



MINUTES OF A REGULAR MEETING
 OF THE BOSTON REDEVELOPMENT AUTHORITY
 HELD ON JANUARY 13, 1966

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 2:35 p.m. on January 13, 1966. The meeting was called to order by the Acting Chairman, and upon roll call those present and absent were as follows:

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

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 January 13, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts,

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

January 10, 1966 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 January 10, 1966, 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 13th day of January, 1966.

Kane Simonian
 Secretary

LS

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of December 23, 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:

J. A. Moran	\$ 500.00
J. A. Moran	125.00
John Sherman Gullen	400.00
John E. O'Neill	400.00
Frank J. McFarland	1,000.00
Casey & Dennis	300.00
William F. Morrissey	22,700.00
Willard Crush	3,500.00
Nyman H. Kolodny	9,217.00
Corey Steeplejacks, Inc.	5,400.00
Maher & Fall Wrecking Co.	14,220.00
Maher & Fall Wrecking Co.	2,694.00
Maher & Fall Wrecking Co.	8,037.00
John J. Duane Company	22,410.00
Reginald H. Gallagher	10,000.00
Corey Steeplejacks Inc.	27,612.00
Paul T. O'Keefe	10,000.00
Paul G. Counihan	2,625.00
David A. Crane	313.05
Jackson & Moreland	3,945.75
Charles T. Main, Inc.	390.28
Charles T. Main, Inc.	825.19
Mason & Frey	4,800.00
Schoenfeld Associates, Inc.	2,198.00
Traffic Research Corporation	10,907.56
Whitman & Howard, Inc.	1,850.00

Payment of the invoice of Freedom House, Inc., dated January 6, 1966, for \$3,291.50 was approved for payment subject to the submission of payroll data and other supporting documentation.

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 January 13, 1966 were distributed re Tenants Accounts Receivable, Washington Park Project, Mass. R-24.

On a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the five (5) accounts shown on the aforementioned memo, totaling \$1, 219. 30, and to make the following findings as 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 January 13, 1966 were distributed re Tenants' Accounts Receivable, Washington Park Project Mass. R-24, attached to which was a schedule containing forty-eight (48) accounts, totaling \$5, 305. 15.

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 forty-eight accounts totaling \$5, 305.15, as shown on the aforementioned schedule and to make the following findings as 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 charge, on the basis of hardship, on the following two accounts:

Amos Coakley	Account No. 1579	\$366.85
Grady Henson	Account No. 2435	\$382. 80

Copies of a memo dated January 11, 1966 were distributed re Washington Park Project Mass. R-24 - 72 Codman Park.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize a Change Order to Demolition Contract No. 6, Maher & Fall Wrecking Co., tnc ,, for \$890.00 for the demolition of 72 Codman Park, with no change in the contract time.

Copies of a memo dated January 10, 1966 were distributed re Site Preparation Contract No. 4, Approval of Subcontractor, Washington Park Project Mass. R-24.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the Hemphill Drilling & Blasting Co., Inc. as subcontractor to Salah & Pecci Construction Co. , Inc. - Site Preparation Contract No. 4, Washington Park Project Mass. R-24.

Copies of a letter dated December 30, 1965 from Charles River Park "C" Company were distributed notifying the Authority that the company was exercising the option to purchase Parcels ID and 1D(1) in the West End Project.

On a motion duly made and seconded, it was unanimously

VOTED: that the General Counsel prepare the necessary documents and deeds, for the conveyance of Parcels ID and 1D(1) from the Authority to Charles River Park "C" Company; and further, that the Executive Director be and hereby is authorized to execute said deeds for and on behalf of the Authority.

The Executive Director distributed copies of letters from Charles River Park "B" Company dated January 7 and January 11, 1966 requesting a four-week extension of the License for the use of Parcel 6, West End Project. Copies also were distributed of a letter dated January 11, 1966 from the Library Department, requesting the delivery of Parcel 6 to the Library as soon as possible after January 22, 1966, when the present license to Charles River Park "B" Company for the use of this parcel expires.

