

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON NOVEMBER 12, 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 November 12, 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 Stephen E. McCloskey James G. Colbert Melvin J. Massucco George P. Condakes	None

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 two o'clock in the afternoon on November 12, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By

Kane Simonian

November 3, 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 November 3, 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 12th day of November, 1965.

LS

Kane Simonian  
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

A copper box, uncovered by the Demolition Contractor in the course of taking down St. Richard's Church in the Washington Park project area, was displayed and examined.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to turn the aforementioned box over to the Unitarian-Universalist Association, 25 Beacon Street, Boston.

The minutes of the meeting of October 21, 1965 were read by the Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

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

VOTED: to approve the payment of the following bills:

Beane, Fine & Counihan	\$ 750.00
Beane, Fine & Counihan	550.00
Beane, Fine & Counihan	350.00
Nyman H. Kolodny	150.00
Nyman H. Kolodny	450.00
Nyman H. Kolodny	75.00
Nyman H. Kolodny	830.00
Nyman H. Kolodny	870.00
Maher & Fall Wrecking Co.	9,090.00
John J. Duane Company	42,007.50
Maher & Fall Wrecking Co.	6,210.00
Corey Steeplejacks	38,600.00
Bernard Singer	400.00
Whipple & Magane	150.00
John E. O'Neil	300.00
Robert E. Foster	600.00
Allied Map Company	2,998.00
David A. Crane	317.78
Fay, Spofford & Thorndike, Inc.	2,988.14
Ralph S. Foster & Sons	1,200.00
Freedom House, Inc.	3,291.50
Arthur D. Little, Inc.	672.58
Charles T. Main, Inc.	2,906.70
F. P. Morgan Company	15.00
Sasaki, Dawson, DeMay Associates	2,372.50
Murray D. Segal	1,004.60
Larry Smith & Company	1,200.00

Copies of Site Office Reports were distributed - Government Center Project Mass. R-35, North Harvard Project Mass. R-54 and South End Project Mass. R-56.

Copies of a Site Occupant Report, Washington Park Urban Renewal Area, were distributed re Janet Wright, 65 Homestead Street, Account No. 1866.

On a motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charges amounting to \$459.20, Account No. 1866, Janet Wright - Washington Park Project Area.

Copies of a Site Occupant Report<sup>1</sup>, Washington Park Urban Renewal Area, were distributed re Frances Johnson, 8 Herman Street, Account No. 2336.

On a motion duly made and seconded, it was unanimously

VOTED: that the Site Manager notify Frances Johnson that she will be evicted unless a substantial payment is made on the arrearage within the next thirty (30) days.

Copies of a memo dated November 4, 1965 were distributed re Charlestown Project, Mass. R-55, Project Temporary Loan Note No. 1, attached to which were copies of a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-55,<sup>11</sup> was introduced by Mr. Colbert.

Said Resolution was then read in full and discussed and considered.

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 533.

Copies of a memo dated November 12, 1965 were distributed re North Harvard Project, Increase in the Amount of Awards, attached to which were copies of a memo from the Real Estate Officer.

On a motion duly made and seconded, it was unanimously

VOTED: to increase the awards on the following parcels:

<u>Block &amp; Parcel</u>	<u>Owners</u>	<u>Original Award</u>	<u>Proposed Award</u>
3A-4	Girico and Annie Soricello	\$ 10,000	\$ 18,000
3A-8	Joseph F. Giaramita and Philomena Soricello	8,000	15,000

Copies of a memo dated November 4, 1965 were distributed re Charlestown Project - Approved List of Appraisers.

On a motion duly made and seconded, it was unanimously

VOTED: that the following six (6) appraisers be approved for work in the Charlestown Project Area:

Leo M. Flynn	28 Sherman Street, Everett
John D. Hewitt	19 Peter Hobart Dive, Hingham
Edward A. Larkin	289 Salem Street, Medford
Bernard Magane	c/o Whipple & Magane, 66 Main St., Andover
Joseph A. Moran, Jr.	110 Piermont Street, Quincy
Bernard Singer	1430A Beacon Street, Brookline

Copies of a memo dated November 1, 1965 were distributed re "Washington Park Project, Mass. R-24 - Demolition & Site Clearance Contract No. 6, attached to which were a tabulation of bids and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority authorizes the Executive Director to enter into a Demolition and Site Clearance Contract No. 6 with Maher & Fall "Wrecking Co., Inc. in the amount of \$24,000.

