

Ordinances & Rules Committee
Meeting Minutes
February 5, 2024

The Clerk called the meeting to order at 8:16 p.m.

Present: Councillors Dunn, Harris, LeBlanc, Logan, and McLaughlin.

Absent: None.

Councillor McLaughlin moved approval of the minutes from 1/16/2024. The motion was approved by a voice vote.

First agenda item: Special Permit application at 103 Fourth Ave for Boston Properties, LLC
Attorney Phil McCourt, representing the petitioner spoke on the matter and explained that this is an existing building they are asking to add an additional floor for a lab tenant. The additional FAR is .49. Councillor Logan asked that Fire Department received a proposed decision. Councillor Logan moved to send the application to the Law Dept. for review. The motion was approved by a voice vote. Councillor Logan moved to table the matter. The motion was approved by a voice vote.

Second agenda item: Special Permit application at 55 First Ave for King First West, LLC
The petitioners had a public hearing the previous week in order for any new Councillor to be able to hear the petition in order to vote on the application. Attorney Azadi spoke on the special permit application relating to the latest version of the information submitted from petitioner.
Noted matters from Attorney Azadi were: Traffic from West Street, new analysis done with plan to have traffic enter on First St. instead. Notification of removal/system for de-icing from Cambridge is satisfied. And aware of their strategy (Andrew handed out an email with the communication from Cambridge)
Councillor Logan made a motion to add a condition into the order stating this. The motion was approved by a voice vote. Easement over the subject lot that is tied to the north property on West St. Tim Sullivan stated there was a response about this matter on page 10 from the 12/11/2023 memo under #37. Attorney Azadi stated she will review.

Mike Garvin, Traffic Commissioner spoke on the existing traffic report submitted and he doesn't believe their exiting traffic numbers to be accurate. VHP suggested language and Mr. Garvin was fine with it. Councillor Logan moved that the draft language be included in the order. The motion was approved by a voice vote.

At the Winter St/Third Ave intersection the petitioner suggested 300 feet and Mr. Garvin recommends 700 feet. Councillor Logan moved that the draft language be included in the order. The motion was approved by a voice vote.

Mr. Garvin suggested offsite bicycle accommodations include modern pedestrian push buttons and signals. Councillor Logan moved that the draft language be included in the order. The motion was approved by a voice vote.

Another matter was the site distance from southern driveway on first Ave northbound traffic is 10 mph. Southbound traffic will project grade to adjust and petitioner will update plan.

The petitioner agreed to monitor traffic delays throughout year; and once tenants are in. Garvin stated not to set limits to what the remedy can be and requested removing the limitation. The petitioner agreed.

Mr. Garvin spoke on Winter St/Third Ave. Offsite bike accommodations; asking petitioner to confirm that the lights shall be compatible. Councillor Logan moved that the draft language be included in the order. The motion was approved by a voice vote.

Mr. Garvin spoke on the Second Ave light and the Trans. Demand Mgmt. asked about on site food services and if it was restricted to tenants or visitors Councillor Logan moved for a condition to be made within decision that states no food service signage shall be on the outside of the buildings. The motion was approved by a voice vote.

Rob from VHP spoke on the traffic volume monitoring. When the initial volume monitoring is done the overall occupancy is greater than the first time it was done or the overall percentage of office space becomes larger both of these scenarios should be done on an annual basis; 6 months or 12 months after. Councillor Logan moved for a condition to state the occupancy as a condition. The motion was approved by a voice vote. Councillor Logan moved to release the latest Law Departments opinion to the petitioner. The motion was approved by a voice vote. Councillor Logan moved to table. The motion was approved by a voice vote.

Councillor Logan made a motion that was approved by a voice vote to go past midnight.

Third agenda item: Update of City's current rDNA Ordinance

Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Fourth agenda item: Best Practices Checklist & Dept. Cost estimates on Impact of Intensity of Uses to the City Resolution

Attorney Azadi spoke on this Resolution and handed out a checklist to go through with the Committee. Councillor Harris relinquished chair to Councillor McLaughlin. Councillors LeBlanc, Harris, Logan and Dunn spoke on the checklist and asked questions. Councillor Logan moved to table the Resolution. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the Zoning Review Resolution off of the table. The motion was approved by a voice vote. Councillor LeBlanc made a request that was approved by a voice vote to meet with Attorney Learned and draft ordinances for the zoning ordinance amendments they have been working on. Councillor LeBlanc moved to table the Resolution. The motion was approved by a voice vote.

Councillor Logan moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 12:51 a.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
February 14, 2024