On the recommendation of the Executive Director and on motion duly made and seconded, it was unanimously

VOTED: to approve a four-week extension of the License for Parcel 6 to Charles River Park "B" Company on the following condition: that Charles River Park "B" Company agrees in writing to pay the Authority the out-of-pocket cost, which is the loss sustained by the Authority from not being able to deliver Parcel 6 to the Library Department and invest the proceeds from the sale; and further VOTED: that the Executive Director is authorized to advertise for bids on January 23, 1966 or as soon thereafter as possible for the award of a contract by the Authority for the restoration of Parcel 6 to its original condition if Charles River Park "B" Company refuses to accept the four-week extension of the License under the condition outlined above; and further VOTED: that the Executive Director is authorized to prepare specifications and advertise for bids on February 23, 1966 or as soon thereafter as possible if the extension of four-weeks' time is granted on the above condition and Charles River Park "B" Company does not restore the site to its original condition at the expiration of the four-week extension of time on February 23, 1966.

Copies of a memo dated January 13, 1966 were distributed re Tidelands License - Charlestown Project; Chapter 842 of the Acts of 1965.

The Executive Director explained the provisions of Chapter 842 as they related to the Charlestown Project, and the Development Administrator indicated the location of the tidelands and explained the proposed land use of the tidelands area.

On a motion duly made and seconded, it was unanimously

VOTED: that the Secretary be and he hereby is authorized within ninety days after the execution of the Loan and Grant Contract for the Charlestown Project, No, Mass. R-55, to execute and record in the Suffolk Registry of Deeds a Tidelands Certificate, and to notify in writing the State Department of Public Works of such recording, pursuant to the Acts and Resolves of Massachusetts of 1965, Chapter 842.

Copies of a memo dated January 13, 1966 were distributed re Waterfront Project - Adjustment of Use and Occupancy Charge,

On a motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account No. 70, Dirigo Sales Corporation, to \$100.00 per month effective July 1, 1965.

Copies of a memo dated January 11, 1966 were distributed re Government Center Project - Adjustment of Use and Occupancy Charge.

On a motion duly made and seconded, it was unanimously

VOTED: to reduce the use and occupancy charge on Account No. 1204, Meyer H. Goldman, in a lump some of \$276.05.

Copies of a memo dated January 13, 1966 were distributed re Appraisal Engineer - Central Business District Project, Boston Edison Co. Property at 41-45 Arch Street, Boston, 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 letter dated January 11, 1966 were distributed from Attorney Melvin Newman, representing Back Bay Towers, Inc. requesting permission to file an application for the development of Parcel 2, Whitney Street Project area. Also, copies of a letter dated January 11, 1966 were distributed

from Robert M. Morgan, representing the Beacon Redevelopment Corporation, expressing its interest in developing Parcel 2. The Executive Director told the Authority that Fr. Kelley of the Mission Church, representing a group of Mission Hill residents, had written to Mayor Collins regarding a proposal for Parcel 2.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to contact representatives of the three potential developers of Parcel 2 and obtain the essential information relating to their respective proposals for submission to the Authority.

On a motion duly made and seconded, it was unanimously

VOTED: to take under advisement the application of Ernest Henderson, et al, for Authorization and Approval of a Project under Mass. G. L. (Ter. Ed.) Chapter 121A, as amended.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the following: a) Strengthening Transportation Planning and Engineering Activities; b) Home Guidance Support Program - Washington Park.

