

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON DECEMBER 23,1965

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 1:00 p.m. on December 23, 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 Melvin J. Massucco	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 the 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 one o'clock in the afternoon on December 23, 1965 at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By _____

December 15, 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 December 15, 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 13 day of December, 1965.

Secretary

LS

Messrs. Logue, Simonian and Conley attended the meeting.

Copies of a memo dated December 23, 1965 were distributed re Shriners Institute for Burns, Proposed Plan Changes.

At this point, the Honorable Robert Gardner Wilson, Jr. , Chairman of the Shriners Institute for Burns, entered the meeting with representatives of Perry, Dean, Hepburn & Stewart, associate architect to the Ellerbe Company, St. Paul, Minnesota, architects for the Shriners Institute for Burns. Two architect's concepts were presented indicating the plan changes and elevation changes in the proposed building in the West End Project area.

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

VOTED: to approve the proposed changes for the Shriners Institute for Burns as presented to the Authority.

The minutes of the meeting of December 10, 1965 were read by the Secretary.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

Mr. Condakes entered the meeting at this point.

Copies of a memo dated December 23, 1965 were distributed re Central Business District, attached to which were copies of six (6) resolutions.

A Resolution entitled : "Resolution of the Boston Redevelopment Authority Relating to Rehabilitation in the Central Business District Urban Renewal Area, " was introduced by Mr. Massucco.

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

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. McCloskey seconded the motion, and, on roll call, the following voted "Aye"¹¹: 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. 553.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a Proposed Temporary Loan Contract (Early Land Acquisition), Numbered Contract No. Mass. R-82(L), Between Boston Redevelopment Authority and the United States of America, Pertaining to a Certain Project Designated Project No. Mass. R-82, and Establishing a Project Expenditures Account with Respect to Said Project, and for Other Purposes, " was introduced by Mr. Massucco.

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

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. McCloskey 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. 554.

A Resolution entitled: "Resolution Authorizing the Issuance of Certain Project Temporary Loan Notes in Connection with Urban Renewal Project No. Mass. R-82 and Providing for the Security for the Payment Thereof, and for Other Purposes," was introduced by Mr. Massucco.

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

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. McCloskey 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. 555.

A Resolution entitled: "Resolution Authorizing the Execution and Delivery of a Certain Project Temporary Loan Note in Connection with Project No. Mass. R-82," was introduced by Mr. Massucco.

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

Mr. Massucco then moved the adoption of the Resolution as introduced and read. Mr. McCloskey 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. 556.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Assuring Compliance with the Civil Rights Act of 1964,"^{fl} 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. 557.

A Resolution entitled: "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Contract for Planning Advance No. Mass. R-82 (A) by and Between the Boston Redevelopment Authority and the United States of America," 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 aforementioned Resolution is filed in the Document Book of the Authority as Document No. 558.

Copies of a memo dated December 23, 1965 were distributed re South Station Purchase Agreement, attached to which were copies of a proposed vote and a copy of a Purchase Agreement, including Exhibit A - Nonnegotiable Direct Reduction Mortgage Note, Exhibit B - Mortgage, Exhibit C - Management and Occupancy Agreement, Exhibit D - Track Agreement, Exhibit E - Guaranty.

The Development Administrator and the Project Director of the Central Business District explained the principal provisions of the proposed agreement.

On a motion duly made and seconded, it was unanimously

VOTED: that an agreement between Henry M. Leen as Trustee of The Boston Terminal Corporation and the Authority for the purchase of the South Station property, as more fully described therein, and additional documents attached thereto referred to as the Nonnegotiable Direct Reduction Mortgage Note, Mortgage, Management and Occupancy Agreement, and Track Agreement, entitled Exhibits A through D, respectively, such agreement and additional documents being substantially in the form of, and containing substantially the same provisions and wording as the ones copies of which have been submitted to the Authority and are hereby made part of the records of this meeting, are hereby approved for and on behalf of the Authority; and that the Chairman, Vice Chairman, or Development Administrator of the Authority be, and each of them is, hereby authorized for and on behalf of the Authority to execute, acknowledge, and deliver such agreement and additional documents and to affix the seal of the Authority to such agreement and additional documents, and further to execute, acknowledge, and deliver any other instrument, and to affix the seal thereon, that he may deem necessary to implement the provisions of the agreement.

