

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MARCH 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 March 3, 1966. The meeting was called to order by the Chairman, and upon roll call those present and absent-were as follows:

Present

Msgr. Francis J. Lally
James G. Colbert
Melvin J. Massucco

Absent

Stephen E. McCloskey
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 March 3, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

February 28, 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 28, 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 March, 1966.

Kane Simonian
Secretary

Messrs. Logue, Simonian and Conley attended the meeting.

The minutes of the meeting of February 16, 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:

| | |
|---|---------------|
| James F. Kelley & Co. | \$ 3, 200. 01 |
| James F. Kelley & Co. | 240. 00 |
| Edward A. Larkin | 5, 675. 00 |
| John McCourt Co. | 79, 026. 59 |
| Michael O'Dwyer Co. | 1, 215. 00 |
| Salah & Pecci Construction Co., Inc. | 18, 955. 80 |
| Chinese Consolidated Benevolent Association of New England | 30. 00 |
| Fay, Spofford & Thorndike, Inc. | 6, 210. 56 |
| Schoenfeld Associates, Inc. | 2, 215. 50 |

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 and Downtown Waterfront-Faneuil Hall Project Mass. R-77.

Copies of a memo dated March 3, 1966 were distributed re Preliminary Loan Notes.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chairman or Vice Chairman be authorized to accept the lowest bid or bids to be received on March 15, 1966, for the following Preliminary Loan Notes to be dated April 5, 1966, and to mature January 20, 1967:

| <u>Project</u> | <u>Series</u> | <u>Amount</u> |
|---------------------------|---------------|---------------|
| WashingtonPark | 6 C | \$ 5,447, 000 |
| Government Center | 8 B | 14, 097, 000 |
| South End | 6 D | 6, 207, 000 |
| Waterfront | 2 F | 11, 198, 000 |
| Central Business District | 1 H | 14, 510, 000 |

Copies of a memo dated March 3, 1966 were distributed re Urban Renewal Assistance Grants, attached to which were copies of two (2) Resolutions.

The following resolution was introduced by Mr. Massucco, read in full and considered: "Resolution on Urban Renewal Assistance Grant, West End Project, UR Mass. 2-3." Mr. Massucco moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and upon roll call the "Ayes" and "Nayes" were as follows: "Aye": Msgr. Francis J. Lally, Messrs. Colbert and Massucco; "Nayes": None.

The Chairman thereupon declared said motion carried and said resolution adopted.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 579.

The following resolution was introduced by Mr. Massucco, read in full and considered: "Resolution on Urban Renewal Assistance Grant, New York Streets Project, UR Mass. 2-1." Mr. Massucco moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Colbert, and upon roll call the "Ayes" and "Nayes" were as follows: "Aye": Msgr. Francis J. Lally, Messrs. Colbert and Massucco; "Nayes": None.

The Chairman thereupon declared said motion carried and said resolution adopted.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 580.

Copies of a memo dated March 3, 1966 were distributed re Washington Park Project Mass. R-24, Proposed Demolition and Site Clearance Contract No. 7.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chief Engineer be authorized to prepare bid specifications for Demolition and Site Clearance Contract No. 7; and further, that a report is to be submitted to the Authority at its next meeting regarding relocation of the families occupying the buildings.

Copies of a memo dated March 3, 1966 were distributed re Demolition and Site Clearance Contract No. 3 - Change Order No. 9, Washington Park Urban Renewal Area, Project No. Mass, R-24.

On a motion duly made and seconded, it was unanimously VOTED: to approve Change Order No. 9, Demolition and Site Clearance Contract No. 3, John J. Duane Co., Inc., to extend the contract time sixty (60) calendar days to May 3, 1966, with no change in the contract price.

Copies of a memo dated March 3, 1966 were distributed re Demolition and Site Clearance Contract No. 4 - Change Order No. 1, Washington Park Urban Renewal Area, Project No. Mass. R-24.

On a motion duly made and seconded, it was unanimously VOTED: to approve Change Order No. 1, Demolition and Site Clearance Contract No. 4, Maher & Fall Wrecking Co., Inc., to extend the contract time ninety (90) calendar days to June 8, 1966, with no change in the contract price.