Copies of a memo dated January 13, 1966 were distributed re Strengthening Transportation Planning and Engineering Activities, attached to which were copies of two proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated January 13, 1966 were distributed re Home Guidance Support Program - Washington Park, attached to which were copies of two proposed votes; a Detail on Freedom House Contribution; a letter dated December 16, 1965 from the University of Massachusetts; and a proposed Contract with the Action for Boston Community Development, Inc.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority accept a \$29,939 grant from Action for Boston Community Development, Inc. to undertake a Home Guidance Support Program in the Washington Park Renewal Area, and that the Development Administrator be authorized to execute necessary contract documents and carry out all related activities.

On a motion duly made and seconded, it was unanimously

VOTED: that the personnel policy for the Home Guidance Program provide:

(1) Employment of professional and secretarial personnel, subject to customary terms, conditions, and benefits of Authority employment.

(2) Establishment by the Authority of a roster of home guidance assistants to be employed as necessary during the program, providing such employment not exceed an average of fifteen hours per week, nor be compensated at more than \$2. 00 per hour.

On the recommendation of the Development Administrator and on a motion duly made and seconded, it was unanimously

VOTED: to employ on a six-months temporary basis - Sarah Crichlow as a Home Guidance Specialist II at \$7, 200 per annum, effective January 17, 1966, and Ellen Jean Fox on a six-months temporary basis as a Home Guidance Specialist II at \$6, 200 per annum, effective January 17, 1966.

Copies of a memo dated January 13, 1966 were distributed re Government Center Project, Parcel 3B - Working Drawings and Specifications for Proposed Parking Space, attached to which were copies of a proposed vote. Plans for the proposed parking space were displayed by the Development Administrator.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the drawings and specification for the parking lot on Parcel 3B and wall repairs to the central office of the Boston Welfare Department in Government Center, prepared by Jackson and Moreland, dated November 17, 1965, subject to the following reservations:

1) change to a dark statuary bronze anodized finish on the aluminum gate.

2) change of type and location of yard lighting.

Copies of a memo dated January 13, 1966 were distributed re Produce Market Development - the contents of which were noted and placed on file.

Copies of a memo dated January 13, 1966 were distributed re Waterfront Land Acquisition, attached to which were copies of an appropriate Resolution and Order of Taking

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated January 13, 1966 were distributed re Assignment of Early Land Covenant, Central Business District, Project Mass. R-82, attached to which were copies of a Covenant and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and hereby is authorized to execute an assignment of certain rights the Authority has under a covenant executed by the City of Boston in connection with the Central Business District Early Land Program in the form that is attached hereto.

Copies of a memo dated January 13, 1966 were distributed re Extension of Contract with Charles T. Main, Inc., attached to which were copies of a proposed vote, Contract Amendment No. 1, and Map 3- - Central Business District Urban Renewal Area.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to enter into an amendatory agreement to the contract with Charles T. Main, Inc. dated July 19, 1963 for Part I Engineering Studies in the Central Business District Project establishing maximum limit of the contract at not more than \$56,550 and the time of completion be extended to June 1, 1966.

Copies of a memo dated January 13, 1966 were distributed re Engineering Services Contract - South Cove, attached to which were copies of a proposed vote, a resume¹ on Charles T. Main, Inc., and a proposed Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated January 13, 1966 were distributed re Engineering Services Contract - Charlestown, attached to which were copies of a proposed vote, a resume¹ on Edwards & Kelcey and a proposed Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated January 13, 1966 were distributed re Washington Park Urban Renewal Area: Progress Report for 1965; projections for 1966.

On motion duly made and seconded, it was unanimously

VOTED: to take the matter under advisement.

Copies of a memo dated January 13, 1966 were distributed re Increase in Washington Park Project Expenditures Budget, attached to which were copies of a proposed resolution.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Authorizing Filing of Amendatory Application for Loan and Capital Grant for Project No. Mass. R-24," was introduced by Mr. Condakes.

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

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

The Acting 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. 566.

Copies of a memo dated January 13, 1966 were distributed re Order of Taking - Washington Park Project, 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. Condakes, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated January 13, 1966 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 Rs-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. 567.

