

MINUTES OF A REGULAR MEETING
 OF THE BOSTON REDEVELOPMENT AUTHORITY
 HELD ON FEBRUARY 16, 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 2:30 p. m. on February 16, 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	George P. Condakes (came in later)
Stephen E. McCloskey	Melvin J. Massucco (came in later)
James G. Colbert	

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-thirty in the afternoon on February 16, 1966 at Room 350, 73 Tremont Street, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By A. J. [Signature]

February 11, 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 February 11, 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 16th day of February, 1966.

Kane Simonian
 Secretary

Messrs. Logue and Simonian attended the meeting.

The minutes of the meeting of February 3, 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:

John J. Duane Co. , Inc.	\$ 13,545.00
William H. Dolben & Sons.	2,200.00
Robert E. Foster.	3,400.00
John J. Gill Associates, Inc.	1,825.00
John D. Hewitt	7,600.00
Barton-Aschman Associates, Inc.	1,200.00
Fay, Spofford & Thorndike, Inc.	4,070.93
Freedom House, Inc.	3,291.50
Robert Gladstone & Associates.	1,305.00
Miss Helen Hsu.	19-60
Jackson & Moreland	5,238.78
Chas. T. Main, Inc.	3,596.44
Chas. T. Main, Inc.	94.21
Chas. T. Main, Inc.	2,799-99
Planning, Engineering & Development	937.20

Copies of Site Office Reports were distributed from the Government Center Project Mass. R-35, North Harvard Project Mass. R-54, South End Project, Mass. R-56, Downtown Waterfront-Faneuil Hall Project, Mass. R-77.

Copies of a memo dated February 16, 1966 were distributed re Waiver of Use and Occupancy Charges.

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

VOTED: to waive the use and occupancy charges of \$86.31 - Account No., 2652, Young Charles Cox, 20-1/2 St. James Street, and to grant a moving allowance; and further

VOTED: to waive the use and occupancy charges of \$137.00 - Account No. 2261, Moses Davis, 35 Glenwood Street.

Copies of a memo dated February 8, 1966 were distributed re Demolition Contract No. 5, John J. Duane Co. , Inc. , Government Center Project Mass. R-35.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 2 - Demolition Contract No. 5, Government Center Project Mass. R-35, to extend the contract time to May 5, 1966 with no change in the contract price.

Mr. Condakes entered the meeting at this point.

Copies of a memo dated February 10, 1966 were distributed re Demolition and Site Clearance Contract No. 5, Maher & Fall Wrecking Co., Inc., Washington Park Project Mass. R-24.

On a motion duly made and seconded, it was unanimously

VOTED: to approve Change Order No. 4 - Demolition and Site Clearance Contract No. 5, Washington Park Project Mass. R-24, to extend the contract time ninety (90) calendar days to May 19, 1966, with no change in the contract price.

Copies of a City Council Order dated February 7, 1966 were distributed, attached to which were copies of a letter from the Honorable John F. Collins, Mayor.

On a motion duly made and seconded, it was unanimously

VOTED: that the matter be taken under advisement.

Copies of a memo dated February 16, 1966 were distributed re Parcel 1G (b), West End Project UR Mass. 2-3.

On a motion duly made and seconded> it was unanimously

VOTED: that the Authority sell to Charles River Park Hotel Company, a Massachusetts Limited Partnership, the parcel shown as Parcel 1 G (b) on a plan entitled, "Plan of Land in Boston, Delivery Parcel 1G (a) and 1G (b) of West End Land Assembly and Redevelopment Plan," prepared by J. L- Hayden Associates, Inc., for the sum of \$33,858.00 and that the Chairman, Vice Chairman and Executive Director or any of them be and hereby are authorized to execute on behalf of the Authority a deed and other related instruments, said deed to be substantially in the form as that presented to this meeting.

Copies of a memo dated February 15, 1966 were distributed re Proposed Demolition Contract No. 1, Central Business District Project, Mass. R-82.

On a motion duly made and seconded, it was unanimously

VOTED: that the Engineering Department prepare plans and specifications for the demolition of the fire damaged buildings on Boylston Street between Bumstead Court and Washington Street, and that the Executive Director be authorized to advertise for bids for demolition.