Copies of a memo dated March 3, 1966 were distributed re Waterfront Project - Adjustment in 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. 63, Waterfront Project, Webster Thomas & Co., Inc., 221-231 State Street, to \$2,823 per month - effective March 1, 1966.

Copies of a memo dated March 3, 1966 were distributed re Government Center Project - Adjustment in 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. 1161, Government Center Project, Suffolk Law School Alumni, to \$110.00 per month - effective January 11, 1966.

Mr. Condakes entered the meeting at this point.

On a motion duly made and seconded, it was unanimously

VOTED: to take from the table the following matters:

a) Government Center Project - Construction of Temporary Roadway at State and Congress Streets;

b) Washington Park Project - Disposition Site G-1, Approval of Preliminary Plans.

Copies of a memo dated February 25, 1966 were distributed re Proposed Widening of Congress Street. A map was displayed indicating the location of the proposed street widening.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to advertise for bids for the widening of Congress Street.

Copies of a memo dated March 3, 1966 were distributed re Approval of Preliminary Plans - Disposition Site G-1, attached to which were copies of a proposed vote and a letter dated February 28, 1966 from the International Manufacturing Co. and a letter dated February 28, 1966 from the Modern Electroplating Co., Inc. A plan was displayed indicating the location and the proposed subdivision of Site G-1.

On a motion duly made and seconded, it was unanimously

VOTED: that the preliminary plans submitted by Modern Electroplating Co., Inc. and International Manufacturing Co. be and hereby are approved and the subdivision of the site between the developers in accordance with their composite site plan is authorized. It being understood that this action is contingent upon all necessary steps being completed so that construction on this site will be started by July 1, 1966, and that this action is void if construction is not started by July 1, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the next meeting of the Authority be held on March 24, 1966 at 11:00 a. m.

Copies of a memo dated March 2, 1966 were distributed re Government Center Order of Taking, attached to which were copies of a proposed Resolution and an Order of Taking, including Annex A - Taking Area Description,

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority
that an ORDER OF TAKING dated March 3, 1966 relating to a portion of
the Government Center Project be adopted, a copy 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. 581.

Copies of a memo dated March 3, 1966 were distributed re
Waterfront Acquisition, attached to which were copies of a proposed Reso-
lution and an Order of Taking, including Annex A - Project Area Descrip-
tion, Annex B - Taking Area Description and Annex C - Award of Damages.

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

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority
that an ORDER OF TAKING dated March 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, Down-
town Waterfront-Faneuil Hall Area, Mass. R-77," and made a permanent
part of these proceedings, copies of which the Secretary shall cause to be
recorded in the office of the Registry of Deeds for the County of Suffolk.

The aforementioned ORDER OF TAKING as adopted by the
Authority is filed in the Document Book of the Authority as Document
No. 582.

Copies of a memo dated March 3, 1966 were distributed re
South Station Development, 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 grants to South Terminal Developers, Massachusetts Turnpike Authority, Massachusetts Port Authority and Greater Boston Stadium Authority ninety (90) additional days for the submission of materials relating to the development of the South Station site. Such additional materials shall be in conformity with the requirements outlined in the South Station Development Offering.

Copies of a memo dated March 3, 1966 were distributed re Bay Village Streetscape Contract, attached to which were copies of a proposed vote, a Streetscape Design Contract, and a map of the Bay Village area.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized to enter into a contract with Mason and Frey of Cambridge, Massachusetts, for landscape design services in the Bay Village area necessary to implement the approved South Cove Urban Renewal Plan in an amount not to exceed \$7,500, subject to HUD approval. The expenses incurred by this Contract will be paid from South Cove Project funds.

Copies of a memo dated March 3, 1966 were distributed re South Cove Appraisal Engineer, 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 March 3, 1966 were distributed re Green Shoe Company, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator be authorized to negotiate with the Green Shoe Company on the possible disposition to it of one or more of Parcels 35, 36a, 36b, 39, X40 and 53.