The aforementioned Purchase Agreement, including Exhibit A - Nonnegotiable Direct Reduction Mortgage Note, Exhibit B - Mortgage, Exhibit C - Management and Occupancy Agreement, Exhibit D - Track, Agreement, Exhibit E - Guaranty, are filed in the document book of the Authority as Document No. 559.

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:

Nyman H. Kolodny.	\$ 100.00
Nyman H. Kolodny.	350.00
Maher & Fall Wrecking Co.	10,399.00
Maher & Fall Wrecking Co.	29,271.00
John C. Kiley & Son	100.00
John C. Kiley & Son	100.00
John C. Kiley & Son	100.00
James F. Kelley & Co.	3,090.00
James F. Kelley & Co.	5,919.00
James F. Kelley & Co.	413.00
James F. Kelley & Co.	313.00
Corey Steeplejacks, Inc.	21,879.00
David A. Crane.	155.92
J. L. Hayden Associates, Inc.	2,350.00
Planning, Engineering &: Development	2,272.20
Sasaki, Dawson & DeMay Associates.	2,148.75
Sasaki, Dawson & DeMay Associates.	774.80

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,

Copies of a memo dated December 14, 1965 were distributed re Government Center Project, Mass. R-35, Tenants' Accounts Receivable to be Charged Off, attached to which was a list of eight (8) accounts totaling \$2,807.49.

On a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the eight (8) accounts shown on the memo totaling \$2,807.49, 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.

Copies of a memo dated December 16, 1965 were distributed re Washington Park Project, Tenants' Accounts Receivable, attached to which was a three page schedule containing thirty-six (36) accounts totaling \$2,302.70.

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

VOTED: to charge off as uncollectable the thirty-six accounts totaling \$2,302.70, shown on the aforementioned schedule, 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, and on a motion duly made and seconded, it was unanimously

VOTED: to waive the use and occupancy charges of \$455.00 and grant a moving allowance to - Eleanor M. Campbell, 127 Howland Street, Account No. 2572.

Copies of a memo dated December 15, 1965 were distributed from the Chief Engineer re Improvements by Quinzani Bros., New York Streets Project. The memo certified that Quinzani Bros, had substantially complied with the project controls for the New York Streets Project.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be and he hereby is authorized to issue a Certificate of Completion to the Quinzani Bros., New York Streets Project area.

Copies of a memo dated December 23, 1965 were distributed re Charlestown Project - Recommended Appraiser, attached to which was a summary of the qualifications of James J. McGoff.

On a motion duly made and seconded, it was unanimously

VOTED: to approve James J. McGoff, 125 High Street, Boston, as an appraiser in the Charlestown Project.

Copies of a memo dated December 17, 1965 were distributed re North Harvard Project, Mass. R-54, Demolition Contract No. 1, Change Order No. 1, Corey Steeplejacks, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 1, Demolition Contract No. 1, Corey Steeplejacks, Inc., North Harvard Project, Mass. R-54, to extend the contract time 120 calendar days to April 2, 1966, with no change in the contract price.

Copies of a memo dated December 16, 1965 were distributed re Government Center Project - Adjustment of Use and Occupancy Charge, Account No. 1342.

On a motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account No. 1342, Government Center Project, in the total amount of \$907.42 for the months of March through July, 1965.

Copies of a memo dated December 20, 1965 were distributed re Washington Park Project, Mass. R-24, Site Preparation Contract No. 4, attached to which were copies of a tabulation of bids and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority authorize the Executive Director to enter into a Site Preparation Contract No. 4 with Salah & Pecci Construction Co. , Inc. , in the amount of \$99,000.

On a motion duly made and seconded, it was unanimously

VOTED: that the General Counsel submit reports to the Members of the Authority, Development Administrator and Executive Director on results of important land damage court awards.

