

# CITY OF BOSTON



## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

### AGENDA

September 23, 2015

9:00AM

#### PUBLIC HEARINGS

- 9:00 AM      Map Amendment Application No. 668  
First Amendment to Amended and Restated for Development Plan  
Planned Development Area for ("PDA") No. 84, Copley Place and The  
Copley Place Residential Addition and Retail Expansion Project
- 9:15 AM      Second Amended and Restated Development Plan for Planned  
Development Area ("PDA") No. 30, The Clippership Wharf Project (the  
"Amended and Restated Development Plan")
- 9:30 AM      Map Amendment Application No. 670  
Development Plan for Planned Development Area No. 101 at 375-399  
Chestnut Hill Avenue, The Cleveland Circle Project (the "PDA Plan")
- 9:45 AM      Map Amendment Application No. 671  
The Roxbury Latin School
- 10:00 AM     Map Amendment Application No. 672  
Fourth Amendment to Master Plan for Planned Development Area No. 87  
Boston Landing and Amended and Restated Development Plan for Sports  
Facility Project within Planned Development Area no. 87
- 10:15 AM     Fifth Amendment to the Development Plan for Planned Development Area  
(the "PDA") No. 46 (the "Fifth Amendment") for the Brighton Landing

10:30 AM      Development Plan for Planned Development Area No. 102  
and accompanying map amendment  
45W3 Project, 45 West Third 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 September 23, 2015, at 9:00 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 668 and a petition for approval of the First Amendment to Amended and Restated Development Plan for Planned Development Area (“PDA”) No. 84, Copley Place and The Copley Place Residential Addition and Retail Expansion Project (“First Amendment”), filed by the Boston Redevelopment Authority.

Said Map Amendment would amend Map 1D, Huntington Avenue/Prudential Center District by expanding PDA No. 84 to include areas not included in the original approvals to reflect the design of the project as it has progressed from conceptual design to eliminate encroachments onto areas beyond PDA No. 84. The First Amendment would modify the Amended and Restated Development Plan and PDA No. 84 to reflect approximately 273,000 square feet (approximately 6.27 acres) of air rights over the MassPike bounded generally by Huntington Avenue, Stuart Street, Dartmouth Street, and Southwest Corridor and Harcourt Street.

A copy of the petition, the First Amendment and a map of the area involved may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
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 23, 2015, at 9:15 AM, in Room 900, Boston City Hall, in connection with a petition for approval of the Second Amended and Restated Development Plan for Planned Development Area (“PDA”) No. 30, The Clippership Wharf Project (the “Amended and Restated Development Plan”), submitted by the Boston Redevelopment Authority

The Amended and Restated Development Plan describes a proposed project which includes construction of four buildings with an aggregate of up to 492 residential units, ground-floor commercial uses and other facilities of public accommodation, structured and limited on-grade parking, an internal site drive and pedestrian walkways, floating

docks and a kayak launch, and related public amenities and open space and landscaping improvements.

A copy of the petition, a map of the area involved and the Amended and Restated Development Plan may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission  
Kathleen R. Pedersen  
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 23, 2015, at 9:30 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 670 and a petition for approval of the Development Plan for Planned Development Area No. 101 at 375-399 Chestnut Hill Avenue, The Cleveland Circle Project (the "PDA Plan") filed by the Boston Redevelopment Authority.

Said map amendment would add the designation "D", indicating a Planned Development Area overlay district, to approximately 92,489 square feet (approximately 2.132 acres) of land generally located along Chestnut Hill Avenue at Cleveland Circle, Brighton. Said petition for the approval of the PDA Plan would allow for the demolition of the existing structures and the construction of two new buildings on the Project Site, including an approximately 162 key hotel, approximately 92 active senior residential units, and retail/restaurant uses, with a total of approximately 213,329 square feet of Gross Floor Area and approximately 188 parking spaces (including a combination of below-grade and at-grade parking spaces) (the "Proposed Project").

A copy of the petition, a map of the area involved and the PDA Plan may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
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 23, 2015, at 9:45 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 671 submitted by the Boston Redevelopment Authority.

Said application would amend Maps 11C and 11D, West Roxbury Neighborhood District, of a series of maps entitled "Zoning Districts of the City of Boston," dated August 15, 1962, as amended, in substantial accord with said map amended presented to the Boston Redevelopment Authority on August 13, 2015. Said petition for the approval of the Map Amendment would allow for the change in the zoning subdistrict of that area owned by the Roxbury Latin School that is located within the Conservation Protection Subdistrict from said Conservation Protection Subdistrict to Community Facilities Subdistrict so that the zoning for all the Roxbury Latin School owned property is uniform and within the same subdistrict where elementary and secondary schools are permitted as of right.

