

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON APRIL 29, 1965

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 2:00 p.m. on April 29, 1965. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Msgr. Francis J. Lally James G. Colbert Stephen E. McCloskey George P. Condakes	Melvin J. Massucco

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at 2:00 p. m. on April 29, 1965 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

BY Kane Simonian

April 23, 1965

Title: Secretary

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on April 23, 1965 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 29th day of April, 1965.

L S

Kane Simonian
Secretary

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of April 8, 1965 were read by the Secretary. On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Henry H. Meyer of Rackemann, Sawyer & Brewster, and Mr. H. W. Vaughan of Hale & Dorr were present as attorneys for the Prudential Development Project. Mr. Meyer presented to the Authority a letter dated April 26, 1965 signed by Mr. S. W. Toole, Senior Vice President of The Prudential Insurance Company. Attached to said letter were copies of a site plan for the Prudential Project and a copy of the decision by the City of Boston's Board of Appeal for Case No. 2388 dated October 7, 1964. Additional copies of the above were also distributed to the Members.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: that having considered the Application by The Prudential Insurance Company of America dated April 26, 1965, filed with the Authority on April 29, 1965, relating to the Prudential Center Project and certain changes in the proposed development of Lot B contained therein, the incorporation in the project area of a strip of land along Huntington Avenue and certain proposed deviations from the Building Code, the Authority makes the following findings and determinations:

1. that the changes with respect to the development of Lot B proposed in said Application and the incorporation in the project area of the strip of land along Huntington Avenue are not fundamental.
2. that the Authority hereby authorizes and approves the proposed development of said Lot B set forth in said Application and the incorporation in the project area of said strip of land along Huntington Avenue.

3. the Authority finds that the permissions to deviate from Section 1008 of the Building Code to permit the elimination of sprinklers from kitchens and from Section 807 of the Building Code to permit the elimination of sprinklers from the mezzanine parking area may be granted without substantially derogating from the intent and purpose of the Building Code. The Authority hereby grants such permissions to deviate from said Sections subject, however, to the same provisos incorporated in the decision of the Board of Appeal of the City of Boston dated October 7, 1964, in Case No. 2388.

A copy of the foregoing letter from The Prudential Insurance Company dated April 26, 1965, together with the aforementioned attachments, is filed in the Document Book as Document No. 445.

On the presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: to approve payment of the following bills:

James F. Kelley & Co.	\$ 10,000.00
Maher & Fall Wrecking Co., Inc.	23,679.00
Salah & Pecci Construction Co., Inc.	27,035.10
John J. Gill Associates, Inc.	1,250.00
Albert Good	285.00
Harry R. Feldman, Inc.	41,455.12
Arthur D. Little, Inc.	1,781.09
Mass. Bay Transportation Authority.	686.89
Sasaki, Walker & Associates.	818.50
Schoenfeld Associates, Inc.	3,457.00
Murray D. Segal.	1,875.60
Larry Smith & Company.	400.00
Alois K. Strobl.	217.90
Traffic Research Corporation.	1,433.74

Copies of a memorandum dated April 23, 1965 from the Chief Engineer were distributed re Washington Park proposed Demolition Contract no. 5.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to advertise for bids on Demolition Contract No. 5 , Washington Park Project.

Site Office reports were distributed.

Copies of a memorandum dated April 21, 1965 were distributed re Washington Park Project containing a list of vacated tenants' accounts receivable. Said memorandum explained that these tenants had moved to addresses unknown and all attempts to trace the tenants have been unsuccessful.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the ten (10) vacated tenants' accounts receivable listed in the above mentioned memorandum of April 21, 1965 which was presented to the Authority; and further, to make findings required by URA procedure, that:

1. There is no reasonable prospect of collection;
2. The probable costs and further efforts to collect would not be warranted.

On the recommendation of the Site Office and on motion duly made and seconded, it was unanimously

VOTED: to approve the eviction of Warren Street Cleaning Shop, 97 Warren Street and to authorize the Executive Director to issue a sheriff's warrant for eviction.