Copies of a memo dated December 23, 1965 were distributed re Preliminary Loan Notes, Tenth Series "A^{Tr}, West End Project, UR Mass. 2-3, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$4,598,000, the Execution of Requisition Agreement No. 10, and the Execution and Delivery of Project Temporary Loan Note No. 11 in Connection with Project No. UR Mass. 2-3," 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"¹¹: Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Gondakes; 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. 560.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the following matters: a) Waterfront Project - Amendment to contract with Schoenfeld Associates, Inc; b) City Budget; c) Pier 2 - Zoning petitions No. Z-288 thru Z-292.

Copies of a memo dated December 10, 1965 were distributed re Amendment to Engineering Contract with Schoenfeld Associates, Inc. for Downtown Waterfront-Faneuil Hall Project, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized in the name and behalf of the Boston Redevelopment Authority, to execute and deliver an amendment to a Contract for Engineering Services for the Downtown Waterfront-Faneuil Hall Project, dated December 21, 1964, with the firm of Schoenfeld Associates, Inc. to extend the contract time to March 1, 1966 with no change in the contract price.

Copies of a memo dated December 10, 1965 were distributed re 1966 City Budget.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the 1966 City Budget in the total amount of \$1, 048,969.

Copies of a memo dated December 23, 1965 were distributed re Pier 2, attached to which were copies of a proposed vote, also, copies of a letter from the Honorable John W. McCormack, Speaker of the House of Representatives, and a letter from Senator John J. Moakley, Fourth Suffolk District.

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

VOTED: that the Authority does not object to this application and recommends that, if the zoning permissions now being sought are obtained, that the developer engage in close and continuing consultations on the matter of design with the BRA staff, that the developer cooperate with BRA staff to the fullest possible degree, and that the BRA staff cooperate with the developer to the fullest possible degree.

Mr. Colbert requested that it be incorporated in the minutes of the meeting - " that the First Realty Company has informed the Board that it has engaged an outstanding architectural firm and that it will work with the design people of the Redevelopment staff.¹¹

Copies of a memo dated December 23, 1965 were distributed re Government Center - Parcel 2E Report. The contents were noted and placed on file.

Copies of a memo dated December 23, 1965 were distributed re #10 Tremont Street - State Street Bank. Copies of several plans prepared by Edwin B. Goodall, AIA, were displayed indicating the proposed renovations to the building at - 10 Tremont Street.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the plans as presented to this meeting for the renovations at - 10 Tremont Street, Boston.

Copies of a memo dated December 23, 1965 were distributed re South Cove Urban Renewal Area R-92, Survey Services Contract, attached to which were copies of a proposed vote and a Contract for Survey Services with Henry F. Bryant & Son, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Henry F. Bryant, Inc., for field survey services in the South Cove Urban Renewal Area R-92 for a contract price of \$44,500 plus a contingency amount of \$2,000 to be paid on hourly rates for a total sum not to exceed \$46,500 for all of the services authorized or required.

Copies of a memo dated December 23, 1965 were distributed re Modification - Sites C-1 and F-4, Washington Park Urban Renewal Area, attached to which were copies of two (2) proposed votes and a letter dated December 22, 1965 from the Beacon Redevelopment Corporation. The Disposition Officer explained the proposed amendments to the Authority.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority hold a Public Hearing on January 13, 1966, in Room 350, 73 Tremont Street, Boston, on the amended application of Ernest Henderson, et al, for Authorization and Approval of a Project under Mass. G. L. (Ter.Ed.) Chapter 121A, as amended, and that the Executive Director be

authorized to publish Notice of Hearing in the daily newspapers.