Copies of a memo dated January 13, 1966 were distributed re Designation of Developer for 161 Ruthven Street, Washington Park Urban Renewal Area, attached to which were copies of a Summary Sheet and 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 execute and deliver a disposition agreement between the Authority as Seller, and Samuel Graham of 7 Abbotsford Street, Roxbury, as Buyer, providing for conveyance by the Authority of property located at 161 Ruthven Street, in consideration of \$1,500 and the buyer's agreement to commence construction on or before July 15, 1966 of a single family home on said property, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such disposition agreement, said conveyance to be subject to receipt by the Development Administrator of evidence satisfactory to him of the Buyer's financial capability of accomplishing said construction; and that the execution by the Development Administrator of such agreement and deed to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

Copies of a memo dated January 13, 1966 were distributed re Tentative Designation of Developer for the "Catawba Street Package" - Washington Park Urban Renewal Area, attached to which were copies of a Summary Sheet and a proposed resolution,

Mr. Condakes introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Properties at 18-20, 26-28, 30-36 and 62 Catawba Street, and 18-20 Laurel Street, Roxbury 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. 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. 568.

Copies of a memo dated January 13, 1966 were distributed re Designation of Developer for Rehabilitation of 35 Catawba Street, "Washington Park Urban Renewal Area, attached to which were copies of a Summary Sheet and 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 execute and deliver a disposition agreement between the Authority as Seller, and James Ballard of 198 Harold Street, Roxbury, as Buyer, providing for conveyance by the Authority of property located at 35 Catawba Street, in consideration of the payment of \$750.00 and the Buyer's agreement to rehabilitate the property, within six (6) months after conveyance at an estimated cost of \$7, 500, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interest of the Authority; that the Development Administrator is further authorized to execute and deliver a deed conveying said property pursuant to such disposition agreement, said conveyance to be subject to receipt by the Development Administrator of evidence satisfactory to him of the Buyer's financial capability of accomplishing said rehabilitation; and that the execution by the Development Administrator of such agreement and deed to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote and conclusive evidence that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

Copies of a memo dated January 13, 1966 were distributed re Site Preparations Contract: Housing Site 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 Executive Director be and he hereby is authorized to prepare specifications and secure bids for construction of site preparations, including re-grading and digging of trenches for public utilities on re-use site B-3.

Copies of a memo dated January 13, 1966 were distributed re Designation of Developer - Parcel H-7, Washington Park Urban Renewal Area, attached to which were copies of a proposed resolution.

Mr. Condakes introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority re: Proposed Disposition of Parcel H-7 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. 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. 569.

Copies of a memo dated January 13, 1966 were distributed re Authorization to Advertise the Availability of Disposition Site H-9, Washington Park Urban Renewal Area, attached to which were copies of a proposed advertisement.

On a motion duly made and seconded, it was unanimously

VOTED: that the Secretary be authorized to publish the aforementioned advertisement in the Boston newspapers.

Copies of a memo dated January 13, 1966 were distributed re Amendment to Reuse Appraisal Fee Schedule for "Open-End" Contracts, attached to which were copies of a proposed vote and a two (2) page Amendment to Reuse Appraisal Fee Schedule for "Open-End" Contracts.

On a motion duly made and seconded, it was unanimously

VOTED: that the attached amendment to the Reuse Appraisal Fee Schedule for "Open-End" Contracts Number 65-24 and Number 64-25 be and hereby is approved as an addition to the fee schedule for such appraisals as approved by the Authority on May 20, 1965, and, further, that this amended fee schedule be and hereby is approved as the schedule to be employed for all similar reuse appraisal contracts to be requested by this Authority, unless otherwise specified.

The aforementioned Amendment is filed in the Document Book of the Authority as Document No. 570.

