

CITY OF BOSTON

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By OFFICE OF THE CITY CLERK at 8:47 am, Dec 18, 2025



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/BZC-Jan72026](https://bosplans.org/BZC-Jan72026). YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

January 7, 2026

PUBLIC HEARING

9:00 AM Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park, Charlestown

Development Plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park

Development Plan for 25 Supertest Street within Planned Development Area No. 51, Hood Park

The Master Plan Amendment proposes to increase the area of the 15 Supertest Street project from the originally proposed 12,000 square feet of area to approximately 49,800 square feet as defined by the target retail market requirements and the proposed 32-unit residential program on the upper floors. Additionally, the Master Plan Amendment proposes to increase the proposed gross floor area of the 25 Supertest project, from a gross floor area of 128,800 square feet to a gross floor area of 224,400 square feet, and to add multifamily rental residential housing to the hotel described in the Master Plan.

The 15 Supertest Street Development Plan consists of the construction of a new approximately 49,800 square foot building not exceeding a height of 57 feet for approximately 24,000 square feet of retail space fronting on Rutherford Avenue and Supertest Street, with approximately 32

residential units above to be used for market rate and income restricted rental housing, with underground parking facilities in a parking garage structure that will be shared with the future 25 Supertest Street project. The 15 Supertest street project includes between twenty-four (24) and thirty-two (32) total residential units including between eighteen (18) and twenty-six (26) affordable units.

The 25 Supertest Street Development Plan consists of the construction of a new eighteen-story building, including the mechanical penthouse, plus rooftop mechanical equipment, rooftop solar panels, penthouses, and screen walls for a total maximum height of 235 feet. The gross floor area of the project will be approximately 224,400 square feet, for hotel, residential, and accessory uses with approximately 150 underground parking spaces that will be determined by the project's final program of uses and in compliance with the City's Maximum Parking Ratios. The 25 Supertest project will result in an off-site affordable housing creation project per the requirements of Article 79, based on twenty (20) percent of the proposed 87,000 Useable Square Feet of the residential area.

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 January 7, 2026, at 9:00 A.M., in connection with petitions for approval of 1) the Second Amendment to the Amended and Restated Master Plan for Planned Development Area No. 51, Hood Park, Charlestown (“Master Plan Amendment”); 2) the Development Plan for 15 Supertest Street within Planned Development Area No. 51, Hood Park, Charlestown (“15 Supertest Street Development Plan”); and 3) the Development Plan for 25 Supertest Street within Planned Development Area No. 51, Hood Park, Charlestown (“25 Supertest Street Development Plan”).

The Master Plan Amendment proposes to increase the area of the 15 Supertest Street project from the originally proposed 12,000 square feet of area to approximately 49,800 square feet as defined by the target retail market requirements and the proposed 32-unit residential program on the upper floors. Additionally, the Master Plan Amendment proposes to increase the proposed gross floor area of the 25 Supertest project, from a gross floor area of 128,800 square feet to a gross floor area of 224,400 square feet, and to add multifamily rental residential housing to the hotel described in the Master Plan.

The 15 Supertest Street Development Plan consists of the construction of a new approximately 49,800 square foot building not exceeding a height of 57 feet for approximately 24,000 square feet of retail space fronting on Rutherford Avenue and Supertest Street, with approximately 32 residential units above to be used for market rate and income restricted rental housing, with underground parking facilities in a parking garage structure that will be shared with the future 25 Supertest Street project. The 15 Supertest street project includes between twenty-four (24) and thirty-two (32) total residential units including between eighteen (18) and twenty-six (26) affordable units.

The 25 Supertest Street Development Plan consists of the construction of a new eighteen-story building, including the mechanical penthouse, plus rooftop mechanical equipment, rooftop solar panels, penthouses, and screen walls for a total maximum height of 235 feet. The gross floor area of the project will be approximately 224,400 square feet, for hotel, residential, and accessory uses with approximately 150 underground parking spaces that will be determined by the project’s final program of uses and in compliance with the City’s Maximum Parking Ratios. The 25 Supertest project will result in an off-site affordable housing creation project per the requirements of Article 79, based on twenty (20) percent of the proposed 87,000 Useable Square Feet of the residential area.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bosplans.org/BZC-Jan72026>. Copies of the Master Plan

Amendment and Development Plans 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 January 7, 2026. Please request interpreting services **no later than January 2, 2026**.

For the Commission
Jeffrey M. Hampton
Executive Secretary