Copies of a memo dated October 29, 1965 were distributed re Washington Park Urban Renewal Area, Project No. Mass. R-24, Demolition and Site Clearance, Contract No. 3 - Change Order No. 7.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 7, Demolition and Site Clearance Contract No. 3 with the John J. Duane Co., Inc., to extend the contract time by sixty (60) calendar days to January 3, 1966, with no change in the contract price.

Copies of a memo dated October 29, 1965 were distributed re Washington Park Project, Mass. R-24 - Demolition & Site Clearance Contracts #2 and #5.

On a motion duly made and seconded, it was unanimously  
VOTED: to delete from the Demolition and Site Clearance  
Contract #2, Parcel 29 - Block 240-A2, and reduce the contract price by  
\$950. 00, and further, to add to Demolition & Site Clearance Contract #5,  
Parcel 29 - Block 240-A2, and increase the contract price by \$950. 00.

The Executive Director informed the Authority that he had  
received a request from James P. Collins Associates, Inc. for authorization  
to make test borings on the site of the proposed chapel in the Government  
Center project area.

On a motion duly made and seconded, it was unanimously  
VOTED: that the Executive Director be authorized to grant  
permission to any proposed developer to enter land owned by the Authority  
for the purpose of making test borings.

Copies of a memo dated November 8, 1965 were distributed  
re Government Center Site Preparation Contract 1, New Sudbury Street,  
attached to which were copies of a memo from Esther Maletz, dated  
November 4, 1965; a letter from General Services Administration, dated  
November 3, 1965; a letter from John McCourt Company, dated November 3,  
1965; and a letter from the City of Boston, Public Works Department, dated  
November 3, 1965.

On a motion duly made and seconded, it was unanimously  
VOTED: that the Executive Director be authorized to enter into  
a Site Preparation Contract, Government Center Project, with John McCourt  
Company, Readville, Massachusetts, in the amount of \$116,909.50, subject  
to receiving the approval of the HHFA prior to December 1, 1965, and further,  
that the matter be referred back to the Authority in the event HHFA approval  
is not received prior to December 1, 1965.

Copies of a memo dated November 8, 1965 were distributed  
re Government Center Project - Site Preparation Contract 1, New Sudbury  
Street.

On a motion duly made and seconded, it was unanimously  
VOTED: to approve as sub-contractors to the John McCourt  
Company - Piatelli Construction Corporation for water work, and Trimont  
Bituminous Products Company for bituminous concrete.

Copies of a letter dated October 25, 1965 from John Drucker &  
Son were distributed re 50 State Street.

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

The Executive Director informed the Authority that Charles  
River Park, Inc. had been using land in the West End project area without a  
license since September, 1964, and had damaged some of the site improvement  
work done by Salah & Pecci, Inc. Also, that Charles River Park, Inc. has  
resisted posting a \$10,000 surety bond as voted September 30, 1965.

It was further pointed out that the Authority's site improvement  
contractor had completed his work, but the contract could not be closed out  
because Charles River Park's contractor had done damage to the site improve-  
ments and could well continue to damage the same. In the past, several light  
poles and police signals boxes have been knocked down by Charles River Park's  
contractor.

The Executive Director stated that if an Indemnification Agreement  
with a bond is posted by Charles River Park, Inc., for further damage which  
may occur, the Authority can then close out the site improvements contract with  
the assurance that the site improvements will not have to be reinstalled by the  
Authority.

Charles River Park, Inc. had requested that they indemnify the  
Authority by using the \$100,000 security deposit under the Master Leasehold  
Agreement for any damages. The Executive Director informed the Authority  
that this proposal would mean an amendment to the Leasehold Agreement and  
would also reduce the Authority's security for that account in the event of  
damage.

The Executive Director specifically recommended that Charles  
River Park, Inc. be required to post a \$10,000 surety bond to cover any  
damages done to the site improvements or be denied the future use of project land  
for a construction license.

On a motion duly made and seconded, it was unanimously

VOTED: that Charles River Park, Inc. be required to post a \$10,000 surety bond or make other satisfactory arrangements acceptable to the Executive Director and approved by the General Counsel for legality.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of the South Cove Site Office.

