

MINUTES OF A REGULAR MEETING  
OF THE BOSTON REDEVELOPMENT AUTHORITY  
HELD ON FEBRUARY 3, 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 2:00 p.m. on February 3, 1966. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Msgr. Francis J. Lally Stephen E. McCloskey James G. Colbert Melvin J. Massucco	George P. Condakes (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 February 3, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

January 31, 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 31, 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 3rd day of February, 1966.

Kane Simonian  
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of January 20, 1966 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:

Whipple & Magane . . . . .	450.00
Whipple & Magane . . . . .	200.00
Maher & Fall Wrecking Co. . . . .	4,131.00
Maher & Fall Wrecking Co. . . . .	2,974.00
John J. Duane Co. . . . .	22,496.40
John J. Duane Co. . . . .	4,725.00
Maher & Fall Wrecking Co. . . . .	5,186.00
Nyman H. Kolodny. . . . .	1,200.00
David A. Crane . . . . .	150.14
Kallmann, McKinnell, Campbell, Aldrich & Nulty. . . . .	6,417.34
Machine Composition Company. . . . .	2,500.00
Planning, Engineering & Development . . . . .	1,181.80
Sasaki, Dawson, DeMay Associates . . . . .	1,051.25
Schoenfeld Associates, Inc. . . . .	3,784.50
Murray D. Segal . . . . .	2,125.17
Von Moltke, Chapman & Goyette . . . . .	1,587.83
Whitman & Howard, Inc. . . . .	1,929.93

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 31, 1966 were distributed re Government Center Project, Mass. R-35, Tenants' Accounts Receivable to be Charged Off, attached to which were copies of a schedule containing fifteen (15) accounts, totaling \$7,526.85.

On a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the aforementioned fifteen (15) accounts totaling \$7,526.85, 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 two memoranda dated February 3, 1966 were distributed from the Deputy Project Director, "Washington Park Project, listing nine (9) accounts totaling \$1, 819.65 considered to be uncollectable.

On a motion duly made and seconded, it was unanimously

VOTED: to charge off as uncollectable the nine (9) accounts listed in the aforementioned memoranda totaling \$1, 819. 65, 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 February 3, 1966 were distributed re Option Negotiators - Charlestown Project.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute Third Party Option Negotiator Contracts with the following:

Mr. Harry Blake, 382 Commonwealth Ave. , Boston  
Mrs. Ellen Good, 41 May St. , Jamaica Plain  
Mr. Francis Morris, 10 Harding St. , West Newton

Copies of a memo dated February 3, 1966 were distributed re South End Project - Approved List of Appraisers, attached to which were copies of the qualifications of William El. MacGregor.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following list of appraisers for work in the South End Project Area, Mass. R-56:

Charles Akerson	Henry Keenan
David L. Gary	John C. Kiley, Jr.
Richard Casey	Edward A. Larkin
John S. Cullen	Bernard Magane
Richard Dennis	Frank McFarland
Daniel Driscoll	Joseph A. Moran
John Finnegan	Joseph A. Moran, Jr.
Leo M. Flynn	James J. McGoff
Robert Foster	John E. O'Neill
Reginald H. Gallagher	Frank B. Rogers
Willard Grush	Bernard Singer
John D. Hewitt	W. Dal MacGregor

Mr. Condakes entered the meeting at this point.

Copies of a memo dated February 3, 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 to \$200. 00 per month, for the period April 1, 1965 thru September 30, 1965, on Account No. 1501 Samuel Lebow Company, 36 Canal Street - Government Center Project Mass. R-35.

Copies of a memo dated February 3, 1966 were distributed re Appraisal Engineer - Central Business District Project, Mass. R-82, attached to which were copies of a proposed vote. The Development Administrator introduced a proposal dated February 2, 1966 from Coffin & Richardson, Inc. , Consulting Engineers.

On a motion duly made and seconded, it was

VOTED: that the Authority enter into a contract not to exceed \$10,000 with the firm of Coffin & Richardson, Inc. for engineering services in connection with the appraisals of 5-13 Boylston Street and 17-21 Boylston Street.

Mr. Condakes vote "Nay" and requested to be so recorded.

On a motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on February 16, 1966 at 2:30 p. m.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the memo of January 13, 1966 re "Waterfront Project - Order of Taking.

