

CITY OF BOSTON



ZONING COMMISSION

1 CITY HALL SQUARE • BOSTON, MA 02201

617-722-4300 Extension 4308

RECEIVED

By City Clerk at 10:18 am, Nov 08, 2021

ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THIS MEETING BY GOING TO <https://bit.ly/3EbgAVa>. YOU MAY ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO ZONINGCOMMISSION@BOSTON.GOV

AGENDA

November 19, 2021

PUBLIC HEARINGS

9:00 AM Amended and Restated Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park, Charlestown

The Amended Plan will allow for the development of the 100 Hood Park Drive Addition Project, consisting of the development of a new 154,700 square foot addition atop the 100 Hood Park Drive Project, and will total 12 stories, above which will be a mechanical penthouse and up to 185 feet in building height (which height includes mechanical equipment) and contain approximately 650,000 gross square feet (including parking garage area) for use for up to 809 parking spaces and 254,100 square feet of entertainment, restaurant, retail, lobby and service space. The Proposed Project will also include landscaping on the Project Site.

9:30 AM Phase 5, Building 5 Development Plan within Planned Development Area No. 94, Bartlett Place, Roxbury

The Development Plan involves new construction of a 5-story building with approximately 48,712 square feet of Gross Floor Area, delivering approximately 44 rental dwelling units, approximately 26 off-street parking spaces, residential amenities, and associated site improvements. The site is

an approximately 27,843 square foot lot with frontage on Bartlett Station Drive within the PDA Master Plan Area.

10:00 AM **Text Amendment Application No. 503**
Map Amendment Application No. 740
Extension of East Boston IPOD
Article 27T; Maps 3A/3B and 3C, East Boston Neighborhood District

Said amendments would extend Article 27T, governing the East Boston Interim Planning Overlay District (“IPOD”), for a period of one year until November 11, 2022. The IPOD is currently set to expire on November 11, 2021.

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, 2021, at 9:00 A.M., in connection with a petition for approval of the Amended and Restated Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park, Charlestown ("Amended Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The 100 Hood Park Drive Project is the recently constructed parking garage, restaurant, retail, laboratory, and service and lobby space, located at 100 Hood Park Drive, and constructed by the Developer in accordance with the original Development Plan for 100 Hood Park Drive within Planned Development Area No. 51, Hood Park, which addition was identified and described in the Amended and Restated Master Plan. Additionally, Hood Park Drive has been constructed and is now open as a private street open to public travel that leads from Rutherford Avenue. The Amended Plan will allow for the development of the 100 Hood Park Drive Addition Project, consisting of the development of a new 154,700 square foot addition atop the 100 Hood Park Drive Project, and will total 12 stories, above which will be a mechanical penthouse and up to 185 feet in building height (which height includes mechanical equipment) and contain approximately 650,000 gross square feet (including parking garage area) for use for up to 809 parking spaces and 254,100 square feet of entertainment, restaurant, retail, lobby and service space. The Proposed Project will also include landscaping on the Project Site.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3EbgAVa>. A copy of the petition, the Amended Plan 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.

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, 2021. Please request interpreting services **no later than November 14, 2021**.

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 November 19, 2021, at 9:15 A.M., in connection with a petition for approval of the Development Plan for Phase 5, Building 5 within Planned Development Area No. 94, Bartlett Place, Roxbury ("Development Plan"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

The Development Plan involves new construction of a 5-story building with approximately 48,712 square feet of Gross Floor Area, delivering approximately 44 rental dwelling units, approximately 26 off-street parking spaces, residential amenities and associated site improvements. The site is an approximately 27,843 square foot lot with frontage on Bartlett Station Drive within the PDA Master Plan Area. The F5 Development Plan will provide zoning parameters consistent with and allowing the Proposed Project.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3EbgAVa>. A copy of the petition, the Amended Plan 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.

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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, 2021, at 9:30 A.M., in connection with Text Amendment Application No. 503 and Map Amendment Application No. 740, filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said amendments would extend Article 27T, governing the East Boston Interim Planning Overlay District ("IPOD"), for a period of one year until November 11, 2022. The IPOD is currently set to expire on November 11, 2021.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to <https://bit.ly/3EbgAVa>. A copy of the petition, the Amended Plan 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.

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