

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON NOVEMBER 24, 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 24, 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 Melvin J. Massucco	Stephen E. McCloskey (came in later) George P. Condakes (came in later)

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 24, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By \_\_\_\_\_ & ^ ^ » X ^ H ~ ~ " ^ \* - N \_\_\_\_\_

November 19, 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 19, 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 24th day of November, 1965. i

  
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Messrs. Logue, Simonian, and Gonley attended the meeting.

The minutes of the meeting of November 12, 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:

Corey Steeplejacks, Inc.	31,860.00
Frank B. Rogers	150.00
David A. Crane	100.00
Fay, Spofford & Thorndike, Inc.	3,012.81
Kallmann & McKinnell and Campbell Aldrich & Nulty	2,346.26
Peter A. Laudati & Sons	1,325.00
Schoenfeld Associates, Inc.	3,063.70
Larry Smith & Company	1,925.00

The expenses of \$71.39 listed on the invoice dated November 15, 1965 of David A. Crane, Architect, were tabled pending the submission of a memo for the record explaining the expenses.

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

On the recommendation of the Deputy Project Director, Washington Park Project Mass. R-24, and on a motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charge and grant a moving allowance to the following site occupants:

Account No. 2365-1	Palmer Reeves	625 Warren Street	\$585.00
Account No. 2635	Rose DeNisco	37 Bainbridge Street	210.00
Account No. 1921-2	Dorothy Tarrant	119 Hutchings Street	126.55

On the recommendation of the Deputy Project Director, Washington Park Project Mass. R-24, it was unanimously

VOTED: to charge off as uncollectible - Account No, 544, Vessie Hill, 373A Warren Street, in the amount of \$783.35, and to make the following findings required by URA procedure; that:

- 1) there is no reasonable prospect of collection
- 2) the probable costs of further efforts to collect would not be warranted.

On the recommendation of the Deputy Project Director, Washington Park Project, it was unanimously

VOTED: that the Executive Director be authorized to issue a Sheriff's Warrant for the eviction of the McCray Trucking Company, 10 Crawford Street, Account No. 2636,

Copies of a memo dated November 24, 1965 were distributed re South End Project, Mass. R-56, Project Temporary Loan Note No. 7, 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-56," 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. Colbert and Massucco; 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. 538.

Copies of a memo dated November 22, 1965 were distributed re Government Center Project, Mass. R-35, Demolition Contract #6A, Change Order No. 1, Corey Steeplejacks, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: that Demolition Contract #6A, Corey Steeplejacks, Inc., Government Center Project, Mass. R-35, be extended forty-five (45) calendar days to January 3, 1966 with no change in the contract price.

Mr. McCloskey and Mr. Condakes entered the meeting at this point.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the matter of zoning petitions Nos. Z-288 thru Z-292.

Mr. Walter Winchester, Vice President of the First Realty Company of Boston, read a letter, dated November 24, 1965, explaining his company's position and proposals for the development of Pier 2, 70-106 Northern Avenue, South Boston. He also read a letter, dated November 23, 1965, from the Rt. Rev. Joseph W. Lyons, Administrator of the Oratory of Our Lady of Good Voyage, 65 Northern Avenue, expressing his unqualified and enthusiastic support for the proposed development of Pier 2.

Senator John J. Moakley of the Fourth Suffolk District, spoke in favor of the proposed development and stated that he was strongly in favor of the petition for zoning variance.

The Development Administrator distributed copies of a letter, dated November 24, 1965, from Edward J. King, Executive Director of the Massachusetts Port Authority, stating that staff of the Massachusetts Port Authority has been actively studying possibilities for terminal development in the Northern Avenue area and indicated that a period of at least six (6) months more is needed for the completion of studies.

The Development Administrator recommended that the petition should be denied for many reasons, as follows: a) that no schematic or site plans had been submitted to the Authority by the petitioner; b) no definite assurance had been furnished as to the architect to be employed; c) the area was more properly suited for commercial and marine purposes, as indicated in the general plan; d) there was no guarantee that the Congress would appropriate funds for a federal rent supplement program; e) that the petitioner could give no assurance of the proposed rent levels; f) that the proposed development would be incompatible with the surrounding area; g) that the statements and data furnished to the Authority by the petitioner are inadequate to support a decision.

