



ELLIS South End Neighborhood Association
Development Licensing & Zoning Committee

Executive Summary

February 2021

Committee Chair: Jack Fitzgerald	Committee Members: Peter Filonowicz, Chris Corey, Jonathan Smith, Jonathan Shapira, Anthony Gordon, Matthew Rhoades, Beth Edwards Harris, Mike Tantillo	Meeting Schedule: The last DLZ meeting via ZOOM was held on January 19, 2021.
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Mission Statement:
This Development Licensing & Zoning (DLZ) committee works on zoning, building and licensing issues that may affect the neighborhood. Among other issues, the committee is involved in the Boston Planning and Development Agency (“BPDA”) urban renewal initiatives impacting the neighborhood. This committee also reviews license applications that may affect the neighborhood that come before the City of Boston Licensing Board and the Mayor’s Office of Consumer Affairs and Licensing.

- New Business:**
- **41 Berkeley Street:** Related Beal has an agreement to purchase the Benjamin Franklin Institute (“BFIT”) property and is proposing to develop the parcel. The Impact Advisory Group (“IAG”) held its first meeting on October 19, 2020, a ZOOM public meeting was held on October 29th, the South End Landmark District Committee discussed on November 2nd and the Boston Civic Design Commission on November 10th. Related Beal will be pursuing a new Planned Development Area as a possible way to approval for the proposed height (currently 144’ in an area zoned for 70’). The matter continues under design review by the Boston Civic Design Commission. BFIT submitted a Letter of Intent regarding its proposed new facility at 1003 Harrison Avenue in September 2019. It has not yet filed a Project Notification Form.
 - **29-31 Stanhope Street:** Redemption Companies (headed by Geoff Reilinger of Compassionate Organics) has begun the process to seek approval for the opening of an adult marijuana facility at the location formerly occupied by the Brahmin restaurant. DLZ representatives ZOOMED informally with Mr. Reilinger and the Head of Operations for Redemption Companies on November 9th. The residents of the condominium directly across the street from the proposed facility have raised objections regarding the application. A presentation by the proponent will be scheduled.
 - **140 Clarendon Street (former YWCA):** The Beacon Companies submitted a Letter of Intent to the BPDA on December 11, 2020 proposing a rehabilitation of existing hotel and residential uses into 210 income-restricted apartments. The Impact Advisory Group met on January 13, 2021. A public presentation took place on February 10th.
 - **Outdoor Dining:** The Licensing Board has approved outdoor dining between April 1, 2021 and December 31, 2021. Applications are currently being accepted.

- Update on Open Matters:**
- **Back Bay Station/South End Gateway Project:** The project has been inactive for the past 20 months.
 - **Stanhope Hotel/Stanhope Stables:** The project appears to be on hold. An Impact Advisory Group has not yet been appointed. A report is currently being drafted by the Landmarks Commission.

Recent Final Positions by DLZ:

N/A

Upcoming Dates: TBD