

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201
617-722-4300 Extension 4308

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BOSTON, MA

AGENDA

December 14, 2016

- 9:00 AM Text Amendment Application No. 468
PDA Regulations
Article 64, South End Neighborhood District
- 9:15 AM Map Amendment Application No. 692
Planned Development Area No. 109
Marine Wharf
Map 4, South Boston
- 9:30 AM Third Amendment to the Master Plan For Planned Development Area No.
51, Hood Business Park

Second Amended and Restated Development Plan for 480 Rutherford
Avenue within Planned Development Area No. 51
Charlestown
- 9:45 AM First Amendment to Planned Development Area No. 59, Harrison
Commons
South End

BUSINESS MEETING

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 December 14, 2016, at 9:00 AM, in Room 900, Boston City Hall, in connection with Text Amendment Application No. 468, filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency ("BRA").

Said text amendment would amend Article 64, South End Neighborhood District, with respect to the maximum floor area ratio ("FAR") in Planned Development Areas ("PDAs") within the Economic Development Area North Subdistrict

A copy of the petition 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

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 December 14, 2016, at 9:15 AM, in Room 900, Boston City Hall, in connection with Map Amendment Application No. 692 and a petition for the approval of the Development Plan for Planned Development Area No. 109, Marine Wharf, 660 Summer Street, Raymond L. Flynn Industrial Park, Parcel A, South Boston ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said map amendment would amend "Map 4, South Boston," by adding the designation "D," indicating a Planned Development Area ("PDA") overlay district to approximately 50,993 square feet (approximately 1.17 acres) of land located at 660 Summer Street within the Raymond L. Flynn Marine Park. Said Development Plan would allow for the construction of a maximum 320,000 square foot hotel with 411 rooms as well as approximately 3,500 square feet of ground floor restaurant, retail and service uses as well as parking for approximately 75 vehicles.

A copy of the petition, a map of the area involved and the Development Plan 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

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 December 14, 2016, at 9:30 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the Second Amended and Restated Development Plan for 480 Rutherford Avenue within Planned Development Area No. 51 (the "Development Plan"), and the Third Amendment to the Master Plan for Planned Development Area No. 51 (the "Master Plan Amendment"), Hood Business Park, filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said Master Plan Amendment would allow for the reallocation of square footage and an update to the phasing of the project components included in the Master Plan. Said Development Plan would allow for approximately 168,000 square foot building containing 177 residential units, approximately 10,500 square feet of retail space and approximately 90 structured parking spaces.

A copy of the petition, a map of the area involved and the Development Plan and to the Master Plan Amendment 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

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 December 14, 2016, at 9:45 AM, in Room 900, Boston City Hall, in connection with a petition for the approval of the First Amendment to the Development Plan for Planned Development Area No. 59 (the "First Amendment"), Harrison Commons and Harrison Court, 771 Harrison Avenue, South End, filed by the Boston Redevelopment Authority d/b/a Boston Planning and Development Agency.

Said First Amendment would allow for the Church building to be converted into 63 rental units and would also allow for an increase in floor area ratio and a reduction and reallocation of parking within the Development Plan

A copy of the petition, a map of the area involved and the First Amendment 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