Copies of a memo dated November 12, 1965 were distributed re South Cove Site Office, attached to which were copies of three (3) proposed votes, a letter from Nordblom Management Company and Indenture of Lease, a schedule entitled "Renovation Cost Estimate,"<sup>11</sup> and a schedule entitled "Proposed Furnishings and Equipment & Estimated Cost."

Copies of a map of the South Cove Project Area were displayed and the Project Director explained to the Authority the various locations which had been considered for a Site Office.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a lease with the Tufts-New England Medical Center substantially in the form of the one attached for rental of space at Z60-264 Tremont Street for a South Cove site office.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to spend up to \$2,000 for making certain improvements necessary to adapt space at 260-264 Tremont Street for a South Cove site office in accordance with the Authority's Procurement Policy.

On a motion duly made and seconded, it was unanimously

VOTED: that the Purchasing Agent for the Authority is hereby authorized to publish invitations for bids covering furniture and equipment for the South Cove Project site office at 260-264 Tremont Street in accordance with federal regulations and state and local law and purchase from the lowest responsible and eligible bidder such furniture and equipment for an amount not to exceed \$4,600, in accordance with the Authority's Procurement Policy.

Copies of a memo dated November 12, 1965 were distributed re Feasibility Study for Fish Dealer Relocation, attached to which were copies of a proposed vote and a proposed contract for engineering services with Charles T. Main, Inc.

On a motion duly made and seconded, it was unanimously VOTED: to amend the proposed contract on Page 8, Section 6, sub-section (a) to read "sixty (60) days after the date hereof for Commonwealth Pier No. 5."

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized, in the name and behalf of the Boston Redevelopment Authority, to execute and deliver a contract between the Authority and Chas. T. Main, Inc., providing for a relocation feasibility study respecting fish dealers in the "Waterfront Project, in substantially the form of the contract presented to this meeting under cover of the Development Administrator's memorandum dated November 12, 1965, on the subject of Feasibility Study for Fish Dealer Relocation, in a maximum amount of \$20,000.

Copies of a memo dated November 12, 1965 were distributed re Waterfront Acquisition, attached to which were copies of a proposed Resolution, Order of Taking, Annex A - Project Area Description, Annex B - Taking Area Description and Annex C - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 12, 1965 relating to portions of the Downtown Waterfront-Faneuil Hall Project Urban Renewal Area, Mass. R-77, be executed together with a plan consisting of seven (7) sheets dated November, 1964, and drawn by Whitman & Howard, Inc., Engineers, Boston, Mass., which sheets are respectively entitled, "Property Line Map, Downtown Waterfront-Faneuil Hall Area, Mass. R-77," and made a permanent part of these proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.



The aforementioned Order of Taking as adopted by the Authority is filed in the Document Book of the Authority as Document No. 534.

Copies of a memo dated November 12, 1965 were distributed re Authorization to Advertise the Availability of Vacant Lots for Construction of New Homes - Charlestown Renewal Area, attached to which was a copy of the proposed advertisement.

On a motion duly made and seconded, it was unanimously

VOTED: that the Secretary be authorized to insert the proposed ad in the Boston daily newspapers, the Charlestown Patriot and the Charlestown Citizen.

Copies of a memo dated November 12, 1965 were distributed re Dave's Tire Shop and Caprio's Tavern, Inc., also, a letter dated October 29, 1965 from Attorney Louis S. Hanflig, representing the owners of Dave's Tire Shop and Caprio's Tavern, Inc., the contents of which were noted and placed on file.

Copies of a memo dated November 12, 1965 were distributed re Order of Taking - "Washington Park Urban Renewal Area, attached to which were copies of a proposed Resolution and Order of Taking, including Annex A - Project Area Description, Annex B - Taking Area Description, and Annex C - Award of Damages,

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated November 12, 1965 relating to portions of the Washington Park Urban Renewal Area, Mass. R-24, be executed together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963 and revised September 24, 1963, and December, 1964, and drawn by Harry R. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled, "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive," and made a permanent part of the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The aforementioned Order of Taking as adopted by the Authority is filed in the Document Book of the Authority as Document No. 535.