Copies of a memorandum dated April 23, 1965 were distributed re Washington Park Project - Demolition and Site Clearance Contract No. 1, Change Order No. 6.

On motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 6, Demolition Contract No. 1 {Maher & Fall Wrecking Co., Inc.}, Washington Park Project, extending the contract time by 45 calendar days with no change in the contract price.

Copies of a memorandum dated April 22, 1965 re Washington Park Project Demolition Contract No. 3, Change Order No. 3, were distributed.

On motion duly made and seconded, it was unanimously
VOTED: to approve Change Order No. 3 for Contract
No. 3, Washington Park Project (John J. Duane Co. }, extending
the contract time by 60 calendar days with no change in the contract
price.

The Executive Director distributed copies of a memorandum
dated April 29, 1965 re Request for Borings on Parcel 8 - Government
Center Project.

On motion duly made and seconded, it was unanimously
VOTED: that the action of the Executive Director granting
permission to Cabot, Cabot & Forbes, or their agents, to take borings
on Parcel 8 is hereby ratified and approved; and further, that the
Development Administrator and/or the Executive Director is hereby
authorized to execute a license to this effect in the form previously
used by the Authority for this purpose.

Copies of a memorandum dated April 7, 1965 were distributed
re Government Center Project, Mass. R-35, Demolition Contract No. 3,
Change Order No. 5.

On motion duly made and seconded, it was unanimously
VOTED: to approve Change Order No. 5, Demolition
Contract No. 3, Government Center Project, (John J. Duane Co.)
extending the contract time to 184 calendar days without any change
in the contract price.

Copies of a memorandum dated April 29, 1965 were distributed
re Downtown Waterfront-- Faneuil Hall Project, Public Liability Insurance,

On motion duly made and seconded, it was unanimously
VOTED: to table the matter.

Copies of a memorandum dated April 29, 1965 were distributed
re Temporary Use of Castle Square Land for Parking by Arthur Wolfe
Automotive Center.

On motion by Mr. Colbert, seconded by Mr. McCloskey,
it was

VOTED: that the Executive Director be authorized to grant a license to the Arthur Wolfe firm for the temporary use of 19,000 sq. ft. of land in Block 476, Castle Square Project, at a use and occupancy charge of \$300 per month, subject to the condition that the license is revocable on 30 days' notice, and that the Authority is saved harmless from any public liability and damages resulting from the use of the premises.

Mr. Condakes voted against the above and requested that his objection be recorded in the minutes.

In attendance during the meeting were Judge Robert Gardiner Wilson, Trustee of the Shriners Burns Hospital and Mr. R. L. Henslin, representing Ellerbee Associates, architects for the new Shriners Hospital. The Chair granted permission to Judge Wilson and Mr. Henslin to address the Authority and make a presentation of the site plan for the proposed Burns Hospital. Mr. Henslin stated that this was the most feasible and attractive layout for the building because of the conditions and the location of surrounding buildings and streets.

On motion duly made and seconded, it was unanimously

VOTED: to approve the site plan of the Shriners Burns Hospital as presented to this meeting.

The Executive Director distributed copies of a memorandum dated April 29, 1965 re Certificate of Completion - City Redevelopment Corporation Cooper Electric Co. Building on Harrison Avenue and Herald Street - New York Streets Project. Attached to said memorandum is also a memorandum from the Chief Engineer certifying the fact that all of the controls and restrictions of the Redevelopment Plan have been complied with for this parcel except the landscaping. The Executive

Director explained that the Disposition Agreement with City Redevelopment Corporation required the Authority to issue a Certificate of Completion when all the controls have been complied with in order that permanent financing can be consummated. The Executive Director recommended that Certificate of Completion be authorized subject to the conditions that the landscaping requirements would be complied with before the end of this year.