Mr. Massucco entered the meeting at this point.

Copies of a letter dated February 10, 1966 were distributed from the Rt. Rev. Francis J. Sexton, Chancellor, Archdiocese of Boston, concerning the option of the Roman Catholic Archbishop of Boston to purchase 40,000 square feet of Parcel IF, West End Project.

On a motion duly made and seconded, it was

VOTED: that the Executive Director be authorized to take the necessary steps to ascertain if the land exchange referred to in Msgr. Sexton's letter may be worked out satisfactorily.

Msgr. Lally voted " present".

At the request of the Executive Director the Authority voted to enter into Executive Session. The Executive Director distributed copies of three (3) proposals for the development of Parcel 2 in the Whitney Project area from the following: The Basilica, Our Lady of Perpetual Help, Mission Church; Beacon Redevelopment Corporation and Attorney Melvin Newman representing Lillian K. Drescher et al, principals of Back Bay Towers, Inc. Developers of Parcel 3 in the Whitney Project.

The Members discussed the three proposals. The Executive Director gave his comments with respect to each proposal and answered questions.

The Executive Director stated that he had carefully reviewed each proposal and after consideration of all the facts concerning the three proposals, it was his recommendation that the Authority approve Attorney Melvin Newman's clients, Lillian K. Drescher et al, as developer of Parcel 2 in the Whitney Project. The Executive Director outlined his reasons for the recommendation.

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

VOTED: to adopt the recommendation of the Executive Director and to approve the proposal submitted by Attorney Melvin Newman on behalf of his clients, Lillian K. Drescher, et al; and further

VOTED: to authorize Attorney Melvin Newman to submit to the Authority for its consideration an Application for Approval of the Project and Consent to the Formation of a Corporation to Carry out the Project.

The Executive Director read a letter dated February 14, 1966, from William E. Hayes, Legislative Secretary to the Governor, concerning the Resolution of the Authority adopted at the meeting of February 3, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chairman be authorized to write to Governor Volpe respectfully requesting that he submit to the Legislature, as promptly as possible, an authorization for an additional bond issue adequate to insure the completion of the construction of the proposed state complex of buildings in the Government Center Project Area.

On a motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

Copies of a memo dated February 16, 1966 were distributed re Engineering Services Contract - Waterfront Project, attached to which were copies of a proposed vote and a Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized, in the name and behalf of the Boston Redevelopment Authority, to execute and deliver a contract for engineering services in the Waterfront Project Area between the Authority and Schoenfeld Associates, Inc., in the maximum amount of \$200,000, to be paid from Waterfront Project funds, in substantially the form of the contract submitted to this meeting under cover of the Development Administrator's memorandum dated February 16, 1966, on the subject of "Engineering Services Contract -- Waterfront".

Copies of a memo dated February 16, 1966 were distributed re Government Center Project - Amendment of Whitman & Howard Contract, attached to which were copies of a proposed vote and a proposed Amendment of Contract.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be and he hereby is authorized to execute an amendment to a contract for surveying services, dated November 5, 1963, by and between this Authority and Whitman and Howard, Inc. , changing the maximum payment provisions of said contract to a sum of \$14, 800.

Copies of a memo dated February 16, 1966 were distributed re Contruction of Temporary Roadway on Parking Lot at State and Congress Streets, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chief Engineer is hereby authorized to prepare bidding documents for the construction of a temporary roadway between State Street and Dock Square on land presently owned by the BRA; and further

VOTED: that a plan is to be submitted to the Authority at its next meeting showing the exact location of the temporary roadway.

Copies of a memo dated February 16, 1966 were distributed re Office Furniture and Equipment - South Cove and Central Business District Projects, attached to which were a tabulation of bids received January 28, 1966, and a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to purchase from M. Brown Company certain office equipment for the CBD and South Cove site offices at a price not to exceed three thousand six hundred thirty six and 01/100 (\$3, 636, 01) dollars, pursuant to the Authority's Procurement Policy.