Copies of a memo dated November 12, 1965 were distributed re Reuse Boundary Site Changes - Washington Park Urban Renewal Area, attached to which were copies of a proposed vote, a letter dated October 25, 1965 from the Beacon Redevelopment Corporation, and a letter dated November 8, 1965 from Norman S. Weinberg. Copies of a map were displayed indicating the location of the proposed boundary site changes.

On a motion duly made and seconded, it was unanimously

VOTED: (1) that reuse Site C-1 be expanded to include the St. Richard's Church property and Site H-4; reuse Site B-2 be expanded to include properties at 28-30 Regent Street, 32-34 Regent Street, 1, 2, and 3 Dabney Place, and that portion of Site 1-2 which lies east of the present right-of-way of Fountain Street; and reuse Site F-4 be expanded to include the property at 8 Circuit Street, and further;

(2) that reuse Site F-3 be revised to exclude properties at 2788 to 2806 Washington Street, and 3 to 23 Galena Street, and include properties at 16 Galena Street, 12 to 16 Elmore Street, Site A-4 and Site S-11.

Copies of a memo dated November 12, 1965 were distributed re Status Report - Site F-3 - Washington Park Urban Renewal Area, attached to which were copies of a proposed vote. Copy of a preliminary site plan for Parcel F-3 was displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that Herman Goldberg and Sam Goldberg, Albert J. Rosen and Samuel Z Rosen, and Norman S. Weinberg are hereby designated as redevelopers of Disposition Site F-3, and that the preliminary site plan and proposed construction schedule which have been submitted are approved.

Mr. Massucco left the meeting at this point.

Copies of a memo dated November 12, 1965 were distributed re Minimum Disposition Price - Site F-3, Washington Park Urban Renewal Area, attached to which were copies of a resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Re: Proposed Price for Disposition Site F-3 in the Washington Park Urban Renewal Area Project No. Mass. R-24," which Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 536.

Copies of a memo dated November 12, 1965 were distributed re Informational Memo: Beautification of Horatio Harris Park - the contents of which were noted and placed on file.

Copies of a memo dated November 12, 1965 were distributed re Acquisition of Property in Rehabilitation Areas (Informational), and an attachment to the memorandum listing four (4) parcels in the Washington Park Area.

On a motion duly made and seconded, it was unanimously

VOTED: to table for further study the four (4) page memorandum entitled Acquisition of Property in Rehabilitation Areas (Informational).

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, with the approval of the General Counsel, be authorized to acquire the following property in the Washington Park project area:

1 to 6 St. James Terrace  
26-28 Akron Street  
4 Rock Street  
4 Regent Square

Copies of a memo dated November 12, 1965 were distributed re Approval of Final Plans - Site F-2, Washington Park Urban Renewal Area. A set of final plans for Site F-2 was displayed.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the final plans for Site F-2, Washington Park Urban Renewal Area, and the Development Administrator is hereby authorized to execute a Land Disposition Agreement and a deed conveying Site F-2 to Marksdale Gardens Inc.

Copies of a memo dated November 12, 1965 were distributed re Approval of Final Plans - Disposition Site C-4, Washington Park Urban Renewal Area, and a set of plans drawn by Bedar & Alpers, architects, was displayed.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the final plans for Disposition Site C-4, Washington Park Urban Renewal Area.

Copies of a memo dated November 12, 1965 were distributed re Project Improvements in Washington Park Area, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Secretary be and he hereby is authorized to secure bids for construction of project improvements, including two retaining walls and a small sidewalk with scoring pattern, in the vicinity of Charlame Park Homes and the Washington Park Boulevard.

Copies of a memo dated November 12, 1965 were distributed re Designation of Rehabilitation Developer for 501 Warren St., Washington Park Urban Renewal Area, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the designation of Wm. Pearce Co. , Inc. as the rehabilitation purchaser of 501 Warren Street be and hereby is rescinded; and that George M. Romanes, Jr. , d/b/a Warren Construction Company, Inc. , of 306 Warren Street, Roxbury is hereby designated as the rehabilitation purchaser of 501 Warren Street, it being understood that this designation is subject to all Authority policies and procedures relative to rehabilitation and concurrence in the disposal transaction by the Housing and Home Finance Agency.