Copies of a memo dated January 13, 1966 were distributed re Authorization to Secure Bids for Expanding South End Site Office, attached to which were copies of a proposed vote and a schedule of the estimated cost for remodeling the Site Office at 72 Warren Avenue.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to advertise for bids for the work required to prepare the second and third floors and modify the first floor of the South End Site Office in such manner as to provide adequate facilities for the staffing which will be required for the South End Project.

Copies of a memo dated January 13, 1966 were distributed re Relocation Contract in the South End Urban Renewal Area, attached to which were copies of a proposed vote, a Contract for Relocation Services, and a Memorandum of Understanding with the United South End Settlements, Incorporated.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated January 13, 1966 were distributed re Request for Approval of Plans and Specifications - 43-45 Dwight Street, South End Urban Renewal Area, attached to which were copies of a proposed vote. A set of plans were displayed indicating the proposed improvements.

On a motion duly made and seconded, it was unanimously

VOTED: that plans for 43 and 45 Dwight Street, submitted by South End Community Development, Inc., to the Boston Redevelopment Authority at its meeting held January 13, 1966, are hereby approved.

Copies of a memo dated January 13, 1966 were distributed re Request for Authorization to Enter Negotiations with Boston Flower Exchange, Inc. , S. S. Pennock Company, Florist Supply Company, and the Independent Wholesale and Suppliers Development Corporation, with Respect to their Relocation within the South End Project Area, attached to which were copies of a letter dated January 3, 1966 from the Boston Flower Exchange, Inc. , a letter dated July 30, 1965 from Sumner J. Chertok, a letter dated May 19, 1965 from The Florist Supply Company, and a letter dated November 21, 1963 from S. S, Pennock Company

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be given leave to withdraw the aforementioned memo.

Copies of a memo dated January 13, 1966 were distributed re Increase in North Harvard Project Expenditures Budget, attached to which were copies of a resolution.

A Resolution entitled: "Resolution of Boston Redevelopment Authority Authorizing Filing of Amendatory Application for Loan and Capital Grant for Mass. R-54," was introduced by Mr. Condakes.

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

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

The Acting 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. 571

The Development Administrator distributed copies of a memo dated January 13, 1966 entitled AHson-Waverley Project, attached to which were copies of an Amendment to the Report and Decision on Application for Approval of the Allston - Waverley Project and Consent to the Formation of Waverley Apartments, Inc. The aforementioned Amendment to the Report and Decision was read and considered by the Authority.

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

VOTED: to adopt the above-mentioned Amendment to the Report and Decision on Application for Approval of the Allston-Waverley Project and Consent to the Formation of Waverley Apartments, Inc.

The aforementioned Amendment is filed in the Document Book of the Authority as Document Book No. 572.

Copies of a memo dated January 13, 1966 were distributed re Advertising of Availability of Housing Sites, attached to which were copies of a proposed advertisement.

On a motion duly made and seconded, it was unanimously

VOTED: that the Secretary be authorized to publish the advertisement in the Boston newspapers.

Copies of a memo dated January 13, 1966 were distributed re Personal Services Contract, Business Development and Relocation - Mr. William J. O'Malley, attached to which were copies of a proposed vote and a Contract for Personal Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a contract with William J. O'Malley of Winchester, Massachusetts, for the performance of certain services in connection with business relocation activities of the Authority, substantially in the form of the one attached, for a term of one (1) year and at an annual compensation not to exceed Eighteen Thousand (\$18,000.00) Dollars.

Copies of a memo dated January 13, 1966 were distributed re Highway Research Board - Washington, D. C., January 16-22, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that Stanley T. Siegel and Matthew A. Currie be authorized to attend the meeting of the Highway Research Board, Washington, D. C. - January 16-22, 1966.

On the recommendation of the Development Administrator, it was unanimously

VOTED: to approve the payment of travel expenses of \$48.89 to Allan B. Jacobs of Philadelphia, Pennsylvania, for an employment interview.

Copies of a memo dated January 13, 1966 were distributed re
Personnel Actions - Pay Increases for Certain Hourly Employees.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the pay increases for the following employees,
retroactive to January 5, 1966.