Mr. John F. Roman, representing the Maritime Trades Council, told the Authority that his union was strongly opposed to residential development on Pier 2, that more properly it believed that this property should be developed for maritime purposes.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter, and further, that the First Realty Company of Boston, submit to the Authority at its next meeting the site plan and schematic plans for the proposed development.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo of November 12, 1965 re Bethel Pentecostal Church, Inc. - Site J-4, and the memo of October 21, 1965 re Request for Approval for Disposition Prices in the Washington Park Urban Renewal Area.

Copies of a memo dated November 24, 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: that the proposed acquisition of the Bethel Pentecostal Church, Inc. be hereby cancelled and that the Church be allowed to remain in its present location.

Copies of a memo dated November 24, 1965 were distributed re Request for Approval for Disposition Prices in the Washington Park Urban Renewal Area, attached to which were copies of a proposed Resolution.

Mr. Colbert introduced a Resolution entitled : "Resolution of Boston Redevelopment Authority re: Proposed Price for Disposition Site G-2 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. Massucco, 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. 539.

Copies of a memo dated November 24, 1965 were distributed re Central Business District - Publication of Notice, Submission to Division of Urban Renewal, and Conformity of Controls with General Plan, attached to which were copies of a proposed Resolution and a notice entitled Boston Redevelopment Authority Central Business District Urban Renewal Area, attached to which were copies of Exhibit "A" - Project Area Description, and Exhibit "B"- the Parts of the Central Business District Urban Renewal Area for Which Early Land Activities are Proposed,

Mr. Massucco introduced a Resolution entitled: "Resolution of Boston Redevelopment Authority, Central Business District Urban Renewal Area Project No. Mass. R-82," which Resolution was read in full and considered.

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

VOTED; to adopt the aforementioned Resolution as read and considered,

The forgoing Resolution is filed in the Document Book of the Authority as Document No. 540.

Copies of a memo dated November 24, 1965 were distributed re Waterfront Acquisition, attached to which were copies of a proposed resolution and an Order of Taking, Annex A - Project Area Description, Annex B - Taking Area Description, and Annex C - Award of Damages.

On a motion by Mr. Massucco, 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 24, 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. 541

Copies of a memo dated November 24, 1965 were distributed re Government Center Parcel 7, attached to which were two (2) proposed votes, a proposed advertisement and a Draft Parcel 7 Kit, dated November 24, 1965.

On a motion duly made and seconded, it was unanimously

VOTED: to change the proposed advertisement to read - "Letters of interest will be entertained until 5:00 P. M. on March 15, 1966. "

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is authorized and directed to publish copies of the attached advertisement, as amended, announcing the availability of Parcel 7 on two separate occasions in the next two weeks in the following newspapers: the Boston Record-American, Boston Herald, Boston Globe , and Christian Science Monitor.

On a motion duly made and seconded, it was unanimously

VOTED: to table The Policies for the Disposition of Parcel 7.

Copies of a memo dated November 24, 1965 were distributed re Government Center - Revision of Parcel 12 Deed, attached to which were copies of a vote and a proposed deed. A copy of a map of Parcel 12 was displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator, be and he hereby is authorized and empowered in the name and behalf of this Authority to execute, seal with the corporate seal or otherwise, acknowledge and deliver a Deed from this Authority to Robert Leventhal and Norman B. Leventhal, as tenants in common, conveying certain premises in the Government Center Urban Renewal Project Area, in the County of Suffolk, in the Commonwealth of Massachusetts, which conveyance is to complete the grant of the fee to Pemberton Square intended by deeds from this Authority to the above-mentioned grantees, and to convey the following premises:

Parcel 1. The fee to Pemberton Square as shown on a plan dated September 28, 1964, by Whitman & Howard, Inc., Engineers, recorded with Suffolk Deeds in Book 7894, page 64, as it abuts Parcel 12A-1, as shown on said plan.

The southwesterly line of the property herein conveyed is bounded by land of the City of Boston, as shown on a plan by Whitman & Howard, Inc., Engineers, dated May 28, 1965, recorded with Suffolk Deeds in Book 7992, page 544.

