

Ordinances & Rules Committee
Meeting Minutes
March 4, 2024

The Clerk called the meeting to order at 8:23 p.m.

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

Absent: None.

Councillor McLaughlin moved approval of the minutes from 2/20/024. The motion was approved by a voice vote.

First agenda item: MBTA Communities Act Communication

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

Second agenda item: 185 Willow Street Affordable Housing Rental Unit Communication

Attorney Learned spoke on the matter. She read the proposed order. Councillor McLaughlin moved approval of the order. The motion was approved by a voice vote.

Third agenda item: Modification of SP Order #33419 at 205,221,231 Second Ave

Attorney Joseph Connors, representing the petitioners spoke on the modification. Councillor Logan spoke on the matter. He requested large plans; the ones that were submitted are quite tiny. Also, the proposed order should list all matters being asked within the modification (more specific). Councillor LeBlanc asked questions on the proposed modifications. Mr. John Schena, representing the petitioner spoke answered Councillor Logan's questions. The additional space is 2800 sq. feet. There will be modular trailers with covered walkways in a u shaped design. There will be a foundation with footings. Councillor LeBlanc asked for a rendering of what they are to look like and the height specifications of these trailers. There is also a two-foot walkway modification for a concrete pad. There is currently a generator and they are asking for two feet of a walk way be installed for service ability. With the two requests made being approved by the petitioner; large plans and renderings of project, Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

President McLaughlin moved to take the Special Permit application at 55 First Ave for King First West, LLC off of the table. The motion was approved by a voice vote. Attorney Azadi was present to review the latest information submitted by the petitioner that has reviewed. Councillor McLaughlin moved approval of the release of the second and third parts of her opinions to the petitioners. The motion was approved by a voice vote. Attorney Azadi spoke on her second part of the opinion. She stated that fire and police departments are satisfied at this time with what they have reviewed. She touched based on the roof garden be a separate entity not a part of the actual open/green space within project. Loading docks were next discussion and need for additional ones within each building. Traffic analysis and language be properly added to the order. With just having received the third part of the opinion, Attorney Azadi went over some points but the petitioner had not yet seen the opinion in writing. She stated this section is more of matters needing to be tightened up certain language within order. One example is the I&I, loading docks, plantings/trees etc.

Councillor LeBlanc made a request to have the Clerk send out section 3.539 to all Committee members. The motion was approved by a voice vote. Councillor LeBlanc asked the petitioner where they stand with the zoning board of appeals. Councillor Dunn spoke and asked a question.

Councillor McLaughlin asked if we have voted to release the opinions to the petitioner. We had already approved this matter. The committee voted on this again and approved the release of the opinions from Law Dept.

Councillor McLaughlin made a request that was approved by a voice vote to invite the Law Dept., the Building Dept., the Traffic Engineer and the City Engineer to the next Committee meeting on March 4, 2024 to discuss the application. President McLaughlin moved to table the special permit application. The motion was approved by a voice vote.

Tyson asked questions about lab/office splits questions related to how the split (office/lab) will be written within the order. Councillor Logan spoke on the square footage of the buildings.

Inspector Bower has not seen a set of plans that lists the exact square footage of each building.

The petitioner stated he will provide it. Attorney McCourt spoke on submitting a time extension for the project.

Councillor McLaughlin moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 9:39 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
March 11, 2024