CITY OF BOSTON

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BOSTON, MA

ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

AGENDA

November 14, 2012

PUBLIC HEARINGS

9:00 AM Development Plan for The Hotel Project within Planned Development Area No. 87, New Brighton Landing

9:15 AM Second Amendment to Development Plan for Planned Development Area No. 46, Brighton Landing

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 November 14, 2012, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition to approve the Second Amendment to the Development Plan for Planned Development Area ("PDA") No. 46, Brighton Landing ("Second Amendment"), submitted by the Boston Redevelopment Authority on behalf of NB Guest Street Associates LLC (the "Proponent").

The Second Amendment proposes to modify the Original PDA Plan No. 46 to also authorize the East Building (as defined in the Original PDA Plan) to be used for lobby area, restaurant, retail, office, research and development use, service and a clinic (non-institutional, non-hospital use), to also authorize the South Building (as defined in the Original PDA Plan) to be used for a clinic (non-institutional, non-hospital use), restaurant, service and office, and to confirm that a fitness facility use is allowed on the ground floor as well as the basement.

A copy of the petition, the Second Amendment 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, 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 November 14, 2012, at 9:00 AM, in Room 900, Boston City Hall, in connection with a petition to approve the Development Plan for The Hotel Project within Planned Development Area No. 87, New Brighton Landing, Boston, filed by the Boston Redevelopment Authority on behalf of New Brighton Landing LLC (the "Proponent").

Said petition would allow for the construction of a building for hotel use, with accessory parking and loading, which may also contain other uses and amenities such as Restaurant Use, Retail Use and Service Use. The Hotel is expected to comprise between 140 and 175 hotel rooms and suites and between 110,000 and 140,000 square feet, exclusive of areas dedicated for parking and loading, and exclusive of areas devoted to Restaurant Use, Retail Use and Service Use. The Hotel will be built with up to 75 parking spaces. The parking spaces will be located in a parking garage, with three levels, one below grade and two above grade, and it will act as a podium for the Hotel.

A copy of the petition and the Development Plan 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, Executive Secretary