Parcel 2. The fee to the center line of Cambridge Street (as Cambridge Street is shown on a plan by Whitman & Howard, Inc., Engineers, dated June 4, 1963, recorded with said Deeds in Book 7872, page 512) as abuts said Parcel 12A-1, as shown on said first mentioned plan.

Parcel 3. The fee to Pemberton Square as shown on said second mentioned plan, as said Pemberton Square abuts Parcel 12A as shown on said second mentioned plan to the extent that said fee was not included in Deeds from this grantor to these grantees dated August 6, 1964, recorded with said Deeds in Book 7872, page 512, and August 13, 1964, recorded with said Deeds in Book 7894, page 60.

The purpose of this Deed is to complete the grants intended by three Deeds of this grantor to these grantees, being said Deeds of August 6, 1964, and August 13, 1964, and one dated October 1, 1964, recorded with said Deeds in Book 7894, page 64.

Said deed shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

The aforementioned Deed is filed in the Document Book of the Authority as Document No. 542.

Copies of a memo dated November 24, 1965 were distributed re 50 State Street, attached to which were copies of a proposed vote, and a letter dated October 25, 1965 from Bertram A. Druker.

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

Copies of a memo dated November 24, 1965 were distributed re Change Order #1 - Alterations to Tremont Street Subway and Washington Street Tunnel due to Construction of New Congress Street, attached to which were copies of a proposed vote and a copy of a letter from S. B. Lent, Director of Operations, Massachusetts Bay Transportation Authority.

On a motion duly made and seconded, it was unanimously  
VOTED: that the BRA hereby approves proposed Change Order #1 to the Contract between Perini Corporation and the MBTA dated October 1, 1965, for alterations to Tremont Street Subway and Washington Street Tunnel at Friend-Union Station, with the proviso that the necessity for a 30-day extension of time should be explored further with the MBTA and the contractor.



Copies of a memo dated November 24, 1965 were distributed re El Removal Cooperation Agreement with MBTA, Charlestown Project, attached to "which were copies of a proposed vote and a seventeen (17) page Cooperation Agreement.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a Cooperation Agreement with the MBTA for the relocation of the elevated structure located in Charlestown providing for the reimbursement of the costs thereof, up to a maximum of \$12 million, substantially in the form attached hereto.

The aforementioned Cooperation Agreement is filed in the Document Book of the Authority as Document No. 543.

Copies of a memo dated November 24, 1965 were distributed re Conveyance of Tax Title Property to the Massachusetts Housing Association.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to request the Real Property Board to grant and convey to the Boston Redevelopment Authority, without consideration, the following foreclosed tax title properties in the South End, pursuant to the authorization contained in Chapter 314 of the Acts of 1961, for the purpose of reconveyance to a non profit redeveloper for purposes of demonstrating the feasibility of producing housing through rehabilitation for families and individuals of low income:

416 Columbus Avenue  
538 Massachusetts Avenue

Copies of a memo dated November 24, 1965 were distributed re Acquisition of Two Vacant, Derelict Buildings, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, subject to approval of General Counsel, be and he hereby is authorized to acquire by negotiation properties at 89 Waumbeck Street and 2-4 Akron Street, Washington Park Project Area.

Copies of a memo dated November 24, 1965 were distributed re Request for Approval of Disposition Price for Parcel A-1 - Washington Park Urban Renewal Area, attached to which were copies of a proposed resolution.

Mr. Condakes introduced a Resolution entitled: "Resolution of Boston Redevelopment Authority Re: Proposed Prices for Disposition Parcel A-1 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. Condakes, seconded by Mr. McCloskey, 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. 544.

Copies of a memo dated November 24, 1965 were distributed re Permission to Commence Excavations on Authority Land, Sites F-2, E-2 and B-3, Washington Park Urban Renewal Area.

On a motion duly made and seconded, it was unanimously

VOTED: the Authority hereby authorizes the redevelopers of Sites F-2, E-2 and B-3, Washington Park Urban Renewal Area, to enter the sites for the purpose of commencing construction prior to the transfer of title, subject to the submission of evidence of adequate insurance coverage and such additional requirements as may be established by the Executive Director.

