

CITY OF BOSTON



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ZONING COMMISSION

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617-722-4300 Extension 4308

2011 OCT 13 A 10:03
BOSTON, MA

AGENDA

October 19, 2011

PUBLIC HEARINGS

- 9:00 AM Map Amendment Application Nos. 600
Boston Conservatory Institutional Master Plan ("IMP")
Map 1Q, Fenway Neighborhood District
- 9:15 AM Fourth Amendment to the Harvard University Allston Campus
Institutional Master Plan ("IMP")
- 9:30 AM Map Amendment Application Nos. 599
Planned Development Area ("PDA") #83
The Winsor School Campus
Map 1, Boston Proper
- 9:45 AM Text Amendment Application No. 421
Map Amendment Application Nos. 601
Planned Development Area ("PDA") #82
The Fenway Triangle Project
Article 66, Map 1Q, Fenway Neighborhood District
- 10:00 AM Text Amendment Application No. 416
Map Amendment Application No. 592
Urban Agriculture Overlay District ("UAOD")
Article 60/Map 8 B and 8 C, Greater Mattapan Neighborhood
District

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 October 19, 2011, at 9:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 600 and a petition for approval of the Boston Conservatory Institutional Master Plan ("IMP"), filed by the Boston Redevelopment Authority on behalf of the Boston Conservatory.

Map Amendment Application No. 600 would amend Map 1Q, Fenway Neighborhood District, by adding the designation "IMP", indicating an Institutional Master Plan overlay district to the properties owned by the Boston Conservatory. Said IMP would allow for the renovation and occupancy of approximately 20,000 square feet at 132 Ipswich Street.

Copies of the petition, the IMP and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 19, 2011, at 9:45 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 421, Map Amendment Application No. 601 and a petition for approval of the Development Plan for Planned Development Area No. 82, The Fenway Triangle Mixed Use Project ("PDA Plan"), filed by the Boston Redevelopment Authority on behalf of Fenway Enterprises LLC.

Text Amendment Application No. 421 would amend Article 66, Fenway Neighborhood District, with respect to the Neighborhood Shopping Subdistrict regulations and Planned Development Area regulations. Map Amendment Application No. 601 would amend Map 1Q, Fenway Neighborhood District, by 1) changing the existing zoning of several parcels of land from "Fenway Triangle NDA", indicating a Neighborhood Development Area, to "NS-3," indicating a Neighborhood Shopping Subdistrict; and 2) adding the designation "D", indicating a Planned Development Area overlay district to approximately 95,085 square feet (approximately 2.2 acres) of land bounded generally Brookline Avenue, Van Ness, Kilmarnock and Boylston Streets in the Fenway section of Boston. Said PDA Plan consists of two proposed projects to be located at 132 Brookline Avenue (a 17 story, primarily residential project with 5,000 square feet of retail on the first floor) and 1325 Boylston Street (225,000 square foot mixed use development and accessory parking below grade).

Copies of the petition, the PDA Plan and a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 19, 2011, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with a petition for approval of the Fourth Amendment to the Harvard University Allston Campus Institutional Master Plan ("IMP Amendment"), filed by the Boston Redevelopment Authority on behalf of Harvard University.

Said IMP Amendment would allow for the construction of Tata Hall, a new approximately 150,000 gross square foot structure built on the Allston Campus that will be part of the Harvard Business School. Said structure would contain approximately 180 beds, classrooms, offices, common meeting areas and other ancillary spaces.

Copies of the petition, the IMP and a map of the area involved may be viewed at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 19, 2011, at 10:00 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 416 and Map Amendment Application No. 592 filed by the Boston Redevelopment Authority.

Said text amendment would amend Article 3 (Establishment of Zoning Districts) and Article 60 (Greater Mattapan Neighborhood District), by establishing an Urban Agriculture Overlay District "UAOD", and regulations governing said overlay district. Said map amendment would amend Map 8B and Map 8C (Greater Mattapan Neighborhood District) by adding the designation "UAOD," indicating an Urban Agriculture Overlay District to the properties located at 131 Glenway Street and 23-29 Tucker Street in Mattapan.

Copies of the petitions a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, 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 October 19, 2011, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 599 and a petition for approval of the Development Plan for Planned Development Area No. 83, The Winsor School Campus ("PDA Plan"), filed by the Boston Redevelopment Authority on behalf of the Winsor School.

Map Amendment Application No. 599 would add the designation "D", indicating a Planned Development Area overlay district to approximately 322,677 square feet (approximately 7.41 acres) of land owned by the Winsor School in Boston. Said PDA Plan consists of the 1) Pilgrim Road Project, a new 110,000 square foot, five story structure on the eastern end of the Winsor campus and will replace the existing gymnasium building; 2) the Longwood Avenue Project, the construction of an up to ten story commercial building containing a maximum of 320,000 square feet and an underground garage containing approximately 225 vehicles; and 3) the Courtyard Addition Project, consisting of up to 30,000 square foot, four story addition to Winsor's main building that will connect the existing academic buildings and enclose an existing grassy courtyard.

Copies of the petition, the PDA Plan and a map of the area involved may be obtained at the office of the Zoning Commission, Room 953C, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,
Jeffrey M. Hampton, Secretary