

# CITY OF BOSTON



## ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

**ATTENTION:** THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO [https://bit.ly/BZC\\_June2023](https://bit.ly/BZC_June2023). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [ZONINGCOMMISSION@BOSTON.GOV](mailto:ZONINGCOMMISSION@BOSTON.GOV)

**RECEIVED**

**By City Clerk at 9:30 am, May 30, 2023**

### AGENDA

June 7, 2023

**9:00 AM**      **Text Amendment Application No. 510**  
**Map Amendment Application No. 757**  
**Planned Development Areas**  
**Article 66; Map 1Q, Fenway Neighborhood District**

Said map amendment would amend Map 1Q (Fenway Neighborhood District) by proposing modifications to the boundaries of the Fenway Triangle NDA and North Boylston NS-3 Subdistricts. A portion of the southern boundary of the Fenway Triangle NDA subdistrict would be extended across Boylston Street to include a portion of the South Boylston NS-1 subdistrict, including all parcels bounded by Park Drive, Kilmarnock Street and Private Alley 932. A portion of the northeastern boundary would be extended to incorporate a parcel in the North Boylston NS-3 subdistrict bounded by Van Ness Street, Kilmarnock Street, and Brookline Avenue. The North Boylston NS-3 subdistrict would be expanded eastward to include the parcels bounded by Boylston Street, Van Ness Street, Kilmarnock Street, and Jersey Street. Said text amendment would amend Article 66 (Fenway Neighborhood District) by proposing to increase the allowed height for Planned Development Area ("PDA") projects in the Brookline Avenue Community Commercial and the Fenway Triangle Neighborhood Development Area subdistricts. The allowed height for PDAs in the Brookline Avenue Community Commercial subdistrict would increase from 150 feet to 300 feet and the allowed height for PDAs in the Fenway Triangle Neighborhood Development Area subdistrict would increase from 150 feet to 250 feet.

**9:15 AM**      **Map Amendment Application No. 756**  
**First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards**  
**First Amendment to Building A Development Plan within Planned Development Area No. 127, Allston Yards**  
**First Amendment to Building B Development Plan within Planned Development Area No. 127, Allston Yards**  
**First Amendment to Building C Development Plan within Planned Development Area No. 127, Allston Yards**  
**First Amendment to Building D Development Plan within Planned Development Area No. 127, Allston Yards**  
**Development Plan for Building E Development Plan within Planned Development Area No. 127, Allston Yards**

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

**9:30 AM**      **Text Amendment Application No. 511**  
**Articles 2 and 2A**  
**Definitions**

Said text amendment would delete current Articles 2 (Definitions) and 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval) and adopt a new Article 2 which consolidates the definitions in Articles 2 and 2A.

## 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 virtual public hearing will be held on June 7, 2023, at 9:00 A.M., in connection with Text Amendment Application No. 510 and Map Amendment Application No. 757, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would amend Map 1Q (Fenway Neighborhood District) by proposing modifications to the boundaries of the Fenway Triangle NDA and North Boylston NS-3 Subdistricts. A portion of the southern boundary of the Fenway Triangle NDA subdistrict would be extended across Boylston Street to include a portion of the South Boylston NS-1 subdistrict, including all parcels bounded by Park Drive, Kilmarnock Street and Private Alley 932. A portion of the northeastern boundary would be extended to incorporate a parcel in the North Boylston NS-3 subdistrict bounded by Van Ness Street, Kilmarnock Street, and Brookline Avenue. The North Boylston NS-3 subdistrict would be expanded eastward to include the parcels bounded by Boylston Street, Van Ness Street, Kilmarnock Street, and Jersey Street.

Said text amendment would amend Article 66 (Fenway Neighborhood District) by proposing to increase the allowed height for Planned Development Area (“PDA”) projects in the Brookline Avenue Community Commercial and the Fenway Triangle Neighborhood Development Area subdistricts. The allowed height for PDAs in the Brookline Avenue Community Commercial subdistrict would increase from 150 feet to 300 feet and the allowed height for PDAs in the Fenway Triangle Neighborhood Development Area subdistrict would increase from 150 feet to 250 feet.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_June2023](https://bit.ly/BZC_June2023). Copies of the petitions and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov) or 617-918-4308. The meeting is scheduled for June 7, 2023. Please request interpreting services **no later than June 2, 2023**.

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 virtual public hearing will be held on June 7, 2023, at 9:15 A.M., in connection with Map Amendment Application No. 756 and petitions for approval of the First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards (the "Master Plan"), the First Amendment to Building A Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building B Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building C Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building D Development Plan for Planned Development Area No. 127, Allston Yards (collectively "the Amendments"), and the Building E Development Plan for Planned Development Area No. 127, Allston Yards, Allston (the "Development Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation "D," indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473 acres) of land located at 52 Everett Street in Allston. Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct an approximately 150-unit residential homeownership building with an approximately 1,950 square foot retail space to activate the ground floor along Guest Street.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to [https://bit.ly/BZC\\_June2023](https://bit.ly/BZC_June2023). Copies of the petition, the Master Plan, Amendments, and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

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Said text amendment would delete current Articles 2 (Definitions) and 2A (Definitions Applicable in Neighborhood Districts and in Article 80, Development Review and Approval) and adopt a new Article 2 which consolidates the definitions in Articles 2 and 2A.

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