On a motion duly made and seconded, it was unanimously

VOTED: that the Plan entitled "Washington Park Urban Eeneual Area, R-24, F-4 by Hugh Stubbins & Associates, Inc., and Ashley Myer & Associates, Inc., Architects, Cambridge, Massachusetts, dated December 6, 1965^U be and hereby is approved, and further, that the Authority approves in principle the subdivision of Parcel C-1 and authorizes Ernest Henderson et al, to file an amendment to the Application for Authorization and Approval of a Project under Mass. G. L« (Ter. Ed.) Chapter 121A, as amended, and Chapter 652 of the Acts of 1960, and for Consent to the Formation of a Corporation to be Organized under the Provisions of said Chapter 121A.

Copies of a memo dated December 16, 1965 were distributed re Minimum Disposition Prices - Sites E-2a, E-2b, Washington Park Urban Renewal Area, attached to which were copies of a proposed resolution,

A Resolution entitled: "Resolution of Boston Redevelopment Authority Re: Proposed Prices for Disposition Sites E-2a and E-2b in the Washington Park Urban Renewal Area, Project No. Mass. R-24," 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. L-ally, 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. 561.

Copies of a memo dated December 23, 1965 were distributed re Authorization to Expend Funds for Section 312 Rehabilitation Loan Program, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to secure the necessary title examinations, real estate appraisals, and advertising necessary to prepare and forward to the Housing and Home Finance Agency one hundred applications for rehabilitation loans under Section 312 of the Housing Act of 1964, as amended, provided that the total aggregate expenditures authorized by this vote shall not exceed \$20,000.

Copies of a memo dated December 23, 1965 were distributed re Master Plan Distribution.

The Development Administrator explained that the Old Corner Book Store; and Lauriat had agreed to sell copies of the Master Plan on a consignment basis.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the Development Administrator to advise the Old Corner Book Store and Lauriat to sell on a consignment basis copies of the Master Plan at the following prices:

Main Plan	\$10.00 each
Summary	6.00 each
Additional Maps	2.00 each

Copies of a memo dated December 23, 1965 were distributed re Harry R. Feldman, Inc. Contract, attached to which were copies of a proposed vote, a Release and a First Amendment to Agreement for Checking and Updating Assessors Maps of the City of Boston.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator of the Authority is hereby authorized to execute an Amendment to the Contract for Checking and Updating Assessor's Maps of the City of Boston between Harry R. Feldman, Inc. and the Authority and a Release between the same parties relating to such Contract¹, both instruments being in the form attached hereto; and further, that the Development Administrator is authorized to pay \$47,575.13 on account of the work performed under Phase I of the Contract as part of a settlement relating thereto and an additional amount of \$8500.00 upon the final approval of all work performed under Phase I.

Copies of a memo dated December 23, 1965 were distributed re Contract Extension - Joint Study with the Town of Brookline on Street and Highway Matters, attached to which were copies of a proposed vote, Change Order #2, and a resume on Fay, Spofford & Thorndike.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to execute an amendment to a contract for engineering services presently in force by and between the Boston Redevelopment Authority, the Town of Brookline, the Metropolitan Area Planning Council, and the contractor, Fay, Spofford and Thorndike, Inc. , providing for a time extension to June 30, 1966 and for an increase in compensation in the amount of \$3800.00, of which not more than \$2090.00 shall be payable by the Boston Redevelopment Authority, subject to the availability of non-project funds.

Copies of a memo dated December 23, 1965 were distributed re Transportation Planning Department - Amextii&BUi f°r Traffic Studies Contract - Murray D. Segal.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to extend a contract presently in force with Mr. Murray D. Segal of Bookline, Massachusetts, for traffic studies and data collection services to the Transportation Planning Department in an additional amount not to exceed \$2700, subject to the availability of aion-project funds.

Copies of a memo dated December 23, 1965 were distributed re Strengthened Transportation Planning and Engineering Activities.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated December 23, 1965 were distributed re Travel Expenses to Contact Staff Recruits.