On motion duly made and seconded, it was unanimously VOTED: that the Executive Director is authorized to execute a Completion Certificate to the City Redevelopment Corporation with respect to that portion of Parcel 4 of the New York Streets Project on which the Cooper Electric Company building has been constructed, subject to the conditions that said landscaping requirements be completed not later than December 31, 1965 unless the Authority grants a written extension beyond that date, said Certificate to be in the usual form previously approved and used by the Authority for the purposes.

Copies of a memorandum dated April 26, 1965 re West End - Site Preparation Contract No. 4, Change Order No. 4 were distributed.

On motion duly made and seconded, it was unanimously VOTED: to approve Change Order No. 4, West End Site Preparation Contract No. 4 (Salah & Pecci Construction Company) granting an extension of contract time to May 31, 1965 with no increase in the contract price.

The Development Administrator distributed copies of a memorandum dated March 25, 1965 re Transportation Planning - Acceptance of Wilbur Smith and Associates Traffic Report. Copies of this memorandum have been distributed at a previous meeting at which time the matter was laid on the table.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter from the table.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized¹ to accept the Renewal Program Traffic Study, Boston, Massachusetts, prepared by Wilbur Smith and Associates as a working document for the staff to use, refine and modify as necessary in the development of Boston's Renewal Program and as the final report required under the provisions of this contract.

Copies of a memorandum dated April 29, 1965 were distributed re Letter of Intent from Theodore Berenson. Attached to said memorandum were copies of a proposed form of a Letter of Intent, two (2) maps attached thereto as follows: 1.) Proposed Land Use Map - Downtown Waterfront Faneuil Hall Urban Renewal Area, and 2.) a Property Map of the Downtown Waterfront Faneuil Hall Urban Renewal Area outlining the Land Development Plan by Theodore W. Berenson & Associates; and a Schedule of Site Work to be done by the Authority and Timetable.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized, on behalf of the Boston Redevelopment Authority to execute and deliver a Letter of Intent from Theodore W. Berenson and others with respect to the development of apartment towers, parking garage, motel and office building, and improvements on Long Wharf, all in the Downtown Waterfront-Faneuil Hall Project Area, substantially in the form of the Letter of Intent attached to the Development Administrator's memorandum to the Boston Redevelopment Authority dated April 29, 1965, on the subject of "Letter of Intent from Theodore W. Berenson," after publication of the Public Disclosure Notice in accordance with

Federal regulations, such publication by the Secretary being hereby authorized.

A copy of the foregoing Letter of Intent, together with maps and the Schedule of Site Work are filed in the Document Book as Document No. 446.

Copies of a memorandum dated April 29, 1965 were distributed re Massachusetts Department of Public Works Title Search for Waterfront, attached to which were copies of a letter dated April 21, 1965 from Francis W. Sargent, Commissioner, Department of Public Works, Commonwealth of Massachusetts.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to advise the Massachusetts Department of Public Works Commissioner that the procedure outlined in the Commissioner's letter of April 21 for reimbursement to the Commonwealth for expenses incurred by the Department for employee overtime required to research title information in the tidelands area of the Downtown Waterfront-Faneuil Hall Urban Renewal Project Area is acceptable to the Authority.

Copies of a memorandum dated April 29, 1965 were distributed re Wholesale Meat Market Relocation Contract.

On motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to advise the Downtown Waterfront Corporation that the amount acceptable to the Authority for a feasibility study of the wholesale meat market development, in accordance with the amendment approved on January 11, 1965, to the existing contract dated January 9, 1963, with the Corporation, is \$20,000.

Copies of a memorandum dated April 29, 1965 were distributed re Government Center - Parcels 3C, 3D and 3E - Revised Land Disposition Agreement with Boston Edison Company. Attached to

said memorandum were copies of a proposed form of resolution, and copies of a revised Land Disposition Agreement, also a map of Government Center Project, Property Lane Map, Parcels 3C, 3D and 3E dated March 27, 1964.

Mr. Colbert presented a Resolution entitled "Resolution of Boston Redevelopment Authority Approving Revised Agreement for the Disposition of Parcels 3C, 3D and 3E in the Government Center Project Area," which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to adopt the above-entitled Resolution as read and considered.