Copies of a memo dated February 3, 1966 were distributed re Waterfront Land Acquisition, attached to which were copies of a proposed Resolution and an Order of Taking, including Annex A - Project Area Description, Annex B - Taking Area Description, Annex C - Award of Damages, and a list of Supposed Owners. The Waterfront Project Director displayed a map showing the location of the properties included in the Order of Taking.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 3, 1966 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. (Only Plans numbers P-5 and P-7 to be recorded with this Order of Taking. )

Mr. Condakes requested that it be recorded that he voted "Present".

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 573,

Copies of a memo dated February 3, 1966 were distributed re Demolition of Central Wharf and City Ferry Pier, attached to which were copies of a proposed vote. Copy of a map was displayed indicating the location of the two aforementioned properties in the project area.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chief Engineer is authorized to prepare bidding documents and that the Executive Director is authorized to advertise for bids for demolition and removal of piers, piles and decking on Central Wharf and the City Ferry Pier at Sargents Wharf in the Waterfront Project (R-77).

Copies of a memo dated February 3, 1966 were distributed re Revised Aquarium Proposal, attached to which were copies of a proposed vote. A plan entitled , "N. E. Aquarium Park Piling Plan, S18A, " was displayed.

On a motion duly made and seconded, it was unanimously

VOTED: that the plan submitted by the New England Aquarium Corporation, dated February 2, 1966, identified as "N. E. Aquarium Park Piling Plan, S18A, " for piling in anticipation of a future porpoise pool and stadium is hereby approved, and the Development Administrator is

authorized to so advise the New England Aquarium Corporation of the approval, and that plans for any porpoise pool and related facilities will be subject to the normal Authority design review process.

Copies of a memo dated February 3, 1966 were distributed re Government Center: Parcel 2E - Selection of Developer, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby designates Samuel Poorvu as developer of Parcel 2E in Government Center, subject to

- (A) necessary Post Office actions,
- (B) submission of an acceptable design proposal, and
- (C) prior public disclosure as required by HHFA

Copies of a memo dated February 3, 1966 were distributed re Government Center, Parcel 4 - Parking Garage, Land Disposition Agreement, attached to which were copies of a proposed resolution, a Land Disposition Agreement and a map entitled, "Property Line Map Parcel 4, Government Center Project Mass. R-35," prepared by Whitman & Howard Inc. Engineers.

Mr. Massucco introduced a resolution entitled: "Resolution of Boston Redevelopment Authority Approving Disposition of Parcel 4 in the Government Center Project Area," which Resolution was read in full and discussed and considered.

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

VOTED: to approve the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 574.

Copies of a memo dated February 3, 1966 were distributed re Government Center: Transfer of Title to Parcel 8, attached to which were copies of a resolution, a proposed vote, a deed, and a copy of a plan entitled, "Government Center Project Mass. R-35, Parcel 8," consisting of Parcels 8A, SB and 8C, drawn by Whitman & Howard, Inc. Engineers, dated July 9, 1964, revised January 31, 1966.

Mr. Massucco introduced a Resolution entitled: "Resolution of Boston Redevelopment Authority Approving Disposition Price for Parcel 8C in the Government Center Project Area." Said 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 introduced and read.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 575.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chairman and the Development Administrator and each of them acting singly are hereby 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 Gerald W. Blakeley, Jr. , Paul F. Hellmuth and Charles H. Spaulding as Trustees of Cabot, Cabot 81 Forbes Boston Development Co. , under Declaration of Trust dated August 24, 1964 and recorded with Suffolk Deeds Book 7878, page 428, conveying certain premises in the Government Center Urban Renewal Project Area, which premises are described as follows:

1. Parcel 8A containing 22,953 square feet as shown on a plan dated July 9, 1964, revised January 31, 1966, by Whitman & Howard, Inc. , Engineers.
2. The fee to the centerline of State Street.
3. A permanent easement on remaining land of the BRA abutting said Parcel 8A for installation and maintenance of foundation footings.
4. The fee to the area shown on said plan as "loading zone"<sup>11</sup>.
5. A temporary construction easement in land of the BRA abutting the granted premises to the extent necessary as determined by the Chairman and the Development Administrator, or each of them acting singly.