On a motion duly made and seconded it was unanimously

VOTED: that Stephen Diamond and John Stainton be authorized to travel to the following schools: M. I. T., Harvard, Yale, Princeton, Cornell, Pennsylvania and Pratt Institute, for the purpose of recruiting qualified Planners and Designers for the Authority's staff,

Copies of a memo dated December 23, 1965 were distributed re
Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments - Cooperative work basis:

		<u>Effective</u>	<u>Terminating</u>	<u>Per Hour</u>
Paul A. Lamberti	Develop. Aide III	12-27-65	3-31-66	\$2.35
Arthur A. Abdelahad	Develop. Aide II	12-27-65	3-31-66	2.15
William E. A. Lieberman				
	Develop. Aide II	12-20-65	3-31-66	2.15
Paul F. McDonough	Develop. Aide II	12-27-65	3-31-66	2.15

Temporary Reappointments - Cooperative work basis:

David L. Vail	Develop Assist I	12-20-65	3-31-66	3.00
Peter S. Chines	Develop. Aide II	12-27-65	3-31-66	2.55
Alex. J. Hekimian	Develop. Assist. I	12-20-65	3-31-66	2.43
Jeremiah Sullivan	Develop. Aide III	12-27-65	3-31-66	2.38
Ann Z. Goldrick	Develop. Aide I	12-20-65	3-31-66	2.00
Robert B. Hankinson	Develop. Aide I	12-27-65	3-31-66	2.00

<u>Reappointments - six-month basis:</u>		<u>Grade & Step</u>	<u>Effective</u>	<u>Per Annum</u>
Vincent B. Licciardi	Demolition Insp. II	9 - 2	12-13-65	\$7,560

Leave of Absence Without Pay:

Joseph L. Polito	Draftsman II	Effective 1-7-66 to 7-7-66
James Dennis	Draftsman II	Effective 12-22-65 to 6-22-66

Advance Sick Leave:

Lena Catyb, Secretary IV - thirty days, effective 11-17-65 to 12-31-65
Joseph P. Doolin, Field Inspector II - fifteen days, effective 12-27-65 to 1-7-66

Resignation:

E. Gwynne Singleton, Secretary III - effective 12-24-65

Copies of a memo dated December 23, 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. J5-356

VOTED: that in connection with Petition No. Z-356 brought by Sun Oil
Co. y 634 Huntington Ave., , Roxbury for conditional use permit and variance to
allow rear yard less than required for construction of a three-bay service station
to replace an existing two-bay service station in a General Business district (B-1),
the Boston Redevelopment Authority has no objection to the granting of this petition.
The use meets the requirements of the Fenway Urban Renewal Plan in which project
the service station is located.

Petition No. Z-357

VOTED: that in connection with Petition No. Z-357 brought by Lionel S. Jacobs, Trustee, Liman Trust, 53A Irving St. , Boston for a variance to allow use of premises for a real estate office in a apartment district (H"2-65) the Boston Redevelopment Authority opposes the granting of the variance. This type of business is not necessary for the proper operation of the premises.

Petition No. Z-358

VOTED: that in connection with Petition No. Z-358 brought by John & Genevieve Stanhewicz, 46 Belgrade Ave. , Roslindale, for a conditional use permit to extend a non-conforming use and variances to allow front yard and side yard less than required in order to demolish existing one story gasoline service station and construction of a three car garage and gasoline service station in a local business district (L-. 5), the Boston Redevelopment Authority does not object to the granting of the petition as the continued use would not adversely affect the general character of the neighborhood.

Petition No. 359

VOTED: that in connection with Petition No. Z-359 brought by Solomon, Daniel and Norman Kaufman and Louis Mitchell, 1182-1190 Commonwealth Avenue, Boston for conditional use permits for outdoor sale or display for sale of new or used motor vehicles and repair shop garage and service station and two variances for off street parking less than required to allow change of occupancy from garage and automobile parts store to garage, automobile parts store, sale and display shop garage and service station in a general business district (B-1), the Boston Redevelopment Authority recommends the petition be partially granted and that the permit for outdoor display and sale of new and used vehicles not be granted. The character of the existing neighborhood would be adversely affected as most of the neighborhood is residential in character with the exception of the existing garage and abutting one story stores.

