

CITY OF BOSTON



ZONING COMMISSION

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

RECEIVED
CITY CLERK'S OFFICE

2013 JUL 31 P 3:47

BOSTON, MA

AGENDA

August 14, 2013

PUBLIC HEARINGS

- 9:00 AM Text Amendment Application No. 442
Medical Marijuana Treatment Centers
- 9:05 AM Map Amendment Application No. 633
Parcel ID # 0902921000, LI to CC-2
Map 6D, Mission Hill Neighborhood District
- 9:10 AM Text Amendment Application Nos. 441 and 443
Map Amendment Application No. 632
Greenway Overlay District, Article 49A
- 9:15 AM Map Amendment Application No. 629
Planned Development Area No. 91, University Place Residences
Map 4C/4D, Harborpark District
- 9:30 AM Text Amendment Application No. 440
Map Amendment Application No. 631
Second Amendment to Planned Development Area No. 56
Article 66, Map 1Q, Fenway Neighborhood District
- 9:45 AM Map Amendment Application No. 531
Planned Development Area No. 70, 399 Congress Street
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 August 14, 2013, at 9:00 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 442 submitted by the Boston Redevelopment Authority.

Said application would amend Articles 2 (Definitions) and 2A (Definitions in Neighborhood Districts and in Article 80, Development Review and Approval) with respect to Medical Marijuana Treatment Center, and would also amend the Downtown Districts (Articles 38-41, 44-46 and 47A) by inserting Medical Marijuana Treatment Center as a conditional use.

A copy of the petition 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 August 14, 2013, at 9:05 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 633 submitted by the Boston Redevelopment Authority.

Said application would amend Map 6D, Mission Hill Neighborhood District, by changing the existing zoning from "LI," indicating a Local Industrial Subdistrict, to "CC-2," indicating a Community Commercial Subdistrict, of a 1,807 square foot triangular parcel of land (Parcel ID #0902921000) located on Gurney Street, Mission Hill.

A copy of the petition 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
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 August 14, 2013, at 9:10 AM, in Room 900, Boston City Hall, in connection with Text Amendment Applications Nos. 441 and 443 and Map Amendment Application No. 632 submitted by the Boston Redevelopment Authority.

Said text applications would insert a new Article, Article 49A, into the Boston Zoning Code creating the Greenway Overlay District and make corresponding technical changes. Said map application would amend "Map 1, Boston Proper", "Map 1A, Midtown Cultural District", "Map 1C, North Station", "Map 1G, Chinatown District", "Map 1H, Government Center/Markets District", "Map 1L, North End Neighborhood District", "Map 1Xa/1Xb, Central Artery Special District", and "Map 1E/1F, Harborpark District: North End/Downtown Waterfront", mapping said overlay district.

Copies of the petitions 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
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 August 14, 2013, at 9:15 AM, in Room 900, Ninth Floor, Boston City Hall, in

connection with Map Amendment Application No. 529 and a petition for approval of the Development Plan for Planned Development Area No. 91, University Place Residences filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 4C/4D, Dorchester Bay/Neponset River Waterfront, by adding the designation "D", indicating a Planned Development Area overlay district to approximately 184,816 square feet (4.24 acres) located at 140-150 Mount Vernon Street, Dorchester. The Development Plan would allow for a building up to seventy (70) feet in height, containing up to 175,000 square feet of gross floor area, and have a single-level below-grade parking garage beneath the building for up to seventy-six (76) vehicles and a surface parking lot for up to seven (7) parking spaces, for a total of not more than eighty-three (83) parking spaces. The proposed project may contain up to 165,000 square feet of residential space (consisting of studio, one-bedroom and two-bedroom units), including approximately one hundred eighty-four (184) rental units of which approximately twenty-four (24) units will be affordable, as well as up to 10,000 square feet of retail space.

A copy of the petition, map of the area involved 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

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 August 14, 2013, at 9:30 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Text Amendment Application No. 440 and Map Amendment Application No. 631 and a petition for approval of the Second Amendment to the Development Plan for Planned Development Area No. 56, The Fenway Mixed-Use Project filed by the Boston Redevelopment Authority.

Said map amendment would amend Map 1Q, Fenway Neighborhood District by adding the designation "D", indicating a Planned Development Area overlay district to approximately 25,191 square feet to the existing overlay district located at Boylston Street and Brookline Avenue in the Fenway. Said text amendment would amend Article 66 (Fenway Neighborhood District) of the Boston Zoning Code with respect to Use and Dimensional Regulations within Planned Development Areas. The Second Amendment to the Development Plan would allow for the construction of a new 22-story mixed-use building totaling approximately 302,292 square feet with retail space on the first two floors and residential units on the remaining floors above. The residential space will include approximately 320 units of housing offering a mix of studios, one-, two-, three-and/or four-bedroom layouts serviced from a dedicated ground floor lobby.

A copy of the petition, map of the area involved and 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 August 14, 2013, at 9:45 AM, in Room 900, Ninth Floor, Boston City Hall, in connection with Map Amendment Application No. 531 and a petition for approval of the Development Plan for Planned Development Area No. 70, The Residences at 399 Congress Street 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 adding the designation "D", indicating a Planned Development Area overlay district to approximately 57,937 square feet (1.33 acres) located at 399 Congress Street, South Boston. The Development Plan would allow for the development of a 22-story residential building containing approximately 414 dwelling units, ground floor retail/innovation space and accessory below-grade parking for approximately 144 cars.

A copy of the petition, map of the area involved 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