

# CITY OF BOSTON



## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

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### AGENDA

September 3, 2014

#### PUBLIC HEARINGS

- 9:00 AM Second Amendment to the Development Plan for Planned Development Area No. 82, The Fenway Triangle Mixed Use Project  
Third Amendment to the Development Plan for Planned Development Area No. 56, The Fenway Mixed Use Project
- 9:15 AM First Amendment to the Development Plan for Planned Development Area No. 14, 53 State Street/Exchange Place Boston
- 9:30 AM Third Amendment to the Development Plan for Planned Development Area No. 78, Seaport Square South Boston
- 9:45 AM Map Amendment Application No. 659  
Third Amendment to the Master Plan for Planned Development Area No. 87, Boston Landing  
Map 7A/7B/7C/7D  
Allston-Brighton Neighborhood District
- 10:00 AM Text Amendment Application No. 454  
Map Amendment Application No. 657  
South Boston Waterfront IPOD Extension of Time  
Article 27P

#### 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 3, 2014, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 658 and petitions for the Second Amendment to the Development Plan for Planned Development Area No. 82 (the "Second Amendment"), , The Fenway Triangle Mixed Use Project and the Third Amendment to the Development Plan for Planned Development Area 56 (the "Third Amendment"), The Fenway Mixed Use Project filed by the Boston Redevelopment Authority.

Said map application would remove approximately 5,981 square feet of land ("Kilmarnock Silver Parcel") from the site for Planned Development Area ("PDA") No. 56 and add it to PDA No. 82. The proposed Second Amendment requests the amendment of the existing Development Plan for PDA No. 82, as amended by a First Amendment, by incorporating the Kilmarnock Sliver Parcel into the site for PDA No. 82 and to approve a proposed sub-phase of the Proposed Project. The proposed Third Amendment amends the existing Development Plan for PDA No. 56, as amended by First and Second Amendments, to modify the boundaries of PDA No. 56 to exclude the Kilmarnock Sliver Parcel.

Copies of the petitions, the Second Amendment and the Third Amendment, and a map of the area involved may be obtained at the office of the Zoning Commission, Room 952, 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 September 3, 2014, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition for the First Amendment to the Development Plan for Planned Development Area No. 14 (the "First Amendment"), 53 State Street/Exchange Place Boston, filed by the Boston Redevelopment Authority.

Said First Amendment proposes to amend the existing list of permitted uses with a new list of permitted uses of the premises, including outdoor seating ancillary to the building's restaurant spaces, as well as take-out restaurant and coffee/tea shop uses.

Copies of the petition, the First Amendment, and a map of the area involved may be obtained at the office of the Zoning Commission, Room 952, 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 September 3, 2014, at 9:30 AM, in Room 900, Boston City Hall, in connection with a petition for the Third Amendment to the Development Plan for Planned Development Area No. 78 (the "Third Amendment"), Seaport Square South Boston, filed by the Boston Redevelopment Authority.

Said Third Amendment proposes to allow changes to certain uses, dimensional requirements, and public realm improvements relating to the projects to be constructed on Block F, Block H, and Block J. On Block F, the Proponent seeks approval to construct Seaport Square Green earlier than expected, integrating open space and related improvements, including a new Massachusetts Fallen Heroes veterans' memorial, with modest retail structures that are consistent with the plan for Block F set forth in the Original Development Plan. With respect to Block H, the Proponent intends to construct the chapel contemplated by the Original Development Plan, along with a retail/office building adjacent to the chapel area. On Block J, the Proponent seeks approval to build a new hotel designed to serve the innovation economy that the Original Development Plan was designed to promote.

Copies of the petition, the Third Amendment, and a map of the area involved may be obtained at the office of the Zoning Commission, Room 952, 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 September 3, 2014, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 659 and a petition for the Third Amendment to the Master Plan for Planned Development Area No. 87 (the "Third Amendment"), Boston Landing, Brighton, filed by the Boston Redevelopment Authority.

Said map application would amend "Map 7A/7B/7C/7D, Allston-Brighton Neighborhood District", by adding approximately 84,500 square feet (approximately 1.94 acres) of land to Planned Development Area No. 87. Said Third Amendment proposes to: (a) add the land area of 125 Guest Street to the Master Plan as a result of the acquisition of from B.L.M. Realty Trust. 125 Guest Street land area is approximately 84,500 square feet (1.93 acres); (b) reduce the allowable gross square footage in the Sports Facility by deleting the ability to construct a Fitness Center Use. Also, by shifting allowable square footage in the Sports Facility over to the north side of Guest Street and including it as part of what will now be referred to as the Office Buildings / Sports Projects. The north side of Guest Street will allow for the creation of a basketball and/or hockey use in addition to the already allowed uses; (c) increase the allowable Retail Use square footage, gross to 80,000 square feet; and (d) remove reference to the Single Office Project in the Master Plan which will now become part of the Office Buildings / Sports Projects.

Copies of the petition, the Third Amendment, and a map of the area involved may be obtained at the office of the Zoning Commission, Room 952, 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 September 3, 2014, at 10:00 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 454 and Map Amendment Application No. 657 filed by the Boston Redevelopment Authority.

Said applications would extend the period of time that the South Boston Waterfront Interim Planning Overlay District (IPOD), and Article 27P governing the remaining areas of said district, remain in effect to September 22, 2015, or, for any given area of said district, to the date of first notice of hearing by the Zoning Commission on the final zoning for that area, whichever date is earlier.

Copies of the petitions 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  
Executive Secretary