



Boston City Council

ED FLYNN

Councilor - District 2

October 20, 2025

Kairos Shen, Chief of Planning
Boston Planning Department
One City Hall Square, Room 900
Boston, MA 02201

RE: Text Amendment to Boston Zoning Code

Dear Chief Shen,

Please note I am writing to inform you that at this week's Boston City Council meeting, I will propose a text amendment to the Boston Zoning Code relative to adult entertainment in the area of Chinatown, Downtown Boston, and the Bay Village - to essentially change adult entertainment from an "allowed use" to a "conditional use". It's critical that the people of Chinatown and communities of color be treated with respect, that they receive a thorough community process and a voice in what takes place in their community. I am respectfully requesting the Planning Department's help in this endeavor.

In the 1960s, the term "Combat Zone" was given to an area for Downtown and Chinatown, which primarily included Washington Street, Boylston Street, and Kneeland Street. At present, only a few adult entertainment venues remain. However, under current zoning, it is my understanding that proponents are not required to undergo a full community process seeking variances in the neighborhood, and at a subsequent hearing at the Zoning Board of Appeal (ZBA), other than for the Groundwater Conservation Overlay District (GCOD).

This was the case in June, when a change of use at 27-29 Stuart Street appeared before the ZBA and the application was only required to have a hearing regarding GCOD. At that time, I requested a deferral of this case to allow for a public process and provide an opportunity for neighbors in Downtown Boston, Chinatown, and Bay Village to offer feedback on this nearby project.

In my opinion, this text amendment should have been addressed decades ago. With ongoing concerns regarding public process, public safety, and quality of life from neighbors, it's critical that all establishments go through a full ZBA community process moving forward. I firmly believe that my constituents in Chinatown, Downtown Boston, and the Bay Village deserve a voice in what takes place in their community. Should you have any questions, please feel free to contact me at directly 617-635-3203, or at Ed.Flynn@Boston.gov.

Sincerely,

Ed Flynn
Boston City Councilor, District 2

Kairos Shen, 規劃主管
波士頓規劃部
市政廳廣場一號, 900室
馬薩諸塞州波士頓 02201

原因: 波士頓分區法規文本修正案

尊敬的沈主管:

謹此通知您, 在本週的波士頓市議會會議上, 我將提議對波士頓分區法規文本進行修訂, 修訂內容涉及唐人街、波士頓市中心和海灣村地區的成人娛樂活動, 實質上將成人娛樂活動從“允許使用”改為“有條件使用”。唐人街居民和有色人種社區必須受到尊重, 讓他們能夠參與全面的社區進程, 並就社區事務發表意見。我謹請規劃部協助完成這項工作。

1960年代,「戰鬥區」一詞被賦予了市中心和唐人街的某個區域, 主要包括華盛頓街、博伊爾斯頓街和尼蘭街。目前, 僅存少數成人娛樂場所。然而, 根據目前的分區規劃, 我的理解是, 除了地下水保護覆蓋區(GCOD)之外, 提案者無需經歷完整的社區程序來尋求社區差異, 也無需隨後在分區上訴委員會(ZBA)舉行聽證會。

今年6月, 斯圖爾特街27-29號的用途變更申請提交ZBA, 申請只需就GCOD舉行聽證會。當時, 我請求推遲此案的審理, 以便進行公開程序, 並為波士頓市中心、唐人街和灣村的居民提供機會, 讓他們就這個附近的項目提出反饋意見。

我認為, 這項文本修正案幾十年前就應該要解決。鑑於公眾程序、公共安全和鄰居生活品質的持續擔憂, 所有機構都必須經歷完整的ZBA社區程序, 才能順利推進。我堅信, 唐人街、波士頓市中心和灣村的選民應該有權利就社區事務發表意見。如有任何疑問, 請直接致電617-635-3203或發送電子郵件至Ed.Flynn@Boston.gov 與我聯繫。

此致,

Ed Flynn
波士頓市議員, 第二區