Weismantel, W.	CMef Planner I	\$ 5, 00/hr.
Ricketts, E.	Model Maker	3. 75/hr.
Wilmott, R.	Model Maker	3. 75/hr.
Strader, T.	Architect I	3. 72/hr.
Gaudette, R.	Graphic Des. II	3. 50/hr.
Supple, L.	Graphic Des. II	3. 25/hr.

Copies of a memo dated January 13, 1966 were distributed re
Personnel Actions - Pay Increase for Maintenance Men.

On a motion duly made and seconded, it was unanimously

VOTED: that the hourly wages of twenty-one (21) Maintenance Men
presently employed "by the Authority be raised from \$2. 32 to \$2.42 per hour
retroactive to January 12, 1966.

Copies of a memo dated January 13, 1966 were distributed re
Personnel Action.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments - Six-month basis

		<u>Grade & Step</u>	<u>Effective</u>	<u>Per Annum</u>
Robert B. Simeone	Rehab. Asst. III	8 - 1	2-2-66	\$ 6, 500
Carol A. McNeary	Develop, Asst. II	6 - 2	1-17-66	5, 460
Joan C. Greifeld	Clerical Asst. 111	3 - 2	1-17-66	4, 095
Judith L. Johnson	Clerical Asst. 111	3 - 2	1-17-66	4, 095

Temporary Appointment - Cooperative work basis:

Elizabeths. Searles Develop. Aide II Effective 1- 13-66 to 3-8-66 \$2.15/hour

Advance Sick Leave:

Lena Catyb, Secretary IV - fifteen days, effective 1-5-66 to 1-25-66
Virgina E. Hacking, Designer I - thirty days, effective 12-9-65 to 1-21-66
Lexine E. Dent, Secretary I - five days, effective 1-11-66 to 1-17-66

Resignations:

Robert F. Rowland, Community Renewal Administration Director - effective 10-5-65
Catherine J. Hanlon, Secretary II - effective 1-7-66
Ramona Irving, Clerical Assistant III - effective 1-20-66

Copies of a memo dated January 13, 1966 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 Nos. Z-364, Z-365 & Z-366

VOTED: that in connection with Petition Nos. Z-364, Z-365 & Z-366 brought by the Boston Housing Authority, 11-21 Mitchell Street, 8-12 Gustin Street, 175 N. Ninth Street, 6-10 Frederick Street, 21-23 Lark Street, 177-193 W. Ninth Street, South Boston, the Boston Redevelopment Authority has no objection to the granting of the petitions. The proposed development is in accord with the General Plan.

Petition No. Z-367

VOTED: that in connection with Petition No. Z-367 brought by Brainard Auto Park Co. , 101 KiJrrarnock St. , Boston for a variance to allow a parking lot in an apartment district (H-2), the Boston Redevelopment Authority has no objection to the granting of the petition. There is a shortage of parking facilities in the area. Petitioner is actually asking for an extension of a non-conforming use since a portion of the area was legally being used for parking in what was a local business area until the new zoning became effective the first of the year.

Petition No. Z-368

VOTED: that in connection with Petition No. Z-368 brought by George Constantino, 25 Manila Ave. , Hyde Park for a variance to allow use of part of a single family dwelling as a beauty parlor in a single family district (S-. 5) the Boston Redevelopment Authority opposes the granting of the petition. The intrusion of a commercial use into a well kept single family district will be detrimental to the neighborhood. There is no circumstance affecting this lot that justifies the granting of the variance. (It further noted that the petitioner did not set forth in detail in his application what is sought by the appeal. }

Petition No. Z-369

VOTED: that in connection with Petition No. Z-369 brought by Astoria Motor Sales, 4267 Washington St., Roslindale for a conditional use permit and variance to have rear yard less than required to allow construction of a repair garage to replace an existing outmoded repair garage, the Boston Redevelopment Authority has no objection to the granting of the petition. The new building will essentially replace the existing structure.