Petition No. Z-36Q

VOTED: that in connection with Petition No. Z-360, brought by GyGann Yee, 104 Myrtle Street, Boston for variances for excessive floor area ratio, insufficient off street parking to allow change of occupancy to hand laundry and apartments in an apartment district (H-2-65), the Boston Redevelopment Authority does not object to the granting of the petition. The use has existed in the neighborhood for nearly 40 years and the location in the basement of the apartment building had previously been used as a store. The use will not adversely , affect the neighborhood but will provide a necessary convenience for the residents of Beacon Hill.

Petition No. 2-361

VOTED: that in connection with Petition No. Z-361 brought by 30-32 Oliver Street, Corporation, 25 Pinckney Street, Boston for a variance to allow no off-street parking in order to change occupancy from a one-family to a four-family d-welling in an apartment district (H-2-65), the Boston Redevelopment Authority opposes the granting of the variance. A change of occupancy increasing the demand for curb-parking spaces, would increase congestion on the street and be contrary to the intent and purpose of the zoning code.

Petition Nos. 2-362 & Z-363

VOTED: that in connection with Petition No. Z-362 and Z-363 brought by George V. Wattendorf, 850-854 South Street, "West Roxbury for ten variances to allow conversion of two religious buildings to apartments (total of 22), in a two-family district, the Boston Redevelopment Authority is opposed to the granting of these petitions. The proposal is in flagrant violation of the density standards designated for the area, the yard and open space requirements. Give^no consideration to provision for off-street parking and is definitely detrimental to the neighborhood.

Map Application No. 21

VOTED: that in connection with Map Application No. 21 brought by Ben Lloyd concerning property at 1393-1395 Blue Hill Avenue, in South Dorchester to extend Local Business (L-. 5) zone so as to include triangular parcel of property being between Mattapan Street and Hiawatha Street, the Boston Redevelopment Authority has no objection to the granting of the petition since parcel was zoned for business under the old code. There are stores in the adjoining block and necessary off-street parking is available on the lot and it appears to be an appropriate use of the land.

On a motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

Copies of a schedule entitled "Proposed 1966 Salary Adjustments" were distributed, containing the names of six (6) employees.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the salary adjustments as shown on the aforementioned schedule - effective January 5, 1966.

A copy of the aforementioned schedule is filed in the Document Book of the Authority as Document No. 562.

Copies of a memo dated December 23, 1965 were distributed re Step Increases for Certain Authority Personnel, attached to which were copies of a three page schedule entitled "Step Pay Increases - Effective January 5, 1966."

On a motion duly made and seconded, it was unanimously

VOTED: to approve the the step pay increases for certain personnel, effective January 5, 1966, contained in the aforementioned schedule.

Copy of the aforementioned schedule is filed in the Document Book of the Authority as Document No. 563.

Copies of a memo dated December 23, 1965 were distributed re Promotions and/or Reclassifications for Certain Authority Personnel, attached to which were copies of a proposed vote and a four page schedule entitled "Reclassifications and Promotions - Effective January 5, 1966."

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority approve the aforementioned schedule of Promotion and/or Reclassifications of Employees - effective January, 1966.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 564.

Copies of a memo dated December 23, 1965 were distributed re Employees not Authorized for Salary Increases - January, 1966, attached to which was a schedule containing the names of twenty-one (21) employees not authorized for salary increases - January 5, 1966.

The Development Administrator fully explained his reasons for not recommending increases in each individual case.

On a motion duly made and seconded, it was unanimously

VOTED: that action be deferred to the next meeting of the Authority on the fourth name on the schedule.

On a motion duly made and seconded, it was unanimously

VOTED: to concur in the Development Administrator's recommendation to withhold step rate increases on January 5₃ 1966, for the remaining twenty (20) employees.

The aforementioned schedule is filed in the Document Book of the Authority as Document No. 565.

On a motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

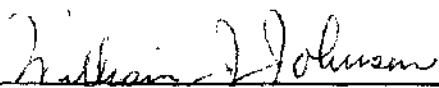
On a motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on January 13, 1966 at 2:00 p. m.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:25 p. m.


Assistant Secretary