Copies of a memo dated February 16, 1966 were distributed re Engineering Services Contract - Charlestown Project, Mass. R-55, attached to which were copies of a proposed vote, a Resume of Yunits Engineering Co. , and a Contract for Survey Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with John T. Yunits d/b/a Yunits Engineering Company, for engineering survey services in the Charlestown Urban Renewal Project (R-55), in an amount not to exceed \$97, 540. 00, such amount to be paid from project funds, subject to the availability of project funds.

Copies of a memo dated February 16, 1966 were distributed re Engineering Services Contract - South End Project, Mass. R-56, attached to which were copies of a proposed vote and a Contract for Engineering Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a contract with Charles A. Maguire and Associates for engineering services necessary to implement the approved South End Urban Renewal Plan during the initial two years of its anticipated six year life in an amount not to exceed \$200,000, such amount to be paid from project funds, subject to the availability of Project Funds,

Copies of a memo dated February 16, 1966 were distributed re Conveyance of Tax Title Property to the South End Federation of Citizens' Organizations, 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 the property at 758 Tremont Street to the Boston Redevelopment Authority, without consideration, pursuant to the authorization contained in Chapter 314 of the Acts of 1961, for the purpose of reconveyance to the South End Federation of Citizens' Organizations for the development of a community facility; 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 Federation of Citizens' Organizations, as buyer, providing for conveyance by the Authority of the property located at 758 Tremont Street, in consideration of \$1.00 and the buyer's agreement to rehabilitate the property within six (6) months after conveyance, 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.

Copies of a memo dated February 16, 1966 were distributed re Removal of 115 Hutchings Street from Acquisition List, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the property at 115 Hutchings Street (Block 232, parcel 10) be removed from the list of properties to be acquired by the Authority in conjunction with the implementation of the Washington Park Urban Renewal Plan because said property is in salvable condition and no longer needed for construction of a public street, it being understood that said property is subject to all requirements applicable to properties in rehabilitation areas as set forth in the Washington Park Urban Renewal Plan.

Copies of a memo dated February 16, 1966 were distributed re Order of Taking, 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, and Annex C - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated 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 R-24, Plans Nos. 1 to 26 inclusive," and made a permanent part of the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk,

The aforementioned ORDER OF TAKING as adopted by the Authority is filed in the Document Book of the Authority as Document No. 577.

Copies of a memo dated February 16, 1966 were distributed re Authorization to Advertise the Availability of Disposition Sites F-5, F-6, F-7 and F-8, 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 insert the aforementioned advertisement in the Boston newspapers.

Copies of a memo dated February 16, 1966 were distributed re Approval of Preliminary Plans and Designation of Developer - Phalanx Inc. , attached to which were copies of a proposed Resolution. An architect's concept was displayed and the Development Administrator explained the proposal for the development of Parcel A-1.

Mr. Colbert introduced a Resolution entitled: "Resolution of the Boston Redevelopment Authority Re: Proposed Disposition of Parcel A-1 in the Washington Park Urban Renewal Area Project No. Mass. R-24." Said Resolution was read in full and discussed and considered.

On a motion by Mr. Colbert, 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. 578.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to arrange for the removal of abandoned vehicles on land owned by the Authority, and to have all vacant lots cleared of debris and rubble in the Washington Park Project Area.

Copies of a memo dated February 16, 1966 were distributed re Approval of Preliminary Plans and Subdivision of Site Disposition Site G-1, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated February 16, 1966 were distributed re Revision of Contract Price for "Open-End" Contracts with Larry Smit!> and Company, and Peter A. Laudati, Jr. , 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 to issue a change order to the "open-end" contracts with Larry Smith and Company and Peter A. Laudati, Jr. , such a change order to increase the total amount of contract compensation from \$5, 000 to a total amount not greater than \$10,000.

Copies of a memo dated February 16, 1966 were distributed re Approval of Preliminary Plan, Housing Tower for the Elderly, Disposition Site D-1 - Washington Park Urban Renewal Area, attached to which were copies of a proposed vote. A set of plans were displayed drawn by Freeman & Flansburg and Associates, along with the architect's concept of the proposed building.

