



City of Boston  
Environment

**REVISED**

2:44 pm, Dec 09, 2022



City of Boston  
Mayor Michelle Wu

**ATTENTION: THIS MEETING MAY ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://US02WEB.ZOOM.US/J/86329377111](https://us02web.zoom.us/j/86329377111) OR CALLING 929-205-6099 AND ENTER MEETING ID 863 2937 7111 #. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [APCC@BOSTON.GOV](mailto:APCC@BOSTON.GOV)**

**PUBLIC HEARING  
BOSTON AIR POLLUTION CONTROL COMMISSION  
December 14, 2022**

In accordance with the Procedures and Criteria for the Issuance of Parking Freeze Permits adopted under M.G.L. Chapter 111, Section 31C, and pursuant to the Building Emissions Reduction and Disclosure Ordinance, Boston City Code, Ordinances, Section 7-2.2, the City of Boston Air Pollution Control Commission will hold a **virtual public hearing at 1:00 p.m. on December 14, 2022**, to review the following projects to regulate and control air pollution so as to promote the public health and welfare of Boston residents.

Any matter posted as part of a public hearing may be deliberated on at a subsequent meeting.

**PUBLIC HEARING:**

**Discussion and vote on the proposed Phase 2a revised draft regulations** for the Building Emissions Reduction and Disclosure Ordinance. The Phase 2a regulations cover topics including the Review Board member nomination and selection process, compensation and meeting rules for the Review Board, designating a tenant as an owner, blended emissions standards and other clarifying regulations as needed.

**Discussion and vote on the proposed Phase 2b draft revisions to the regulations** for the Building Emissions Reduction and Disclosure Ordinance. The Phase 2b regulations cover topics including emissions factors, renewable energy purchases, and other clarifying regulations as needed.

**Application for a Modified East Boston Parking Freeze Permit** from VHB on behalf of Cargo Ventures LLC for 575 park and fly spaces. This permit is to relocate spaces from a surface lot at 320 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. *\*Continued to an upcoming meeting*

**Application for a Modified East Boston Parking Freeze Permit** from VHB on behalf of Cargo Ventures LLC for 127 park and fly spaces. This permit is to relocate spaces from a surface lot at 380 McClellan Highway to a new parking garage at 440 McClellan Highway. Modification of the permit would have no effect on the East Boston parking freeze bank. *\*Continued to an upcoming meeting*

**COMMISSION MEETING:**

**Update and discussion** on Building Emissions Reduction and Disclosure Ordinance implementation.



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**Update** on the status of the Downtown Boston, South Boston and East Boston parking freezes.

**Revocation** of Downtown Parking Freeze Exemption Certification APCC453797 (Historic Permit No. 35.00) located at 34 Cooper Street, permitted for 67 exempt spaces. The facility has failed to renew its parking freeze exemption certification, which expired on July 1, 2021, due to a failure to document how members of the general public are excluded from parking at the facility and operation of unpermitted commercial parking spaces.

**Revocation** of Downtown Parking Freeze Permit APCC453829 (Historic Permit No. 531.00) located at 128 Dartmouth Street, permitted for 279 commercial spaces, 293 exempt spaces and 129 residential excluded spaces. The facility has failed to renew its parking freeze permit, which expired on July 1, 2021, due to nonpayment of the renewal fee.

**Revocation** of South Boston Parking Freeze Permit APCC367693 (Historic Permit No. 27.00) located at 9 West Broadway, permitted for 10 commercial spaces. The facility has failed to renew its parking freeze permit, which expired on July 1, 2021, due to inconsistencies reported in the renewal form.

**Discussion** on 2023 hearing dates and deadlines.

**Acceptance** of Meeting Minutes from November 16, 2022.

**Translation and sign language interpreters are available upon prior request. The Commission may hold a public meeting immediately following the last hearing or as appropriate following any hearing. Copies of applications may be requested via email from [apcc@boston.gov](mailto:apcc@boston.gov) or viewed by appointment only at the Environment Department, Boston City Hall, Room 709, from 9 AM to 5 PM Monday through Friday. Questions should be directed to: [APCC@boston.gov](mailto:APCC@boston.gov) or 617-635-3850.**

**Katherine Eshel**