Said deed shall be in such form and contain such provisions as said officers or either of them acting singly shall approve, execution thereof shall be conclusive evidence of such approval.

Copies of a memo dated February 3, 1966 were distributed re South Station Submissions, attached to which were copies of a chart graphically describing the proposals received - the contents of which were noted and placed on file.

Copies of a memo dated February 3, 1966 were distributed re Central Business District R-82 - Survey Contract, attached to which were copies of a proposed vote and a Contract for Survey Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and hereby is authorized, in the name and behalf of the Boston Redevelopment Authority, to execute and deliver a contract for surveying services between the Boston Redevelopment Authority and Walter J. Hickey Associates, Inc., such contract to be in substantially the same form of the contract submitted to the Authority with the Development Administrator's memorandum of February 3, 1966.

Copies of a memo dated February 3, 1966 were distributed re Chinese Community Low-Income Housing - Progress Report - the contents of which were noted and placed on file.

Copies of a memo dated February 3, 1966 were distributed re Castle Square, Parcel 2, Final Working Drawings and Specifications and Authorization to Convey, attached to which were copies of two (2) proposed votes, a deed, and a plan entitled, "Property Disposition Plan, Castle Square Area", prepared by Whitman & Howard Inc., Engineers, dated November 17, 1964, revised thru December 17, 1965.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority hereby approves the final working drawings and specifications for Parcel 2 in Castle Square, prepared by Samuel Glaser Associates, Architects, and dated October 8, 1965; and further

VOTED: that the Chairman or the Development Administrator be and they hereby are authorized and empowered in the name and on behalf of this Authority to execute, seal with the corporate seal or otherwise acknowledge and deliver a deed from this Authority to the Boston Housing Authority, conveying certain premises and easements over other premises in the Castle



Square Area of the South End Urban Renewal Project Area in the County of Suffolk, Commonwealth of Massachusetts, which premises and easements are described as follows:

1. Parcels 2A and 2B shown, on a plan dated November 19, 1964 (revised through December 17, 1965) consisting of 12, 182 square feet more or less.
2. An easement for pedestrian passage over the areas shown on the above-mentioned plan as "Pedestrian Easement."
3. An easement for underground utilities in the area shown on the above-mentioned plan as "Utility Easement. "

Said deed shall be delivered in consideration of \$0. 15 per square foot for Parcels 2A and 2B and shall be in such form as the Chairman or the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memo dated February 3, 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 letters from each of the four (4) organizations.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator, for and on behalf of the Boston Redevelopment Authority, is hereby authorized to negotiate with the Boston Flower Exchange, Inc. , S. S. Pennock Company, Florist Supply Company and the Independent Wholesale and Suppliers Development Corporation, regarding said companies' desire to become redevelopers and to construct on Re-Use Parcel 48, in the South End, facilities for a wholesale flower market which would be suitable for relocation of the facilities of said corporations, making up the entire wholesale flower industry within the South End Project Area.

Copies of a memo dated February 3, 1966 were distributed re Tax-Title Properties for South End Community Development, Inc. , attached to which were copies of two (2) proposed votes.

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:

1. 220 Northampton Street
2. 224 Northampton Street
3. 535 Massachusetts Avenue

and further;

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 South End Community Development, Inc., a Massachusetts corporation, as buyer, providing for conveyance by the Authority of three tax-title properties, located at 220 Northampton Street, 224 Northampton Street and 535 Massachusetts Avenue, in consideration of payment of \$1.00 per parcel and the buyer's agreement to rehabilitate the properties, such agreement to be in such 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 one or more deeds conveying said properties pursuant to such disposition agreement; and that execution and delivery by the Development Administrator of such agreement and deed or deeds to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote and conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

Copies of a memo dated February 3, 1966 were distributed re Acquisition of Properties for Warren Street Widening, attached to which were copies of a letter from John F. Flaherty, Commissioner of Public Works.

On a motion duly made and seconded, it was unanimously  
VOTED: that the matter be tabled.

Copies of a memo dated February 3, 1966 were distributed  
re Savage Auto Services, Inc. , attached to which were copies of a memo  
dated January 20, 1965, re Acquisition of Savage Auto Body Repair Co.  
Attorney Ralph Davis, 73 Tremont Street, Boston, entered the meeting at  
this point and spoke on behalf of his client, Savage Auto Services, Inc.