A copy of the petition and a map of the area involved may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
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 23, 2015, at 10:00 AM, in Room 900, Boston City Hall, in connection with a petition for the approval with Map Amendment Application No. 672 and a petition for the approval of the Fourth Amendment to Master Plan for Planned Development Area No. 87 Boston Landing (the "Fourth Amendment") and the Amended and Restated Development Plan for the Sports Facility Project ("Proposed Project") within Planned Development Area No. 87 (the "Development Plan"), submitted by the Boston Redevelopment Authority.

Said map amendment would add the designation “D”, indicating a Planned Development Area overlay district, to approximately 12,715 square feet of land located on the southerly side of Guest Street Parcel ID# 2201904004. Said Fourth Amendment amends the Development Plan Area to add additional land (the “Additional Land”) to Planned Development Area No. 87, consisting of approximately 12,715 square feet of land area located on the southerly side of Guest Street immediately to the east of the lot numbered 125 Guest Street, parcel ID # 2201904004. Said Development Plan amends the Development Plan for the Sports Facility Project in order to recognize changes to the originally approved development plan. Parking at the Proposed Project will now be located at and above grade, not below, there will no longer be a third party fitness center, and the Ice Arena will now be located across the street in Block C as part of the Office Buildings/Sports Project Development Plan as part of Planned Development Area No. 87 with a street address of 80 Guest Street.

A copy of the petition and a map of the area involved, the Fourth Amendment, and Development Plan at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
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 23, 2015, at 10:15 AM, in Room 900, Boston City Hall, in connection with a petition for the approval the Fifth Amendment to the Development Plan for Planned Development Area (the “PDA”) No. 46 (the “Fifth Amendment”) for the Brighton Landing, submitted by the Boston Redevelopment Authority.

Said Fifth Amendment amends the original Development Plan for the Planned Development Area No. 46, as amended (the “Current PDA Plan”), to allow for Studio Production Use and Office Use on the first level retail space and basement level of the South Building at 15 Guest Street/40 Life Street and to modify language contained in the Current PDA Plan regarding parking.

A copy of the petition, a map of the area involved and the Fifth Amendment may be obtained at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
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 23, 2015, at 10:30 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Development Plan for Planned Development Area No. 102 (the "PDA Plan") and associated map amendment for 45W3 Project, 45 West Third Street, South Boston submitted by the Boston Redevelopment Authority.

Said PDA Plan would allow for the construction of a maximum of a 132,850 gross floor area, mixed use building, including up to 105 residential condominium units, approximately 3,400 square feet of ground floor retail/commercial space and approximately 109 partially below-grade parking spaces (the "Proposed Project"). To meet a number of different housing needs, the residential units will be a variety of sizes. Access and egress for the partially below-grade parking garage will be at the northeast corner of the site, on West Third Street. The Proposed Project shall not be greater than 55 feet in height and shall step down to a height of no greater than 45 feet along the Haul Road.

A copy of the petition, a map of the area involved and the Development Plan for the Planned Development Area may be viewed at the office of the Zoning Commission, Room 916, Boston City Hall, between 9 AM and 5 PM any day except Saturdays, Sundays, and legal holidays.

For the Commission,  
Kathleen R. Pedersen  
Executive Secretary

# CITY OF BOSTON



## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

RECEIVED  
CITY CLERK'S OFFICE  
2015 SEP 18 P 11:59  
BOSTON, MA

September 18, 2015

Maureen Feeney, City Clerk  
Office of City Clerk  
Boston City Hall-Room 601  
Boston, MA 02201  
ATTN: Public Hearing Notices

Dear Madam Clerk:

This letter is to inform you that the Zoning Commission of the City of Boston will hold seven (7) Public Hearings and a Business Meeting on Wednesday, September 23, 2015, beginning at 9:00 AM, in Room 900, Ninth Floor, City Hall, Boston.

Please find attached copies of the public notices for the public hearings as well as the agenda for the meeting on the 23<sup>rd</sup>. If you have any questions, please feel free to contact me at the number above or via email at [kathleen.pedersen@boston.gov](mailto:kathleen.pedersen@boston.gov).

Sincerely,

Kathleen R. Pedersen  
Executive Secretary