On a motion duly made and seconded, it was unanimously

VOTED: that the preliminary plans for the elderly housing tower to be constructed on Site D-1 which were presented to this meeting, be and hereby are approved.

Copies of a letter dated February 11, 1966 were distributed from Attorney Herbert P. Gleason, re Jamaicaway Project - the contents of which were noted and placed on file.

Copies of a memo dated February 16, 1966 were distributed re Tax-Foreclosed Properties, Informational Report - the contents of which were noted and placed on file.

Copies of a memo dated February 16, 1966 were distributed re Commonwealth of Massachusetts, Department of Public Works, Relocation Survey Contract, attached to which were copies of a proposed vote and a Contract for Professional Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute and deliver a relocation survey contract with the Department of Public Works, Commonwealth of Massachusetts, in substantially the form submitted to the Authority at its meeting held on February 16, 1966.

Copies of a memo dated February 16, 1966 were distributed re Visiting Nurse Association of Boston, Inc., attached to which were copies of a proposed vote and a Contract for a Program of Health Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Visiting Nurse Association of Boston, Inc., a Massachusetts Corporation, for health services in the urban renewal project areas for an amount not to exceed \$8,479.

Copies of two (2) memoranda dated February 16, 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:

		<u>Grade & Step</u>	<u>Effective</u>	<u>Per Annum</u>
Robert Coit	Planner 01	9-3	2-23-66	\$ 7,938
William P. Crowley	Rehab. Assist. III	8-2	2-23-66	6,825
Katherine L. Goodland	Secretary III	5-1	2-21-66	4,500
Arlyn E. Hastings	Planner I		2-21-66	3.65/hr

Advance Sick Leave

Lena Catyb, Secretary IV - effective 1-26-66 to 2-15-66

Rescission of the following employee:

David E. Hiltz, Draftsman II - appointed November 12, 1965

Reappointments:

Joseph F. McDevitt	Develop.Spec.il	9-4	2-17-66	8,334
John J. Moynihan	Civil Eng. Aide II	9-3	3-1-66	7,938
Samuel Moses	Rehab. Spec. I	9-1	3-27-66	7,200
Joseph V. Morrison	Rehab. Spec. I	9-1	3-29-66	7,200
Barbara E. Clancy	Develop. Assist. III	7-4	3-11-66	6,598
Edward R. Dyer	Develop. Assist. III	7-2	3-16-66	5,985
David T. O'Keefe	Draftsman I	5-4	2-23-66	5,209
Frank Sorrentino, Jr.	Graphics Designer I	6-1	2-12-66	5,200
Frances R. Murray	Secretary II	4-5	3-2-66	5,095
Kathleen M. Allen	Develop. Assist I	5-3	3-27-66	4,961
Frances M. Miller	Clerical Assist IV	4-1	3-27-66	4,200

Reappointments - Six-month basis:

		<u>Grade & Step</u>	<u>Effective</u>	<u>Per Annum</u>
Charles L. Moulton	Civil Engineer I	10-2	3-29-66	\$ 8,820
Virginia E. Hacking	Designer I	7-1	3-29-66	5,700
Josephine R. Miraglia	Clerical Assist. III	3-1	3-29-66	3,900
Carol A. DeGiovanni	Clerical Assist. II	2-1	3-21-66	3,600
Leon Baker	Develop. Aide III		3-15-66	9 0./P. "iwfe
William L. Weismantel	Chief Planner I		3-17-66	SiPP/jo ,h,jr
Ronald E. Wilmott	Model Maker		3-26-66	3.75/p.hr.
Theodore C. Strader	Architect I		3-16-66	3.72/p.hr.
Hugh E. Haggett	Model Maker		2-25-66	3.00/p.hr.
Marie L. Kennedy	Develop. Assist. I		2-10-66	2.47/p.hr
William O. Sandquist	Maintenance Man		2-27-66	2.42/p.hr.