On a motion duly made and seconded, it was unanimously  
VOTED: that the Project Director cooperate with Attorney  
Davis and the Savage Auto Services, Inc. to assist the firm in relocating  
to a proper site.

Copies of a memo dated February 3, 1966 were distributed  
re Status of New Homes Program in Charlestown - the contents of which  
were noted and placed on file.

Mr. Colbert introduced a resolution entitled: "Resolution  
of the Boston Redevelopment Authority Re: The Authorization of an Addition--  
al Bond Issue by the Legislature to Construct the State Complex of Buildings  
in the Government Center Urban Renewal Project Area in Boston, " which  
Resolution was read in full and considered.

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

VOTED: to adopt the foregoing Resolution as introduced and  
read.

The aforementioned Resolution is filed in the Document Book  
of the Authority as Document No. 576.

Mr. Massucco left the meeting at this point.

Copies of a memo dated February 3, 1966 were distributed  
re Personal Services Contract - Business Development and Relocation,  
Mr. Francis J. Aguilar, attached to which were copies of a proposed vote  
and a contract.

On a motion duly made and seconded, it was unanimously  
VOTED: that the Development Administrator is hereby  
authorised to execute a contract with Francis J. Aguilar of Cambridge,

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 up to forty (40) days of service in the term of one (1) year and at a compensation of one hundred dollars (\$100) per day spent in the performance of services, which compensation shall not exceed four thousand dollars (\$4,000).

Copies of a memo dated February 3, 1966 were distributed re Order of Taking - Allston-Waverley Project, attached to which were copies of a Resolution and an Order of Taking, including Annex A - Project Area Description and Annex B - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 3, 1966 relating to the Allston-Waverley Project in the City of Boston as submitted to the Boston Redevelopment Authority by the Waverley Apartments, Inc., a corporation organized and existing pursuant to Chapter 121A of the Massachusetts General Laws, be and the same hereby is approved 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. 577.

Copies of a memo dated February 3, 1966 were distributed re Twenty-Nine Tax Foreclosed Properties, attached to which were copies of five (5) proposed votes.

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 William J. Curran as buyer, providing for conveyance by the Authority of the property located at 124 Shirley Street, Roxbury, for a consideration

of \$1, 200 and the buyer's agreement to rehabilitate the property, such agreement to be in such 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 and that the execution and delivery 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 form terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority; and further

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 Minnie Merten as buyer, providing for conveyance by the Authority of the property located at 42 Highland Avenue, Boston, for a consideration of \$100, such agreement to be in such 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; and that the execution and delivery 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 form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority; and further

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 Hamilton Wyche as buyer, providing for conveyance by the Authority of the property located at 88 Mt. Pleasant Avenue, Boston, for a consideration of \$100 and the buyer's agreement to rehabilitate the property, such agreement to be in such 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; and that the execution and delivery 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 forms, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority; and further

VOTED: that the Development Administrator is hereby authorized to republish the general announcement of the availability of such of the tax foreclosed properties outside of urban renewal project areas, conveyed to the Authority on October 29, 1964, by the Real Property Department under the provisions of Chapter 314 of the Acts of 1961, as have not at the time of such publication become subject of a disposition agreement and are either vacant or deemed feasible for rehabilitation; and further

VOTED: to table the recommendation of the Development Administrator to authorize the reconveyance of properties to the Real Property Department, acquired by the Authority pursuant to Chapter 314 of the Acts of 1961.

Copies of a memo dated February 3, 1966 were distributed re 1966 Capital Budget, attached to which were copies of a proposed vote and a Recommended 1966 Capital Budget.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority adopt as its official recommendation to the Mayor the attached Recommended 1966 Capital Budget in conformance with Ch. 3, Sec. 23 of the revised ordinances of 1961 and, further, that the Chairman be authorized and instructed to transmit to the Mayor the said Recommended 1966 Capital Budget, together with a copy of this vote.

Copies of a memo dated February 3, 1966 were distributed re Parking for FHA Housing Project Occupants - contents of which were noted and placed on file.