A copy of the foregoing Resolution and the Land Disposition Agreement incorporated therein by reference are filed in the Document Book as Document No. 447.

On motion by Mr. Colbert, seconded, by Mr. McCloskey, it was unanimously

VOTED: that the Chairman, or in his absence the Development Administrator, be, and he hereby is authorized to execute, seal, with the corporate seal or otherwise, acknowledge and deliver a deed from this Authority to the Boston Edison Company for consideration of \$3, 143. 17, conveying the premises described in and in accordance with the provisions of this Authority's vote of October 29, 1964, authorizing the Chairman to convey Parcels 3C, 3D and 3E in the Government Center Urban Renewal Project Area to the Boston Edison Company.

Copies of a memorandum dated April 27, 1965 were distributed re Report on Removal of Rubbish, Debris, and Abandoned Cars from the Washington Park Area. Said memorandum contained a recommendation on page 2 for the utilization of the construction of basketball courts and tot lots on vacant land sites from which litter, debris, and rubbish has been removed because these sites are not

needed for development purposes in the near future. In connection with the consideration of the recommendation, copies of a memorandum dated April 29, 1965 were distributed re Temporary Recreational Facilities for Sites C-5A, S-6 and S-7, Staking BRA-Owned Vacant Land.

On motion duly made and seconded, it was unanimously VOTED; to adopt the recommendation (1). to utilize Site C-5A for the installation of four basketball courts and one tot lot; (2) to utilize Site S-7 for the installation of two basketball courts; and (3) to utilize Site S-6 for the installation of a tot lot; and further

VOTED: that specifications for the above be prepared in one package and competitive bids be sought for the installation of same; and further, that the Engineering Department be authorized to arrange for the preparation of specifications by the firm of Fay, Spofford and Thorndike, now under contract on this project area, if needed.

Copies of a memorandum dated April 29, 1965 were distributed re Disposition of 7 Sherman Street in Washington Park Project Area to George M. Romanes.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Authority, to enter into the Disposition Agreement between Boston Redevelopment Authority, as Grantor, and George M. Romanes, as Grantee, substantially in the form which was forwarded under cover of the Development Administrator's memorandum dated February 25, 1965, and approved by the Authority on that date, providing that the property located at 7 Sherman Street, Boston, Massachusetts, be conveyed to said Grantee, provided however, that the consideration payable by the Grantee for such

conveyance be \$500 ; that the Development Administrator is further authorized to execute and deliver a deed conveying said property; and that such Agreement and such Deed executed on behalf of the Authority by the Development Administrator to which a certificate of this vote is attached shall conclusively be deemed authorized by the Authority.

Copies of a memorandum dated April 29, 1965 were distributed re Amendatory Early Land Acquisition Loan for Project No. Mass. R-56 (L) (Castle Square), attached to which were copies of a proposed form of Resolution of Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application, and copies of an Application for Loan and Grant (Form H-612), Project Expenditures Budget (Form H-6220), Data Supporting Project Expenditures Budget (Form H-6121) and copies of Narrative Supporting Revised Budget. Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Authorizing the Filing of an Amendatory Application for Early Land Acquisition Loan for Project No. Mass. R-56 (L)," which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED; to adopt the above-entitled Resolution as read and considered.

A copy of the foregoing Resolution is filed in the Document Book as Document No. 448.