Petition No. Z-370

VOTED: that in connection with Petition No. Z-370 brought by Regent Robbins Realty Trust, 6 Hayes Road, West Roxbury for five variances including a forbidden use to change occupancy from 32 apartments to 34 apartments in a two-family district (R-. 5), the Boston Redevelopment Authority opposes the granting of the petition. Building already a flagrant example of overcrowding the land at the rate of 100 families per acre in a 15 family per acre district. Now has only just over 50% of the required parking, practically all of which uses the sidewalk as a runway. Aggravating the existing non-conformity will seriously injure the neighborhood and is detrimental to the public welfare.

Petition No. Z-371

VOTED: that in connection with Petition No. Z-371 brought by the Glencoe Realty Trust, 35 Glencoe Street, Brighton for six variances to allow construction of a three-story, 53 unit apartment building in a two-family residential (R-.5) district, the Boston Redevelopment Authority opposes the granting of the petition because the proposed building with a density of 53 families per acre is in the midst of an area designated for a density of fifteen families per acre and a change of this degree should be accomplished through the process of a zone change.

Petition No. Z-372

VOTED: that in connection with Petition No. Z-372 brought by John Pagaartiand Marcello Stisi, 15 Walbridge St., Boston, to allow variances for lot area per additional unit less than required and excessive maximum floor area ratio for construction of a three story and basement 39 unit apartment building in an apartment (H-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition because of excessive density. The code prescribes 23 units for this size of lot instead of the proposed 39 units which is 70% in excess of the code allowance. The proper relief here should be through a zone change, if allowed, since there is no hardship involved.

Petition No. Z-374

VOTED: that in connection with Petition No. Z-374 brought by Deb Realty Trust, 51 Fremont Street, Dorchester for seven variances including a forbidden use, in a two-family district (R-. 5) in order to construct a 31 unit apartment building, the Boston Redevelopment Authority opposes the granting of the petition. This petitioner has through several variances on contiguous properties practically changed the zoning in the immediate area from a two-family zone to a fairly dense apartment zone. This is flagrantly in violation of the intent and purpose of the zoning law.

Petition No. Z-375

VOTED: that in connection with Petition No. Z-375 brought by the New England Telephone and Telegraph Co. , 570 East Fourth Street, South Boston to allow variances for excessive floor area ratio and front yard less than required for construction of an addition to existing automatic telephone exchange building in a local business district, the Boston Redevelopment Authority does not oppose the granting of the petition. The proposed addition is necessary to meet the growing needs of the community for additional telephone service.

Petition No. Z-376

VOTED: that in connection with Petition No. Z-376 brought by Mary T. Maillet, 25 Pinedale Road, West Roxbury for variances to allow change of occupancy from two to three families and lot size less than required in a residential (R-.5) district, the Boston Redevelopment Authority opposes the granting of the petition. The addition of another apartment would not be compatible with the general character of the neighborhood which consists of one and two-family dwellings,

Petition No. Z-377

VOTED: that in connection with Petition No. Z-377 brought by William G. Verrochi, 198 Magnolia Street, Dorchester for conditional use permit to allow change of non-conforming use from storage of construction equipment and material to the display and storage of new and used cars, the Boston Redevelopment Authority is opposed to the granting of the petition because of the increased traffic hazard it would present to the children attending the Quincy F. Dickerman School which is adjacent to the proposed non-conforming use.

Petition No. 2-378

VOTED: that in connection with Petition No. Z-378 brought by William Coltin, 100 Tremont Street, Brighton for variances to allow multi-family dwelling in a two-family district (R-.5), lot size less than required, rear yard less than required, off-street parking less than required, so that a 24 unit apartment house can be erected, the Boston Redevelopment Authority opposes the granting of the petition. The lot size is too small to support this high a density. Though there may be a trend toward apartments in the area, the apartments being built are on larger lots than that of the petitioner. New construction should meet the parking requirement.

