



June 26, 2013

Ms. Katelyn Sullivan
Boston Redevelopment Authority
Boston City Hall, Ninth Floor
One City Hall Place, Boston, MA 02201

Re: Fisher College Institutional Master Plan Notification Form

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Emily Gallup Fayen
Office Administrator

Dear Ms. Sullivan:

Cutting through the rhetoric I wish to reemphasize the Standards for Institutional Master Plan Review Approval defined in Section 80D-4 of the Code, specifically:

*“.... The Boston Redevelopment Authority shall approve an Institutional Master Plan **only** if the Authority finds that: (a) the Institutional Master Plan conforms to the provisions of this Article; (b) the Institutional Master Plan conforms to the plan for the City as a whole; and (c) on balance, nothing in the Institutional Master Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.” **Emphasis added***

Zoning use item #16A “College or university granting degrees by authority of the Commonwealth of Massachusetts” is and has been for over thirty-five (35) years a **forbidden use** in the H-3-65 zoning of the residential section of the Back Bay Historic District. By definition a **forbidden use** does not “conform to the plan for the City as a whole.” To the contrary the plan for the City as a whole envisions the exclusion of material extensions or intensifications of forbidden uses in the residential districts.

Separately and equally significant as documented by voluminous public verbal and written comment to date and other documentation and analysis the proposed extension of college use in the residentially zoned section of the Back Bay Historic District would indeed be “*injurious to the neighborhood or otherwise detrimental to the public welfare.*”

Essentially each of the major elements of the referenced proposal is materially in conflict with the Standards for Institutional Master Plan Review Approval of Section 80D-4. The proposal should be withdrawn and fundamentally revised wholly outside the residential community before resubmittal.

Sincerely,



V. B. Castellani, Chair Zoning Committee

VBC/mmc

cc: Mayor Thomas M Menino
Mr. Peter Meade, Director, Boston Redevelopment Authority
District Eight City Councilor Michael Ross
Ms. Linda Kowalcky, Deputy Director for Institutional Sector Management
Dr. Thomas McGovern, President, Fisher College