Copies of a memo dated November 24, 1965 were distributed re Approval of Fenway Urban Renewal Project, attached to which were copies of a six (6) page memoranda from the Development Administrator, re Eligibility of the Fenway Urban Renewal Area, and copies of five (5) proposed resolutions. A folder containing several written statements in support of the project was submitted.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority that the Fenway Project Area is an Eligible Urban Renewal Area Under Federal and State Law," attached to which was Exhibit A - Description of Project, was introduced by Mr. Condakes.

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

On a motion by Mr. Condakes, seconded by Mr. Massucco, 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. 545.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority Approving the Urban Renewal Plan, the Conditions under which Relocation Payments will be Made, and the Fixed Relocation Payments Schedule for the Fenway Urban Renewal Project," attached to which were a set of the Conditions under which Relocation Payments will be Made, and a Fixed Relocation Payments Schedule, was introduced by Mr. Condakes.

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

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution, the Urban Renewal Plan, the Conditions under which Relocation Payments will be Made, and the Fixed Relocation Payments Schedule are filed in the Document Book of the Authority as Document No, 546.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Authorizing the Filing of an Application for Loan and Grant for the Fenway Urban Renewal Area," was introduced by Mr. Gondakes.

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

On a motion by Mr. Condakes, seconded by Mr. Massucco, 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. 547.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Authorizing Submission of the Fenway Urban Renewal Plan and Supporting Documentation to Mayor of the City of Boston, City Council, and State Division of Urban Renewal," was introduced by Mr. Condakes.

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

On a motion by Mr. Condakes, seconded by Mr. Massucco, it was unanimous ly

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 548.

A Resolution entitled: "Resolution of the Boston Redevelopment Authority Authorizing Execution of a Cooperation Agreement with the City of Boston for the Fenway Urban Renewal Project, " attached to which was a copy of a proposed Cooperation Agreement, was introduced by Mr. Condakes.

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

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

VOTED: to adopt the Resolution as read and considered.

The foregoing Resolution and the Cooperation Agreement is filed in the Document Book of the Authority as Document No. 549.

Copies of a memo dated November 24, 1965 were distributed re Determination of Fair Value for Land, Allston-Waverley Project, attached to which were copies of a proposed vote and a two (2) page schedule of recommended acquisition prices.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter, and further, that the two (2) appraisals on each property in the Allston-Waverly Project Area be submitted to the Authority at its next meeting for consideration in executive session.

Copies of a memo dated November 24, 1965 were distributed re Location Study for the Campus High School, attached to which were copies of a proposed vote. Copies of a report entitled "Location Study for the Campus High School" were distributed.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator transmit to the Superintendent of Public Schools and the Superintendent of Construction of the School Buildings Department the report, "Location Study for the Campus High School".

Copies of a memo dated November 24, 1965 were distributed re Revised Purchase Price for Residential Properties, 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 24, 1965 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

<u>Temporary Appointments - six-month Basis:</u>		<u>Grade &amp; Step</u>	<u>Effective</u>	<u>Per Annum</u>
Pauline Stanton	Mgt. Aide II	6 - 2	11-29-65	\$ 5,460
Barbara V Norris	Secretary III	5 - 1	11-29-65	4,500
Anne M. Shea	Clerical Assist. IV	4 - 1	11-29-65	4,200

Temporary Appointment - part-time basis:

Lajos S. Heder	Architect I		11-29-65	3.90/p.m
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Resignations:

Joanne C. Ruggiero	Secretary IV		12-1-65	
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On the recommendation of the Development Administrator, it was unanimously

VOTED: 1) to authorize the travel to Washington, D. C, of Robert G. Hazen on November 29, 1965.

2) to authorize the travel of William Pear to Albany, New York on November 24, 1965.

Msgr, Lally left the meeting at this point.

Copies of a memo dated November 24, 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:

Petition No. Z-320

VOTED: that in connection with Petition No. Z-320 brought by Beach Glen Realty, 15 Ellis St. , Roxbury for variances to allow lot area and usable open space less than required and floor area ratio to exceed maximum allowed, the Boston Redevelopment Authority is opposed to the granting of the petition because there is no demonstrable hardship or special circumstances affecting the lot and the granting of the variances will not be in harmony with the intent of the zoning code.