Copies of a memo dated November 12, 1965 were distributed re Bethel Pentecostal Church, Inc., - Site J-4, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated November 12, 1965 were distributed re Status Report and Approval of Preliminary Plans - Disposition Sites E-2 and B-3, Washington Park Urban Renewal Area, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Building Services Employees Union be and hereby is designated as Redeveloper of Sites E-2 and B-3 in the Washington Park Urban Renewal Area, and that the proposed rental schedules and construction schedules be and hereby are approved, and further,

that the proposed form of penalty bond in the total penal sum of \$100,000 submitted by the developer is approved and that the preliminary plans presented to the Authority at this meeting be approved.

Copies of a memo dated November 12, 1965 were distributed re Proposed Urban Renewal Plan for the Fenway, attached to which were copies of a proposed resolution, a set of rules and a proposed vote. Also, copies were distributed of the Urban Renewal Plan, Fenway Urban Renewal Area, dated November 1, 1965, and An Application for Loan and Grant - Part I: Final Project Report, Fenway Urban Renewal Project.

Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Authorizing the Filing of an Application for Loan and Grant for the Fenway Urban Renewal Area."

Said Resolution was read in full and considered.

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 537.

On a motion duly made and seconded, it was unanimously

VOTED: 1) that the Boston Redevelopment Authority will conduct a public meeting in the proposed Fenway Urban Renewal Project Area on November 19, 1965, at 10:30 o'clock in the morning at Horticultural Hall, corner of Huntington and Massachusetts Avenues, Boston, Massachusetts, for

the purpose of informing residents, property owners, businessmen and institutions in the area of the proposals for the Project and to give such persons an opportunity to be heard;

2) that the Secretary of the Authority is hereby authorized and directed to publish an appropriate notice of such meeting in the Boston newspapers of general circulation as soon as conveniently possible, and prior to the meeting; and

3) that the rules for the conduct of the public meeting attached to the Development Administrator's memorandum to the Authority dated November 12, 1965, on the subject of "Proposed Urban Renewal Plan for the Fenway" are hereby adopted.

Copies of a memo dated November 12, 1965 were distributed re North Terminal Technical Committee, attached to which were copies of a letter dated November 10, 1965 from Robert G. Davidson, Chairman, North Terminal Area Technical Committee.

On a motion duly made and seconded, it was unanimously

VOTED: that the staff of the Boston Redevelopment Authority is authorized to cooperate with the North Terminal Area Technical Committee in coordinating land acquisition activities, in the Charlestown area.

Copies of a memo dated November 12, 1965 were distributed re Attendance at Legal Seminar, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the following members of the staff of the Authority are hereby authorized, to attend a Real Estate Seminar sponsored by the Practising Law Institute in New York City on November 19 and 20, 1965

Esther R. Maletz  
Lynda K. Pierce  
Frank V. Del Vecchio  
Donald K. McInnes  
David A. Wylie  
Frederick S. Paulsen

and that the tuition totalling \$450 for six persons and travel and per diem allowances are hereby authorized.

Copies of memoranda dated November 12, 1965 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: 1) to authorize travel of Charles Hilgenhurst to Philadelphia, Pennsylvania on November 18-20, to attend the American Institute of Architects Urban Design Course;

2) to authorize the attendance at the NAHRO Conference, Philadelphia, Pennsylvania October 24-27, 1965, of James G. Dolan, Jr. and Barbara J. Brody; and

3) to authorize Mr. James Drought to attend the National Housing Conference Legislative Policy Committee Meeting, Washington, D. C. on Tuesday, November 30, 1965.

Copies of memoranda dated November 12, 1965 were distributed re Personnel actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Reappointments</u>		<u>Grade &amp; iStep</u>	<u>Effective</u>	<u>Per Annum</u>
Barbara J. Brody	Dev. Spec, in	10 - 1	12-21-65	8,000
Raymond D. Cady	Dev. Assist. II	6 - 1	12-16-65	5,200
Emma M. Beraducci	Secretary IV	6 - 1	12-21-65	5,200
Donald W. Harrison	DraftsmanAppren. II	4 - 1	12-16-65	4,200
Suzanne F. Tamer	Secretary II	4 - 1	12 - 7-65	4,200

Reappointments - six-month basis:

Francis W. Shea	Rehab. Assist, III	8 - 2	12-14-65	6,825
James F. McDevitt	Graphics Design. II	7 - 3	12-9-65	6,284
Sylvia Ehrlich	Designer I	7 - 1	12-16-65	5,700
Peter R. MacPherson	Rehab. Assist. II	7 - 1	12-7-65	5,700
Shirley A. Rice	Secretary I	3 - 3	12-23*-65	4,300
Eric H. Ricketts	Model Maker		12-7-65	3.50/p.h.
Marcia L. McMahan	Planning Aide I		12-23-65	2.40/p.h.
Harry Johnson	Custodian		12-2-65	2.32/p.h.

Temporary Appointments - six month basis:

"William R. Barbato	Civil Engineer II	11 - 3	11-29-65	9,922
Gordon R. Jeavons	Architect II	10 - 1	11-15-65	8,000
David E. Hiltz	Draftsman II	6 - 2	11-22-65	5,460
Frances A. Larson	Secretary III	5 - 2	11-15-65	4,725
Carol L. Berman	Secretary II	4 - 1	11-15-65	4,200
John J. Geary	Clerical Assist. II	2 - 1	11-15-65	3,600

Temporary Appointment - part time basis (six-months)

Richard D. Pusey	Senior Draftsman		11-15-65	3.25/p. h.
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Advance Sick Leave:

Joan Logan, Clerical Assistant III in the Administrative Management Department - additional eight (8) days, effective October 13, 1965 and terminating October 22, 1965.

Leave of Absence without Pay:

Robert H. Murphy, Senior Transportation Planner II in the Transportation Planning Department - effective November 15, 1965 and terminating June 15, 1966.

Remove the following Employee from a Leave of Absence Status for Reinstatement:

David A. Wylie, Assistant Legal Officer I in the Development Department - effective November 4, 1965.

Copies of a memo dated November 12, 1965 were distributed re Zoning Referrals. The Authority reviewed the petitions and recommendations contained in the aforementioned memo and unanimously took the following actions with respect to each case:

Map Application No. 21

VOTED: that in connection with Map Application No. 21 brought by Franklin Simon, concerning property at 1585-1625 River St. , in Hyde Park, to change a manufacturing zone and a strip of general residence zone to an apartment zone, the Boston Redevelopment Authority recommends approval since in its opinion, it is desirable to prevent the intrusion of manufacturing uses on the westerly side of River Street which is otherwise residential and it is felt that the area is sufficiently insulated from other non-housing uses to allow six-story buildings without any loss of light or air.

Petitions Nos. Z-288 thru Z-292

VOTED: no action be taken at this time and that the First Realty Co. of Boston submit to the Authority at its next meeting a written memo concerning the aforementioned petitions.

Petition No. Z-294

VOTED: that in connection with Petition No. Z-294 by Jabran Kurker, 64-68 Beach St. , Boston seeking a conditional use permit to allow change of occupancy of mercantile building to apartment use, the Boston Redevelopment Authority recommends approval since this change can be of assistance in the matter of family relocation when demolition takes place in the South Cove project and it is probable that there will later be a proposal to place this area in a business zone rather than manufacturing.

Petition No. Z-295

VOTED: that in connection with Petition No. Z-295 by George K. Feinberg, 20 Etna Street, Brighton, for a variance to allow a parking lot where a fee is charged in a residential zone adjoining a local business district, the Boston Redevelopment Authority recommends the variance be granted with the following proviso: the lot will be supervised by a paid attendant, no vehicles will be parked in the front yard.



Petition No. Z-296

VOTED: that in connection with Petition No. Z-296 by John and Mattie M. "Walton, 135 Ruggles St. , Roxbury, for a conditional use permit to erect barbeque pat for Drive-in-Restaurant and variance to allow rear yard less than required, the Boston Redevelopment Authority opposes the granting of the conditional use permit and variance as the locus is within the general area of the proposed inner belt and this type of business can be a blighting influence in a local business district.

Petitions Nos. Z-297 thru Z-3Q1

VOTED: that in connection with Petitions Nos. Z-297 through Z-301 by Saverio NardelH, 8-76 Byron Road, West Roxbury seeking four variancesto allow five two-story row housing apartment buildings to be converted from 26 apartments to 42 apartments, each through use of basement floors, the Boston Redevelopment Authority is opposed to the petition since this is a major change in a large area and if allowed at all, it should be done through the zone change process.