Copies of a memo dated February 3, 1966 were distributed re In-Service Training of Employees,

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance of Robert Gaddigan at the Massachusetts Municipal Training Institute at Boston College, for the Spring 1966 semester - at a cost of \$50. 00 for the course; and further

VOTED: to authorize the attendance at the Credit Administration Course being offered by the Boston Chapter, Inc. , American Institute of Banking, at a cost of \$47. 00 per attendee, of the following :

William Burke  
Ronald Russo  
Ronald Thompson

Copies of a memo dated February 3, 1966 were distributed re NAHRO Workshop.

On a motion duly made and seconded, it was unanimously

VOTED: that the following staff members be authorized to attend the workshop being conducted by the National Association of Housing and Redevelopment Officials at the Statler Hilton Hotel on February 8, 1966, and the payment of a registration fee of \$6. 00 per person:

Santo Bellinghieri	Paul Lareau
Janet Bowler	Walter J. Little
Frank Delvecchio	Esther Maletz
Stephen Diamond	John McPhee
Charles Dinezio	Sandra Scheir
James Drought	Stanley T. Siegel
Kenneth English	Joan Smith
James Gildea	Tad Tercyak
David Harrison	Samuel Thompson
Maynard Guy	Jay Timmons
Raymond Jarvis	Fred Troy
Thomas Jenkins	Patricia Twohig
William Johnson	Mace Wenniger

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the travel to Washington, D. C. on February 3, 1966, for Mr. Edward J. Logue and Mr. Robert Hazen.

Copies of two (2) memoranda dated February 3, 1966 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments - Six-month basis:

		Grade & Stej)	Effect	Per <sup>^</sup> Annum
Richard H. LaCroix	Develop Spec. IV	11-3	2-9-66	\$ 9,922
Marvin H. Krotenberg	Planner III	9-3	2-9-66	7,938
George F. Bonda	Rehab. Spec. I	9-2	2-9-66	7,560
C. Allen Mulling	Rehab. Designer I	7-3	2-9-66	6,284
Victor M. Savioli	Rehab. Assist II	7-1	2-9-66	5,700
Maria Lambrinos	Secretary II	4-2	2-9-66	4,410
Beverly J. Gear	Clerical Assist III	3-2	2-14-66	4,095
Carol M. Babb	Clerical Assist III	3-1	2-7-66	3,900
Paul J. Gropp	Rehab. Assist III	8-5	2-9-66	7,896
Anthony A. Wyche	Janitor/Custodian		2-3-66	1.90/hr

Resignation:

Tunney F. Lee, Chief Planning Designer - effective January 28, 1966

Copies of a memo dated February 3, 1966 were distributed re  
Personnel Actions - Home Guidance Assistants.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following temporary appointments,

on a six-month basis, as Home Guidance Assistants - effective February 9,  
1966, at the rate of \$2.00 per hour, not to exceed fifteen (15) hours in any  
one week:

Jacqueline C. Bell	572 Warren Street, Roxbury, Mass.
Myrna M. Britto	189 Walnut Avenue, Roxbury, Mass.
Denise L. Croft	260 Seaver Street, Dorchester, Mass.
Stella Cruz	23 Pasadena Road, Dorchester, Mass.
Cecelia W. Gilmore	25A Wayne Street, Dorchester, Mass.
Elizabeth G. Johnson	6 Wellington Court, Roxbury, Mass.
Eva A. Jordan	159 Ruthven Street, Roxbury, Mass.
Susan Layne	29 Lambert Street, Roxbury, Mass.
Winifred T. Lew	23 Pasadena Road, Dorchester, Mass.
June D. Lopez	18 Leyland Street, Dorchester, Mass.
Priscilla E. Martin	11 Hartwell Street, Roxbury, Mass.
Dorothy E. Tucker	225A Walnut Avenue, Roxbury, Mass.
Muriel S. Waller	15 Whittier Street, Boston, Mass.
Ada J. Williams	26 Wabeno Street, Dorchester, Mass.
Euryne A. Wright	95 Ruthven Street, Roxbury, Mass.

Copies of a memo dated February 3, 1966 were distributed  
re Authorization to seek Elective Office, attached to which were copies of a  
proposed vote.

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

VOTED: to amend the Authority vote of May 8, 1964 regarding  
employees who seek elective office by adding the following: "The Boston  
Redevelopment Authority may waive this order in connection with non-contro-  
versial offices when it considers the circumstances warrant such action.