Copies of a memorandum dated April 29, 1965 were distributed re Transfer of Vacant Lot to Blue Hill Christian Center, Inc. , attached to which were copies of a proposed form of Land Disposition Agreement with the following exhibits appended thereto: Exhibit "A" - a map entitled Dove Court Playground - Robert Peabody Brown AIA dated April 22, 1965, and Exhibit "B" - proposed form of Deed. Said memorandum contained two proposed votes authorizing

the execution of a Disposition Agreement and a Deed.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to insert the words "and maintain" after the word "construct" in the proposed vote for the execution of the Disposition Agreement.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Authority, to enter into the Disposition Agreement between the Boston Redevelopment Authority, as Grantor, and Blue Hill Christian Center, Inc., of Boston, Massachusetts, a corporation organized under the provisions of Chapter 180 of the General Laws of Massachusetts, as Grantee, substantially in the form presented to the Board, providing for the conveyance by the Authority of a vacant lot containing approximately 20,249 sq. ft. of land, known as "Quincy Rear Lot A.," located at 288 Blue Hill Avenue, Roxbury, in consideration of the Grantee's agreement to construct and maintain a playground thereon in accordance with the terms and provisions of the Disposition Agreement; and that such agreement executed on behalf of the Authority by the Development Administrator to which a certificate of this vote is attached shall conclusively be deemed authorized by the Authority.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Authority, to execute and deliver to Blue Hill Christian Center, Inc., of Boston, Massachusetts, a corporation organized under the provisions of Chapter 180 of the General Laws of Massachusetts, a quitclaim deed to a vacant lot

containing approximately 20, 249 sq. ft. of land, known as "Quincy Rear Lot A," located at 288 Blue Hill Avenue, Roxbury, substantially in the form presented to the Authority; and that such deed executed on behalf of the Authority by the Development Administrator to which a certificate of this vote is attached shall conclusively be deemed authorized by the Authority.

A copy of the foregoing Disposition Agreement, together with Exhibits "A" and "B", map and Deed respectively, are filed in the Document Book as Document No. 449.

Copies of a memorandum dated April 28, 1965 were distributed re Authorization of Relocation Adjustment Payments, attached to which were copies of Schedule of Average Annual Gross Rentals for Standard Housing in Locality (Form H-6148), copies of Rental Schedule for Relocation Adjustment Payments, copies of a proposed form of resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Schedule of Average Annual Gross Rentals for Standard Housing in the City of Boston to be Used in Connection with the Washington Park Urban Renewal Project, No. Mass. R-24, the South End Urban Renewal Project, No. Mass. R-56 (L), the North Harvard Urban Renewal Project, No. Mass. R-54, and the Charlestown Urban Renewal Project, No. Mass. R-55," which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. McCloskey, it was unanimously

VOTED: to adopt the above-entitled Resolution as read and considered.

A copy of the foregoing Resolution, together with the Schedule and other supporting material, is filed in the Document Book as Document No. 450.

Copies of a memorandum dated April 29, 1965 were distributed re Pension Fund of the State-Boston Retirement System.

On motion duly made and seconded, it was unanimously

VOTED: that the Treasurer is hereby authorized to pay the sum of \$285, 310 to the State-Boston Retirement System for the fiscal year ending December 31, 1965.

The Development Administrator distributed copies of a memorandum dated April 29, 1965 re Zoning Referrals. Mr. Thomas McCormick, Director of Zoning for the Authority, was present and discussed each item. The Authority reviewed the cases and unanimously took the following action with respect to each case:

Petition No. Z-42

VOTED: that in connection with Petition No. 2-42 brought by Camille A, Bailey, Tr. , 20 Walnut Park, Roxbury, the Boston Redevelopment Authority does not object to a change of occupancy from a rest home to a day nursery, but it is opposed to the granting of a variance to allow parking in the front yard.

Petitions No. Z-43, Z-44, Z-45, Z-46, Z-47, Z-48

VOTED: that in connection with Petitions No. Z-43 thro^ugh Z-48 brought by Milton Realty Co. , 157-167 Delhi Street, Mattapan, to allow six three-family dwellings to be built in a Restricted Manufacturing zone, which however is being generally built up with single homes, the Boston Redevelopment Authority opposes the granting of these variances and is of the opinion that an appropriate residential zone change should be first requested.

Map Application No. 11

VOTED: that in connection with Zoning Map Application No. 11 brought by Wilfred and Rosa M. Scott, Townsend Street, Washington Park, requesting change in zone from General Residence, F. A. R. - 0. 8 to Apartment, F. A. R. 1, the Boston Redevelopment Authority recommends approval of this application since in its opinion it will encourage the most appropriate use of the land.

