Cushman & Wakefield on behalf of T-C Fort Point Creative Exchange LLC for 18 commercial spaces in a surface lot at 38 Farnsworth Street. This permit requests modification of an existing permit for 16 commercial parking spaces. Issuance of permit would withdraw 2 spaces from the South Boston parking freeze bank.

Application for a New Downtown Boston Parking Freeze Permit from Rubin and Rudman LLP on behalf of Hamilton Essex Development LLC for 50 commercial spaces in a surface lot at 85-91 Essex St. This application requests a new permit for existing parking spaces which are not currently associated with a parking freeze permit. Issuance of permit would withdraw 50 spaces from the Downtown Boston parking freeze bank.

Application for a Modified Downtown Boston Parking Freeze Permit from Midtown Tenant LLC



on behalf of Midland LLC for 30 commercial spaces and 70 exempt spaces in a garage at 200–220 Huntington Ave. This permit requests modification of an existing permit for 100 exempt parking spaces. Issuance of permit would withdraw 30 spaces from the Downtown Boston parking freeze bank.

Continued; Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 575 park and fly spaces. This permit is to relocate spaces from a surface lot at 320 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. **Continued to an upcoming hearing*

Continued; Application for a Modified East Boston Parking Freeze Permit from VHB on behalf of Cargo Ventures LLC for 127 park and fly spaces. This permit is to relocate spaces from a surface lot at 380 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. **Continued to an upcoming hearing*

COMMISSION MEETING:

Discussion and vote to adopt revised draft BERDO regulations related to flexibility measure applications, third-party verification, and other BERDO procedures.

Update on the status of the Downtown Boston, South Boston, and East Boston parking freezes.

Administrative Updates

Acceptance of Meeting Minutes from July 16, 2025.

Acceptance of Meeting Minutes from July 30, 2025.

The Commission may hold a public meeting immediately following the last hearing or as appropriate following any hearing. Copies of applications may be requested via email from apcc@boston.gov or viewed by appointment only at the Environment Department, Boston City Hall, Room 709, from 9 AM to 5 PM Monday through Friday. Questions should be directed to: APCC@boston.gov or 617-635-3850.

Alyssa Farkas - Air Pollution Control Commission



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Arabic - العربية

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