Petition No. Z-321

VOTED', that in connection with Petition No. Z-321 brought by Garnet Realty Trust, 760 Metropolitan Ave. , Hyde Park for variances to allow lot size less than required, usable open space less than required, excessive floorarea ratio and off-street parking not provided, to allow addition of two dwelling units in the sub-basement of an existing 24 unit apartment building in a two-family district, the Boston Redevelopment Authority opposes the granting of the variances. Further aggravation of an already overcrowded condition and the lack of off-street parking worsens the existing situation in respect to adequacy of residential parking area to the detriment of the neighborhood and the property itself. There appears to be no practical difficulty or demonstrable hardship evident in this case.

Petitions Nos. Z 322 & Z-323

VOTED: that in connection with Petitions Nos. Z-322 & Z-323 brought by the Boston Housing Authority, 440-450 Tremont St. , Boston for variances to allow excess floor area, usable open space, rear yard and setback requirements less than required and off-street parking not provided in order to allow construction of two housing for the elderly tower buildings in a general business zone, the Boston Redevelopment Authority recommends the variances be granted. The housing units will be constructed in conformity with the urban renewal plan as approved by the City Council. The buildings are part of an integrated middle-income and low-income development planned and designed to encompass a superblock bounded by Herald, Tremont and Dover Streets and Shawmut Avenue. Within this superblock there are extensive open spaces consisting of public parks, playgrounds, tot lots and pedestrian walks. In addition, there are extensive parking bays to be constructed as part of the internal public street system to satisfy the parking requirements both for the middle-income and low-income inhabitants,

Petition No. Z-324

VOTED: that in connection with Petition No. Z-324 brought by International Neckwear Co. , Inc. , 305-321 Talbot Ave. , Dorchester for variance to allow change of occupancy from post office and public garage to manufacturing of clothing, wholesale and retail pet supplies and public garage in a general business district, the Boston Redevelopment Authority opposes the granting of the petition because of lack of providing space for parking in an existing garage. Talbot Avenue is a heavily traveled street and should not be used for long term parking.

Petition No. Z-325

VOTED: that in connection with Petition No. Z-325 brought by Dr. Theodore C. Ecklov, 74 Corey Rd. , Brighton for variances for insufficient lot area, front yard and off-street parking to allow addition to an existing nursing home in an apartment district, the Boston Redevelopment Authority opposes the granting of the petition because of lack of parking provisions. There are no conditions affecting the parcel and building in question which do not affect the zoning district generally which could justify permission to provide fewer off-street parking spaces than are normally required. Further aggravation of an existing parking problem is not justified.

Petition No. Z-326

VOTED: that in connection with Petition No. Z-326 brought by Chevron Oil Co. , 233 Hancock St. , Dorchester for a variance to allow display and sale of four automobiles in a local business district, the Boston Redevelopment Authority has no objection to the granting of this petition. The neighborhood is basically auto service oriented as there is a car wash on one side and a gas station on the other. There is a considerable grade difference between this property and the nearest residential property that serves as an effective buffer.

Petition No. Z-327

VOTED; that in connection with Petition No. Z-327 brought by Stephen Hung, 49-55 Union St. , Brighton, for a conditional use permit to extend a non-conforming use (food processing) in a general residence district and variance to allow floor area ratio to exceed maximum allowed and rear yard less than required, the Boston Redevelopment Authority does not object to the granting of the petition. The intent of the proposed addition is to enclose an existing loading area and add a 20' x 35' addition to the plant itself which will actually enclose an operation that is currently carried on outdoors that at the present may be objectionable.

Petition Nos. £-329 thru Z-336

VOTED: that in connection with Petition Nos. Z-329 through Z-336 brought by Harmony Homes, Inc. concerning property at 30-49 Higgins Street, Allston, seeking variances in lot size and rear yards less than required to allow the erection of a two-story row house development containing eight single families in semi-detached dwellings, the Boston Redevelopment Authority is opposed to the plan because a fifteen foot wide easement which it appears is also to be used for car parking is not only inadequate for parking but also for emergencies, such as fire equipment, etc. Also, the easement areas should be deducted from lot area sizes shown on plan, which further demonstrates the substandard lot areas shown.