Petition No. Z-379

VOTED: that in connection with Petition No. Z-379 brought by Tara Nursing Home, 52 Alban Street, Dorchester for variances to allow nursing home forbidden in a two-family district (R-. 5), lot area insufficient, floor area ratio excessive, rear yard insufficient and off-street parking insufficient to allow construction of an addition to an existing nursing home, the Boston Redevelopment Authority opposes the granting of the petition. The area is one of fine residential homes with large lots and open space running the entire length of the block in the rear yards. The extension of this masonry addition into the rear yard area will not be compatible with the character of the neighborhood. The increased parking need will result in increased traffic congestion.

Petition No. Z-380

VOTED: that in connection with Petition No. Z-380 brought by William F. & Anna I. Martin, 16-18 Moraine Street, Jamaica Plain, for a conditional use permit to allow parking lot which is in a residential district but abuts a business use in a business zone, the Boston Redevelopment Authority has no opposition to the granting of the petition. The use will provide further off-street parking for supermarket customers and minimize congested parking on surrounding streets in the residential area.

Petition No. Z-381

VOTED: that in connection with Petition No. Z-381 brought by Irving Zitron, 133 Mattapan Street, Dorchester for a variance to allow front yard less than required is sought to allow rebuilding and extension of a porch to a single family dwelling in a general residence district (R--8^, the Boston Redevelopment Authority has no objection to the granting of the petition. The new porch will be an improvement and will be no closer to the lot line than the existing porch.

Petition No. Z-382

VOTED: that in connection with Petition No. Z-382 brought by Cote Motor Co. , 270 Talbot Ave., Dorchester for a conditional use permit to allow extension of a non-conforming use in a local business (L.-1) and general residence district (R-. 8) in order to erect a canopy to an existing building, the Boston Redevelopment Authority has no objection to the granting of the petition. The use has operated at the premises for over 25 years without creating problems to the neighborhood. The proposed canopy meets all of the dimensional requirements of the code.

Petition No. Z-383

VOTED: that in connection with Petition No. Z-383 brought by Margaret fe Peter Kehoe, 106 Magnolia Street, Dorchester for variances for lot area insufficient, floor area ratio excessive, usable open space less than required, off-street parking less than required, in order to allow conversion of a three-family dwelling to a six-family dwelling in a apartment district (H-1), the Boston Redevelopment Authority recommends the petition be not granted unless six off-street parking spaces be provided within 400 feet of the premises.

Petition No. Z-384

VOTED: that in connection with Petition No. Z-384 brought by William and Dorothy McCaffrey, 627 Cummins Highway, Mattapan, for a conditional use permit and variance for front yard requirements to erect an addition to a gasoline service station in a local business district, the Boston Redevelopment Authority has no objection to the granting of the petition as the continued use would not adversely affect the general character of the neighborhood

Petition No. Z-373

VOTED: that in connection with Petition No. Z-373 brought by the New England Telephone Co, at 41 Belvidere Street, Boston, requesting variances for excessive floor area ratio, reduced setback of parapet and off-street parking to allow two-story addition to present automatic telephone exchange, the Boston Redevelopment Authority recommends granting of the petition since in its opinion, a tremendous cost would be involved if expansion is not allowed and it is definitely in the public interest to avoid such cost.

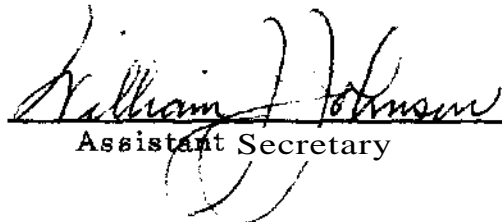
On a motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on
January 20, 1966 at 2:00 p. m.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:46 p. m.


Assistant Secretary