Petitions Nos. Z-303 fc Z-3Q4

VOTED: that in connection with Petitions Nos. Z-303 and Z-304 brought by the Boston Housing Authority at 5-15a Melville Ave. , Dorchester for 17 variances to allow construction of an apartment complex for the elderly containing 40 units in an area of single and two-family homes, the Boston Redevelopment Authority opposes the granting of these variances. The recent Supreme Court case in dealing with the case of the Brookline Housing Authority housing for the elderly project, rules that all off-street parking variances, particularly in the case of new construction, was equivalent to changittgthe zone and was illegal. It is felt that the proposed development should be redesigned with a much lower density to be compatible with the surrounding property.

Petition No. Z-310

VOTED: that in connection with Petition No. Z-310 brought by Otto Beineke, 42-46 Blanche St. , Dorchester for seven variances to allow commercial uses in a single family district, the Boston Redevelopment Authority opposes the granting of any variances. The intrusion of commercial uses into a well-maintained single family area with large scale variances would destroy the intent and purposes of zoning in the neighborhood.

Petition No. Z-316

VOTED; that in connection with Petition No. Z-316 brought by Anthon Principe & Associates, 745 Truman Highway, Hyde Park, for variances to allow construction of a nursing home in a single family district with four open space violations and excessive floor area ratio plus deficient off-street parking, the Boston Redevelopment Authority opposes the granting of the petition. A petition for seven variances of a major nature show that the proposed use is not appropriate to the locus. Section 7-3 of the zoning code states that a variance can only be granted after certain conditions have been met. The Boston Redevelopment Authority believes that none of the conditions set forth in the code such as narrowness or shallowness of the lot or unusual topographical conditions are present on the land that would deprive the appellant of the reasonable use of the land. The proposed use will require more off-street parking facilities than uses allowed in the district and there are no conditions affecting the parcel which would justify permitting its development without making provisions for parking which would not affect the zoning district generally.

Petition No. 2-319

VOTED: that in connection with Petition No. Z-319 brought by George Hutchins Realty Co. , Inc. , 464 Blue Hill Ave. , Roxbury, for a conditional use permit to allow an addition to an existing car service center in a general business district, the Boston Redevelopment Authority recommends the conditional use permit be granted. The property has been used as a service center for at least 25 years. The location of the addition will be 110 feet from the nearest street line in the interior of approximately a four-acre parcel. There are no residential structures nearby.

Petition No. 2-312

VOTED: that in connection with Petition No. Z-312 brought by Eastern Point Associates concerning 50, 52-58 Eastern Ave., Boston Proper seeking conditional permit to change warehouse into 31 unit apartment house with first floor office space and retail space and thus involving two variance requests to exceed maximum floor area ratio and allow no provision for off-street parking facilities, the Boston Redevelopment Authority recommends approval since provisions for off-street parking have been established in the agreement with owners of the subject oroperty and the project is in accord with the Urban Renewal Plan.

Petition No. Z-293

VOTED: that in connection with Petition No. Z-293 by Charles Barry, 275 Bellevue St., West Roxbury for a variance to allow addition to building which will result in a reduced rear yard on a sub-standard sized lot, the Boston Redevelopment Authority is opposed to the petition because it will be damaging to adjoining lots and could be a starting point toward blight in a fine area.

Petition Nos.305 & Z-306

VOTED: that in connection with Petitions Nos. Z-305 and Z-306 by E. Russell Greenwood, 3 Arlington Street and 31 Commonwealth Ave., Boston for variances to allow no off-street parking facilities in an apartment zone so that an existing 8 apartment and one office unit building be changed to 1 office and 10 apartments and an existing 9 apartment building be changed to 11 apartments, the Boston Redevelopment Authority opposes the granting of the variances. The area is highly congested with insufficient parking and to allow an increase in the number of apartments without additional provisions for off-street parking would only contribute to the present spreading problem.