Petition No. Z-337

VOTED: that in connection with Petition No. Z-337 brought by Neponset Veterans Association, Inc., 362 Neponset Avenue, Dorchester, for a conditional use permit and five variances to allow remodelling and construction of an addition to an existing Veterans' Club building in a two-family district, the Boston Redevelopment Authority opposes the granting of the petition because of lack of provision for off-street parking. Approximately 55 parking spaces are required by the code and none are provided on the lot. On-street parking on Neponset Avenue which is proposed as a substitute is a major artery which has been designated an emergency route for civil defense and during snow storms. The location may be appropriate location for such a use but not for the intensity of use proposed.

Petition No. Z-328

VOTED: that in connection with Petition No. Z-328 brought by Bob Scott, Inc. , 18-20 East Springfield Street, South End for variances to allow excessive floor area ratio, minimum open space, front yard and off-street parking less than required to allow construction of a thirteen-unit apartment building in an apartment zone, the Boston Redevelopment Authority is opposed to the granting of the variance because parking situation on new East Springfield Street due to the presence of the institutional complexes makes it highly undesirable to allow a new building to be constructed that does not have sufficient parking.

Petition No. Z-338

VOTED: that in connection with Petition No. Z-338 brought by New England Telephone & Telegraph Co. , 50 Harvard St. , Myde Park for a conditional use permit and variance to allow excess floor area ratio, the Boston Redevelopment Authority recommends the petition be granted. The proposed addition will be 70 feet from the rear lot line and will not deprive the abutters of light and air. The addition is necessary to meet the growing needs of the community.

Petition No. Z-339

VOTED: that in connection with Petition No. Z-339 brought by Patrick A. Cirolano and Joseph DeSisto, 62 Hichborn St. , Brighton, for a variance to be allowed to have no rear yard to permit construction of a one-story building to be used as a welding shop in an industrial district, the Boston Redevelopment Authority recommends the variance be granted. The rear yard area abuts a railroad track which serves the large industrial buildings on Market and Beacon Streets of which most of the buildings abut the railroad service area. No abutters or neighbors will be deprived of light and air.

Petition No. Z-340

VOTED: that in connection with Petition No. Z-340 brought by Hamilton Realty Co. , 88 Gardner Street, Brighton for variances for excess floor area, insufficient lot area and open space to allow construction of a sixteen-unit apartment house in a general residence district, the Boston Redevelopment Authority recommends the granting of the variances because all of the yard requirements and required off-street parking will be met. The adjoining lots have recently been developed for apartments with higher density and the proposed development will not be injurious to the neighborhood but will be consistent with recent development.

Copies of a memo dated November 24, 1965 were distributed re Ordinance Making Certain Revisions in the Height Limitation on Commonwealth Avenue, attached to which were copies of a letter dated November 15, 1965 from Mayor John F. Collins to the City Council.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority be recorded as endorsing the proposed revised ordinance recommended by the Mayor and that the Development Administrator be authorized to appear before the City Council Committee on behalf of the Authority to support the Mayor's recommendation.

On motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

The Development Administrator told the Authority he had suspended John V. Dunlea, Jr. of Andover, Massachusetts, effective October 21, 1965, for: a) insubordination, refusing to accept assignments from duly authorized superiors, b) excessive absenteeism, c) inattention to duty, and d) an unsatisfactory level of performance.

On motion duly made and seconded, it was unanimously

VOTED: that the suspension of John V. Dunlea, Jr. of Andover, Massachusetts be continued for the reasons outlined by the Development Administrator which are to be incorporated in the minutes of this meeting.

On motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

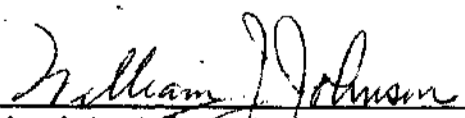
On motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on December 10, 1965 at 11 a. m.

On motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:23 p. m.

  
Assistant Secretary