

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

ATTENTION: YOU MAY ALSO PARTICIPATE IN THIS MEETING BY GOING TO [https:// bosplans.org/bzcnovember192025](https://bosplans.org/bzcnovember192025). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

RECEIVED

AGENDA

By City Clerk at 11:32 am, Nov 10, 2025

November 19, 2025

PUBLIC HEARINGS

9:00 AM Map Amendment Application No. 798
Master Plan for Planned Development Area No. 156, Austin Street Lots
Redevelopment, Charlestown
Building B Development Plan within Planned Development Area No.
156
Map 2E, Charlestown Neighborhood District

The proposed development of the Master Plan Area includes four new mixed-use buildings collectively containing up to 790,000 sf of Gross Floor Area (as defined in Article 2 of the Code) and delivering up to 705 new dwelling units and residential amenities, arts and culture space, early childhood education space, indoor recreation space, and structured and/or surface vehicle parking spaces, together with an urban plaza and lawn and athletic/multipurpose fields, and related site and public realm improvements (the “Master Plan Project”).

The Building B Development Plan proposes the construction of a new, up to 7-story, approximately 126,000 square-foot building containing approximately 123 dwelling units and residential amenities, together with bicycle storage, an urban plaza and lawn, a new connection across the Northern Site between New Rutherford Avenue and the rear service driveway, up to 10 surface vehicle parking spaces within the said new connection, and related site and public realm improvements.

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 November 19, 2025, at 9:00 A.M., in connection with Map Amendment Application No. 798 and petitions for approval of the Master Plan for Planned Development Area No. 156, Austin Street Lots Redevelopment and the Building B Development Plan within Planned Development Area No. 156, filed by the City of Boston Planning Department.

Said map amendment would amend "Map 2E, Charlestown Neighborhood District," by adding the designation "D," indicating a Planned Development Area overlay district to the existing zoning of approximately 221,056 square feet (5.1 acres) of land located generally at the southwestern corner of the Austin Street/New Rutherford Avenue intersection. The proposed development of the Master Plan Area includes four new mixed-use buildings collectively containing up to 790,000 sf of Gross Floor Area (as defined in Article 2 of the Code) and delivering up to 705 new dwelling units and residential amenities, arts and culture space, early childhood education space, indoor recreation space, and structured and/or surface vehicle parking spaces, together with an urban plaza and lawn and athletic/multipurpose fields, and related site and public realm improvements (the "Master Plan Project"). The Building B Development Plan proposes the construction of a new, up to 7-story, approximately 126,000 square-foot building containing approximately 123 dwelling units and residential amenities, together with bicycle storage, an urban plaza and lawn, a new connection across the Northern Site between New Rutherford Avenue and the rear service driveway, up to 10 surface vehicle parking spaces within the said new connection, and related site and public realm improvements.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/bzcnovember192025>. A copy of the amendment, the Master Plan and Building B Development Plan may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to 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 or 617-918-4308. The meeting is scheduled for November 19, 2025. Please request interpreting services **no later than November 14, 2025**.

For the Commission
Jeffrey M. Hampton
Executive Secretary