Reappointment - Two-month basis:

Harriett B. Forney	Planning Aide II		2-2-66	2.47/p.hr.
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Copies of a memo dated February 16, 1966 were distributed re Authorization to Seek Elective Office, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED; that the Authority's Normal Policy concerning employees seeking elective office be waived to permit Robert J. Bott to seek election as Town Meeting Member in Methuen in the 1966 Town election without being required to request leave of absence or reinstatement.

Copies of a memo dated February 16, 1966 were distributed re Amendment to Personnel Policy.

On a motion duly made and seconded, it was unanimously

VOTED: to amend the Authority's Personnel Policy by deleting sub-paragraph 9 (c) 1 and insert the following:

"9- Leave

(c) Sick Leave:

1. Sick Leave with pay shall be granted to Salaried Employees and Maintenance Men, accumulated at the rate of 1-1/4 days of each calendar month of employment, or 15 days a year, and may be accumulated."

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the following travel:

- 1) Stephens. McCloskey to Washington, D. C. - Feb. 16-17,1966
- 2) Edward J. Logue and John R. Rothermel to Washington, D. C. - Feb. 21, 1966

Copies of a memo dated February 16, 1966 were distributed re Attendance of Staff Members at Engineers' Week Seminars.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize the attendance and the payment of a registration fee of \$6.00 for twenty-four (24) staff members at the seminars of the New England Engineering Societies on February 24, 1966.

Copies of a memo dated February 16, 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:

Map Application No. 22

VOTED: that in connection with Map Application No. 22 initiated by the Zoning Commission to change a small section of a manufacturing zone to a single family residential zone in the vicinity of Northdale Road and Eastwood Terrace near the V. F. W. Parkway in West Roxbury, the Boston Redevelopment Authority favors this action since the area is now occupied by single houses.

Map Application No. 24

VOTED: that in connection with Map Application No. 24 brought by Conway Realty Co. to extend the general business zone at the northeast corner of Washington Street and Cummins Highway in Roslindale in a southerly direction to Lindall Street, the Boston Redevelopment Authority recommends that the application be granted since it appears that the property is in the midst of institutional or semi-commercial uses and its highest and best use is for business purposes.

Map Application No. 25

VOTED: that in connection with Map Application No. 25 by the Boston Redevelopment Authority to change generally from an R-, 8 zone to an H-1 zone, the area encompassed by the former Notre Dame Academy premises between Columbus Avenue and Washington Street and also the area on the opposite side of Washington Street between Townsend St. and Westminster Street with the exception of two small areas, one on Columbus Avenue and the other at Fenner and Cobden Streets on Washington Street, which are to be established as local business zones, the Authority recommends acceptance since the changes are required to meet certain densities and uses as designed in the Washington Park Urban Renewal Project.

Map Application No. 26

VOTED: that in connection with Map Application No. 26 by New England Service Corporation requesting a change of zone in the area just north of Redfield Street between the Southeast Expressway and the former Old Colony R. R. right-of-way at Neponset Circle, from an M-1 (Manufacturing district) to an H-2 (Apartment district), the Boston Redevelopment Authority does not object to petition, though it does have some reservations from the point of view of possible isolation from supporting facilities, such as schools, churches and store conveniences and possible traffic difficulties. The Authority does not wish to prevent this development if petitioner can show economic feasibility and practicality to offset above mentioned objections.

Petition No. Z-397

VOTED: that in connection with Petition No. Z-397 brought by the Harvard Club of Boston, 415 Newbury Street, Boston, for a conditional use permit to use land in the rear of the Club for parking lot, the Boston Redevelopment Authority is of the opinion that the petition should be granted. This lot is actually an extension of an existing parking lot and will further relieve parking in a highly congested area.

Petition No. Z-398

VOTED: that in connection with Petition No. Z-398 brought by Merit Realty Trust, 1575 Commonwealth Ave. , Brighton for variances to allow minimum lot area less than required, excessive maximum floor area ratio, usable open space not supplied, front yard less than required and off-street parking insufficient, in order to construct a three-story apartment building containing 16 units, the Boston Redevelopment Authority opposes the granting of the petition. The zoning code allows a total of three units on the site. The area is one already experiencing traffic congestion and to allow any more congestion by attempting to allow parking in the streets will be injurious to the neighborhood and detrimental to the public welfare. It should also be noted that the existing commercial uses with their accompanying activity are not compatible with a high density residential building on the same lot where the occupants will have no open space and will be looking out at the existing unsightly rear yard of commercial establishments.