On a motion duly made and seconded, it was unanimously

VOTED: that notwithstanding the Authority's normal policy of requiring employees seeking elective office to take a leave of absence, Donald K. McInnes is hereby granted permission to seek election as Town Meeting Member in Watertown in the 1966 Town election without the necessity of taking a leave of absence.

Copies of a memo dated February 3, 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 No. Z-390

VOTED: that in connection with Petition No. Z-390 brought by University Hospital, Inc. , 10-20 Sharon St. , Boston for four dimensional variances to allow construction of a laboratory building in an apartment district, the Boston Redevelopment Authority recommends the granting of the variances for the following reasons. The building of this laboratory by the Boston University Medical Center is the first installment of a \$55, 000, 000 building program. It is related to an overall Master Plan and is in accord with the Urban Renewal Project Plan. According to statement of project director, the Medical Center anticipates meeting full parking requirements through later development of parking structure and sufficient open space parking. Also, Center presently has an extremely large capacity for parking within the present form of the Medical Center. Also, parking provisions and other details will be regulated by a formal agreement between the B, R, A. and Boston University.

Petition No. 2-391 - Tabled

Petition No. Z-392 - Tabled

Petition No. Z-393

VOTED: that in connection with Petition No. Z-393 brought by Pearl Klayman, 511-515 Cummins Highway, Dorchester for eight variances including a forbidden use to allow construction of a 16 unit apartment house on a 9700 foot lot in a single family district (S-. 5), the Boston Redevelopment Authority opposes granting of the variances. If the lot were four zones higher in density, i. e. , in an H-1 zone, the lot area of 9700 feet would allow only six units. Even with the request to allow parking in the front yard, the parking spaces are unrealistic for maneuvering, etc. Some of petitioner's statements do not correspond to the plan; namely, the Floor Area Ratio is substantially greater than allowed, the proposed traffic visibility is worse than the present visibility and the proposed parking is closer to the street than the present building. It appears the application is in flagrant violation of the code.

Petition No. Z-394

VOTED: that in connection with Petition No. Z-394 brought by F. L. Brauer fU Sons, Inc. , 15 Schiller Street, West Roxbury for variances to allow multiple-family dwellings in a single family district (S-, 5), minimum lot area less than required, Floor Area Ratio excessive, allowable height exceeded in order to construct a 32 unit apartment building, the Boston Redevelopment Authority opposes the granting of the variances. Attention is brought to the fact that the area is one of predominantly single and two-family dwellings and not

multiple high density occupancy as alleged by the petitioner. The petitioner provides only 25% of the required lot area and is almost 100% over the allowed Floor Area Ratio for the district. From visual and on -site inspection of the locus and area in general, there appears nothing peculiar to this lot that does not apply to the other lots in the area and the proposal is not compatible with the general neighborhood.

Petition No. 2-396

VOTED: that in connection with Petition No. Z-396 brought by Mickunas Construction Co. , 3 Mill Street, Dorchester for variances to allow multiple family dwelling forbidden in a two-family district (R-. 5), lot size, lot width less than required, floor area ratio excessive, number of stories exceeds allowable limits, usable open space not supplied in order to allow the construction of a 16 unit apartment building, the Boston Redevelopment Authority opposes the granting of the petition. Though the adjoining street has two three-family dwellings, the area is predominantly one of single and two-family dwellings. Attention is brought to the narrowness of Mill Street which is only 20 feet wide at this location. The addition of 16 families in this location will be detrimental to the neighborhood, particularly as regards to traffic congestion.

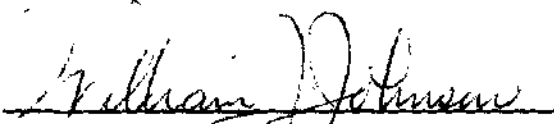
Petition No. 2-395

VOTED: that in connection with Petition No. 2-395 brought by Howard Prilluck, 55 Leo Birmingham Parkway, Brighton, for variance of traffic visibility across corner less than required, to relocate a building on a lot in a Light Manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the variance. The building is to be used for storage or sale of metal furniture. The Transportation Department has no objection. The particular corner of the building, which is approximately 55 feet at the nearest point from the paved highway, will not endanger the visibility of persons using the roadway and there is ample vision on all sides.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:20 p. m.

  
Assistant Secretary