Map Application No. 12

VOTED: that in connection with Zoning Map Application No. 12 brought by Kasanof's Model Bakery on Blue Hill Avenue to change the block bounded by Blue Hill Avenue, Maywood Street, Warren. Street and Edgewood Street to an M-1 zone, the Boston Redevelopment Authority recommends that the petition be denied because in its opinion the operation of a large bakery at this location is basically incompatible with the surrounding residential area and it is in conflict with the General Plan and the Renewal Plans for the immediate area.

Petition No. Z-49

VOTED: that in connection with Petition No. Z-49 brought

by Shivek-Vershow Trust for a Conditional Use permit to allow extension of a non-conforming use of a manufacturing plant in an apartment district and a variance to allow a front yard less than twenty feet and to be allowed to have off-street parking less than required, the Boston Redevelopment Authority has no objection to the granting of the Conditional Use permit provided that the variance for a twenty foot front yard be denied and that sufficient off-street parking be provided for the increased use. The off-street parking need not be on the same lot but within 1200 feet of the main use.

Petition No. Z-50

VOTED: that no action be taken.

Petition No. Z-51

VOTED: that in connection with Petition No. Z-51 brought by Norman A. Chaletsky, Beacon Street, Boston, for a variance to allow a real estate office in an Apartment district, the Boston Redevelopment Authority opposes the granting of the variance. There appears to be no hardship in that the premises can be used for what it is zoned. Allowing commercial uses in a residential district is not in harmony with general planning and zoning concepts.

Petition No. Z-52

VOTED: that in connection with Petition Z-52 brought by David and Joseph Sawyer, 181-183 Bowdoin Street, Dorchester for a variance to allow a wholesale business in an existing garage building in a Local Business district and in a General Residence district, the Boston Redevelopment Authority recommends the granting of the variance.

Petition No. Z-53

VOTED: that no action be taken.

Petition No. Z-54

VOTED: that in connection with Petition Z-54 brought by V. F. W. Parkway Land Trust, Richard J. Dennis, Trustee, 1239-1241 V. F. W. Parkway, West Roxbury, the Boston Redevelopment Authority does not object to the granting of the Conditional Use permit to allow a gasoline station in a Local Business district.

The Boston Redevelopment Authority is opposed to the granting of a variance to allow signs in the front yard and to allow area of signs in excess of allowable limits. Attention is brought to further violations caused by an overhead canopy extending to five feet from the front lot line and a rear yard violation caused by the building being ten feet from the rear lot line. The petitioner owns land to the rear of the proposed building so that necessary yards can be provided. The property fronts on a parkway reserved for pleasure vehicles and it would not be appropriate to have signs and a structure within the required front yards.

Petition No. Z-55

VOTED: that no action be taken.

Petition No. Z-56

VOTED: that no action be taken.

Petition No. Z-57

VOTED: that in connection with Petition No. Z-57

brought by Kardon Realty Co. , 1579-1597 Commonwealth Ave. , Boston, for variances to violate F. A. R. , front and rear yard requirements and off-street parking for the proposed use in order to construct an addition to an existing retail store block in a Local Business district, the Boston Redevelopment Authority is opposed to the granting of the variances. The construction of the addition not only does not provide off-street parking for the proposed use but in fact takes away existing parking area. There are no special circumstances or conditions applying to the land in question which are peculiar to the land and not the neighborhood. These violations would substantially derogate from the intent and purpose of the code.

Petitions No. Z-58, Z-59, Z-60, Z-61

VOTED: that no action be taken.