Petition No. Z-399

VOTED: that in connection with Petition No. Z-399 brought by Nata Realty Corporation, 99 Charles Street, Boston, for variances of excessive floor area ratio and off-street parking less than required are sought to change Occupancy from two stores and seven families to two stores and six families in a local business district, the Boston Redevelopment Authority does not oppose the granting of the petition. The new addition will neither deprive abutters of light and air nor will it be detrimental to the general character of the neighborhood.

Petition No. Z-400

VOTED: that in connection with Petition No. Z-400 brought by Grey Lines Trucking, 10 Fremont Avenue, Roxbury for variances of front yard less than required, sought to erect a one-story brick building for offices, warehouse and garage in a light manufacturing district, the Boston Redevelopment Authority has no objection to the granting of the petition. The variances are minimal and the proposed construction will not in any way adversely affect the surrounding properties.

Petition No. Z-401

VOTED: that in connection with Petition No. Z-401 brought by Commonwealth Chevrolet, Inc. , 1065 Commonwealth Avenue, Boston for variances to allow excess floor area ratio_ and off-street parking less than required in order to allow the use of the roof of an existing building for storage of automobiles, the Boston Redevelopment Authority recommends the variances be granted. The proposed use will not change the existing function of the building or the business operated on the site. The neighborhood has been used for automobile sales and service for many years. The proposed use will not generate any more traffic than what is generated now. The neighborhood does not have any traffic congestion caused by the uses presently in the area.

Petition No.Z4Q2

VOTED: that in connection with Petition No. Z-402 brought by Protein Foundation, Inc, , 10 Pequot Street, Roxbury for variances to allow parking in front yard, rear yard less than required and research laboratory forbidden in an apartment zone (H-1), to erect a two-story medical office and research laboratory, the Boston Redevelopment Authority does not oppose the granting of the petition. The lots have been undeveloped for a number of years and because of numerous outcroppings of ledge, they are unsuitable for ordinary residential development. The staff feels the proposed structure constitutes a reasonable use of land and that it will not adversely affect the general character of the neighborhood. It is also understood that a change in plan has been effected which eliminates any violation of parking in front yard.

Petition No. Z-403

VOTED: that in connection with Petition No. Z-403 brought by Elizabeth G. O'Mears, 435 Gallivan Blvd., Dorchester for six variances to allow construction of a fifty-three unit apartment in a two-family district (R-. 5), the Boston Redevelopment Authority is opposed to the granting of these variances. It is noted that the proposed floor area ratio is over 100% greater than allowed in the district, maximum height exceeds the allowable limit by one story, the lot size meets less than one-third of the zoning code requirements, usable open space is only one-third that required by the zoning code. Petitioner states, "the area abuts a business district and at the present time it is impossible to develop this locus for . . . one or two-family dwellings. It is noted that the nearest business district is over three blocks away separated by five single and two family dwellings and that on the land immediately abutting the property to the south, there have been single and two-family dwellings constructed in the past few years.

Petition No. Z-404

VOTED: that in connection with Petition No. Z-404 brought by D & J Investment Co. , 181-183 Bowdoin Street, Dorchester for a variance to allow wholesale paper and cookie business in a general residence (R-. 8) and local business district (L-1), the Boston Redevelopment Authority has no objection to the granting of the variance. The present building, due to its extreme depth and small street frontage, makes it unsuitable for local shopping and residential uses. The building has been located on the premises for over 30 years. The proposed use is less injurious to the neighborhood than the previous uses including garaging of refuse vehicles and manufacturing of signs.

Petition No. Z-405

VOTED: that in connection with Petition No. Z-405 brought by Leo Blacke, 5339 "Washington St. , West Roxbury for a variance of lot area per additional dwelling unit less than required for the adjacent single family (S-. 5) district, to change occupancy from two-family to three-family in a local business district (L-5), the Boston Redevelopment Authority has no opposition to the granting of the variance. The building has been occupied as a three-family for many years and will not have a detrimental effect on the neighborhood.