Petition No. Z-302

VOTED: that in connection with Petition No. Z-302 brought by Irene Tuckman, 1117-1125 Blue Hill Av., Dorchester for three variances ,to allow construction of an addition to an existing building in a local business district, the variances being excess floor area ratio, no off-street parking and no rear yard provided, the Boston Redevelopment Authority opposes the granting of the variances. The placing of the addition on the lot line will be depriving the abuttor of light and air and a further increase in the deficiency of off-street parking in a very congested neighborhood would adversely affect the neighborhood.

Petition No. Z-307

VOTED: that in connection with Petition No. Z-307 brought by Robie-Stilphen Ford Inc. , 370 Columbia Rd. , Dorchester for a variance to allow rear yard less than required to permit construction of an addition to an existing auto sales and service building, the Boston Redevelopment Authority recommends the variance be granted. The rear yard abuts an embankment of the railroad and the proposed addition willnotadversely affect the light and air of the railroad or neighborhood.

Petitions Nos. Z-308 & 309

VOTED: that in connection with Petitions Z-308 & Z-309 brought by William Merola & Sons Inc. , 121 & 125 Ruskin Road, Hyde Park for variances to allow lot frontage of 50 feet rather than the required 60 feet in a single family district in order to construct two single family dwellings, the Boston Redevelopment Authority recommends the variances be granted. All other requirements of the zoning code have been met and the neighborhood has lots generally of 50 foot frontages.

Petition No. Z-311

VOTED: that in connection with Petition No. Z-311 by Edward Grogan concerning property at 1459-61 V. F. W. Parkway in West Roxbury seeking variances in open space requirements to allow construction of three connected three-story buildings with habitable basements located on the banks of the Charles River, the Boston Redevelopment Authority opposes the granting of the petition because the surrounding uses on both sides of the river are not conducive to housing. The property has on occasion been subject to flooding and the proposed density is too great.

Petition Nos. Z-313, 314, 315

VOTED; that in connection with Petition No. Z-313, 314, 315 brought by Stephen Mattaliano at 500, 506, 510 Truman Highway, Hyde Park for lot area variances to allow construction of three single family dwellings on sub-standard lots in a single family district, the Boston Redevelopment Authority opposes the granting of the variances since there are no undersize lots in the neighborhood and there is no reason why the land should not be developed into two large sized lots as originally sub-divided instead of three sub-standard lots.

Petition Nos. Z-317 & Z-318

VOTED: that in connection with Petitions Nos. Z-317 and Z-318 by F. L. Brauer, 7-9 Manning Street, Hyde Park seeking variance to allow construction of semi-detached dwelling for two families on 3,900 sq. ft. of land in a single family district also violating minimum lot size, lot frontage and rear yard, the Boston Redevelopment Authority opposes the granting of the permit since there is no justification in the first place for allowing two families in such a small area and even though there are some pre-code row houses on the other side of the street this is no reason to bring a sub-standard use across the street which is now developed for detached single family use. The Authority would not be opposed to granting of variances to allow a single family dwelling on this small tract.

The Authority entered executive session at the request of the Development Administrator.

The Development Administrator informed the Authority that he had suspended from employment John V. Dunlea Jr. of Andover, Massachusetts, effective October 21, 1965, for an indefinite period pursuant to verbal approval of three Members of the Authority.

On a motion duly made and seconded, it was

VOTED: to ratify the action of the Development Administrator in suspending John V. Dunlea Jr. of Andover, Massachusetts, effective October 21, 1965 for an indefinite period.

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

VOTED: as follows:

1. that the suspension of John V. Dunlea, Jr. of Andover, Massachusetts, be continued until the next meeting of the Authority and that this vote be included in the minutes;

2. that John V. Dunlea Jr. of Andover, Massachusetts, be notified in writing by the Secretary that he may have a hearing before the Authority if he requests it and further, that he may be represented by counsel if he so desires; and

3. that a copy of the letter which is sent to Mr. John V. Dunlea Jr., be sent to Attorney Edward U. Lee of 73 Tremont Street, Boston, Massachusetts.

On a motion duly made and seconded, it was unanimously VOTED; to resume the public meeting.

On a motion duly made and seconded, it was unanimously VOTED: that the next meeting of the Authority be held on November 24, 1965.at 2 p. m.

On a motion duly made and seconded, it was unanimously VOTED: to adjourn.

The meeting adjourned at 4:14 p. m.

  
Assistant Secretary