Petitions No. Z-62 through Z-83

VOTED: that in connection with Petitions No. Z-62 through Z-83 brought by the City Development Corporation by Bertran A. Druker, 50 State Street, Boston, concerning Castle Sq. Renewal Project, to allow yard parking, corner cut-off and certain other variances and Conditional Use permits, the Boston Redevelopment Authority recommends approval of the requests since: a) there are special circumstances and conditions peculiar to this planned development project involving the public welfare, the economics of an integrated business-residence development for moderate income housing, and the beginning of a revitalization and restoration program for the entire South End; b) that the granting of the variances are necessary for the reasonable use of the land and structures as approved in the Urban Renewal Plan; and c) that the granting of the variances will be in harmony with the intent of the code and will not be injurious to the neighborhood or otherwise detrimental.

The Development Administrator distributed copies of a memorandum dated April 29, 1965 re Personnel Actions.

On motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary appointments, six-month basis:</u>		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Eff.</u>
Elaine E. Freedman	Secretary III	5-1	\$4,500	5/3
Preston G. Pollock, Jr.	Model Maker (hourly)		3.00 p.	h.5/3

Reappointment, six-month basis:

Richard X. Rockett	Model Maker (hourly)		3.25 p. fa.	5/8
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Request to remove the following employee from a Military Leave of Absence status for reinstatement:

Irving M. Weiner	Draftsman II	6-2	5,460	4/26
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Request for Advance Sick Leave:

Ruth I. Howsberger, additional eleven days, effective April 9, 1965 terminating April 28, 1965.

Request for Advance Sick Leave: (cont'd)

Thomas F. Kerrigan, Comptroller, additional thirty days, effective May 3, 1965 terminating June 14, 1965

Resignations:

Carol A. Lee, Planner I, effective 4/29/65.

Dolores W. Mendelson, Relocation Assistant I, effective 5/12/65.

The Development Administrator distributed copies of several memoranda dated April 29, 1965 re Travel Authorizations.

On motion ddy made and seconded, it was unanimously

VOTED: to authorize the following travel:

Attendance at the Urban Design Conference, Harvard Graduate School of Design, April 30 and May 1, 1965, Registration Fee - \$15 per person for the following 23 staff members:

C. Hilgenhurst	D. Lamb
B. Phatate	J. Bailey
R. Partan	R. Litke
V. Strekalovsky	R. Loverud
C. LaBella	R. Mertens
D. Blackett	R. Hazen
W. Markunas	G. Stephens
R. Griffith	J. Kiedaisch
T. Lee	J. Martin
S. Diamond	C. Warren
R. Deutschmann	R. White
J. DeSimone	

Robert Litke, Washington, D. C. , May 4, 1965 to attend meeting with Post Office Department Officials.

Attendance at American Society of Civil Engineers Conference, Minneapolis, Minnesota, May 17 through May 21, 1965 for Wallace B. Orpin, Werner Tikkanen, and David Weiner.

On motion duly made and seconded, it was unanimously

VOTED: to grant retroactive approval of the following:

John R. Rothermel, Stopover in Pittsburgh, Pa. April 12 - 15, 1965, to visit Action Housing, Inc., in connection with an approved trip of March 25, 1965 to Kansas City, Missouri.

Vice Chairman, Stephen E. McCloskey, attendance at the 124th semi-annual convention of the Massachusetts State Association, held on March 27-"29, 1965, Worcester, Massachusetts.

Vice Chairman, Stephen E. McCloskey, attendance at 91st Semi-Annual Convention of Massachusetts State Building and

Construction Trades Council on April 24, 25, 1965, Springfield, Massachusetts.

Attendance of the Vice Chairman at the Tenth National Legislative Conference promoting the enactment of a legislative program for the 89th Congress at Washington, D. C. on May 2 through May 6, 1965.

The Development Administrator distributed copies of a memorandum dated April 29, 1965 re Designation of Robert H. Murphy to Attend Bureau of Highway Traffic at Yale University.

On motion duly made and seconded, it was unanimously

VOTED: to reject the recommendation contained in the above-mentioned memorandum.


On motion duly made and seconded, it was unanimously

VOTED: the next meeting of the Authority will be held on May 6, 1965 at two p. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 3:34 p. m.


Secretary