Petition No.Z406 - Tabled

Petition No.Z407

VOTED: that in connection with Petition No. Z-407 brought by Erling A, & Helen A. Hanson, 39-41 Pond Street, Jamaica Plain for variances to allow dwelling for three families forbidden in a residential (R-. 5) zone and lot size and width less than required to change occupancy from two to three families, the Boston Redevelopment Authority does not oppose the granting of the petition. The addition of one apartment would not be incompatible with the surrounding area as it contains other multiple dwellings and this lot actually adjoins an R-. 8 zone which would permit requested change in occupancy.

Petition No. Z-408

VOTED: that in connection with Petition No. Z-408 brought by Edward Proctor, 84 West Cedar Street, Boston for a variance to allow use of premises for a Real Estate, Insurance Agency in an apartment district (H-2-65), the Boston Redevelopment Authority is opposed to the granting of the petition. There are adequate business zoned districts one block from the premises that can accommodate the proposed use. There is nothing particularly affecting this lot that would prevent the use of such premises for uses conforming to the zoning code-

Petition No. Z-391

VOTED: that in connection with Petition No, Z-391 brought by Collins Box Co. , 235 Dover Street, Boston for variance to allow excess floor area ratio, off-street parking insufficient in order to construct a one-story addition to an existing two-story commercial building, the Boston Redevelopment Authority is opposed to the granting of the petition. The site is within the South End Urban Renewal Project Area and is scheduled for acquisition under the Urban Renewal Plan.

Petition No. Z-392

VOTED: that in connection with Petition No. Z-392 brought by the Pilgrim Riverway Realty Trust, 11-13 Pilgrim Road, Boston for variances to allow use of premises for barber shop, beauty shop and laundry in an apartment district (H-2) and off-street parking insufficient in order to allow basement of an existing five-story apartment house to be used for the above commercial uses, the Boston Redevelopment Authority has no objection to the granting of the variances. Local service shops which previously serviced the area have been replaced by dormitories and there is a need for these local services.

Mr. Colbert suggested that the Authority vote to consider today's meeting as the Annual Meeting of the Authority with respect to the election of officers. Mr. Colbert stated that under the by-laws of the Authority the fourth Wednesday in February is designated as the Annual Meeting of the Authority at which time election of officers takes place. Mr. Colbert moved that the Authority adopt a vote declaring today's meeting as the Annual Meeting inasmuch as all Members of the Authority are present and inasmuch as it has been agreed there will be no meeting next week.

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

VOTED: to designate today's meeting, February 16, 1966, as the Annual Meeting of the Authority for the year 1966 in lieu of the fourth Wednesday of February as stipulated in the by-laws of the Authority.

Mr. Colbert nominated the present officers of the Authority for re-election, effective from the date of expiration of the present terms of office until the next annual meeting. Mr. Condakes seconded the nomination

of the present officers for re-election. No other nominations were made. The Chairman called for a vote and the following answered "Aye"¹¹; Msgr. Lally, Mr. McCloskey, Mr. Colbert, Mr. Massucco and Mr. Con- dakes; and the following answered "Nay": NONE.

After the vote was taken the Chairman declared that the pre- sent officers of the Authority are unanimously re-elected until the next annual meeting of the Authority, as follows:

Rt. Rev. Msgr. Francis J. Lally, Chairman

Stephen E. McCloskey, Vice Chairman

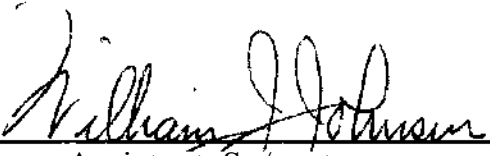
James G. Colbert, Treasurer

Melvin J. Massucco, Assistant Treasurer

On a motion duly made and seconded, it was unanimously VOTED: that the next meeting of the Authority be held on March 3, 1966 at 2:00 p. m.

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

The meeting adjourned at 4:21 p. m.


Assistant: Se/cretary