



**Boston Air Pollution Control Commission
Public Hearing Minutes: June 13, 2007
Room 900 at 2:00 pm**

Chairman Tinlin called the hearing to order at 2pm.

Commissioners present: Thomas Tinlin (BTD/ Chair), Paul Shoemaker (acting for John Shea, BPHC), Virginia Tisei, and Martin Nee.

Staff represented by Carl Spector and Jake Glickel

[Commissioner Bart Mitchell was not present.]

Decisions taken

DOWNTOWN PARKING FREEZE APPLICATIONS :

(1) One Franklin/Flere's Redevelopment — 426 Washington Street Owner LLC (Gale International) Represented by David Wamester, Gale International; Mel Shuman, Wilmer Hale; Robert Tullis, Elkus/Manfredi Architects Ltd.

The representatives requested that the Commission grant a Downtown parking freeze exemption for 299 private spaces in a five-level subgrade parking garage. The garage will be built under proposed new construction and redeveloped existing structures. The proposed private parking will serve approximately 166 residential units, 226 hotel rooms, and 300,000 square feet of retail space on site. No commercial parking open to the general public is proposed on the site. Approximately 100 spaces will be reserved exclusively for residents of the project. The remaining 199 spaces will be shared by office tenants, hotel guests, and restaurant patrons.

There was extensive discussion of the need to manage operations in the planned loading docks on Hawley Street so as not to impede traffic flow. Two abutter made statements on this topic

A number of draft permit conditions were reviewed and approved, including the addition of a pedestrian alert system for exiting vehicles.

Motion to approve a permit including the special conditions: Motion—Comm. Tisei, 2nd -- Comm. Nee, vote unanimous.

SOUTH BOSTON PARKING FREEZE APPLICATIONS

(2) MS Boston Seaport, LLC: Represented by Peter Kochansky, Goulston & Storrs; David Wamester, Gale International; Marc Lutwack, Laz Parking.

The representatives requested that the Commission grant modified permits for three properties, all open-air lots. Due to land takings from the Central Artery Project, one of these properties has more permitted spaces than it can physically accommodate. APCC regulations require that the owner submit a plan to accommodate these displaced permitted spaces. The proponent's three

applications seek to return excess spaces from one facility to the bank and to obtain new spaces for the other two facilities. Overall, there is no effect on the SB parking freeze bank.

a) 55 Thomson Place

The representative requested to reduce the number of permitted spaces from 285 to 149 and to open the lot as a self-park facility with access through proponent's adjacent facility at 29-49 Stilling Street.

(b) 390-420 Congress Street

The representative requested to add 107 permitted spaces to the property, for a total of 1,417 spaces, and presents a plan for 142 assisted parking spaces, which will go into effect when the self-parking spaces are at capacity.

(c) 145 Northern Avenue

The representative requested to add 29 permitted spaces to the property, for a total of 579 spaces, and presents a plan for 90 assisted parking spaces, which will go into effect when the self parking spaces are at capacity.

A number of draft permit conditions were reviewed and approved.

Motion to approve a permit including the special conditions: Motion—Comm Tisei, 2nd—Comm. Nee, vote unanimous.

Chairmen Tinlin adjourned the hearing at approximately 3:15.

Minutes by JG.