Copies of a memo dated March 3, 1966 were distributed re Disposition of 124 Shirley Street, attached to which were copies of a proposed vote, a Staff Appraisal of 124 Shirley Street and a map of the Roxbury-North Dorchester GNRP Area.

On a motion duly made and seconded, it was unanimously
VOTED: that the consideration for the sale of 124 Shirley-
Street to William J. Curran as authorized by the Authority on February
3, 1966, be applied to payment of rental due to the Authority with respect
to the two occupied apartments in the property.

Copies of a memo dated March 3, 1966 were distributed re
Approval of Final Plans and Specifications of Massachusetts Housing Asso-
ciation, Inc. , attached to which were copies of a proposed vote - plans and
specifications were displayed.

On a motion duly made and seconded, it was unanimously
VOTED: that Final Plans and Specifications for the rehabili-
tation of 416 Columbus Avenue and 538 Massachusetts Avenue, submitted
by Massachusetts Housing Association, Inc. , to the Boston Redevelopment
Authority at its meeting on March 3, 1966 are hereby approved.

Copies of a memo dated March 3, 1966 were distributed re
Castle Square: Parcel 3 - Approval of Final Preliminary Plans for Smith-
Corona Marchant Building, attached to which were copies of two proposed
votes - architect's concept of the proposed building was displayed.

On motion duly made and seconded, it was unanimously
VOTED: that the Boston Redevelopment Authority hereby
approves the final preliminary plans and outline specifications for the
Smith-Corona-Marchant building on Parcel 3A in Castle Square prepared
by Lord & Den Hartog Associates, dated February 8, 25, and 28, 1966,
subject to a review by the General Counsel to assure that no conflict of
interest is involved and subject to the following:

1. The building must be structurally designed to support
an additional floor above the first.
2. No cars may be parked closer than 9 feet to the exist-
ing adjacent church structure.
3. The parking lot must be attractively landscaped and
screened from view of the street and the church.

On motion duly made and seconded, it was unanimously
VOTED: that revisions to the land disposition agreement for
Parcel 3 in Castle Square approved by the Authority on April 24, 1964,

amended February 25, 1965, June 10, 1965 and July 22, 1965, are hereby approved subject to a review by the General Counsel to assure that no conflict of interest is involved and the Development Administrator is hereby authorized to execute a land disposition agreement substantially in the form approved on the above-mentioned dates, further amendment to incorporate the following revisions:

1. Deletion of the requirement that a schematic design for the entire property will be provided prior to conveyance of Parcel 3A.

Copies of a memo dated March 3, 1966 were distributed re Freedom House, Inc., attached to which were copies of a proposed vote and a Contract for Community Organization Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to execute a contract with Freedom House, Inc. of Boston, Massachusetts, substantially in the form submitted to the Board at its meeting held on March 3, 1966, for community services in the Washington Park Urban Renewal Area for an amount not to exceed \$32,950.

Copies of a memo dated March 3, 1965 were distributed re Acquisition of Properties Economically Unfeasible for Rehabilitation and to Relieve Hardship, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Real Estate Officer, subject to approval of General Counsel, be and he hereby is authorized to acquire by negotiation the following properties:

94-100 Regent Street
102-108 Regent Street; 6-8 Rock St.
8 Akron Street
4 Alpine Place
76 Holworthy Street
1-2-3i-4 Danforth Place
12 Circuit Street

Copies of a memo dated March 3, 1966 were distributed re Response to Advertisement of Disposition Site H-9, Washington Park Urban Renewal Area - the contents of which were noted and placed on file.

Copies of a memo dated March 3, 1966 were distributed re North Harvard Project, attached to which were copies of a letter dated March 2, 1966 from Mayor John F. Collins, a letter dated February 23, 1966 from Gilbert H. Hood, Jr., a schedule of structures for rehabilitation dated February 23, 1966, and a map of the North Harvard Area dated March 1, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority proceed immediately to demolish the vacant structures in the North Harvard Area, and further

VOTED: that the Authority support the report of the Blue Ribbon Panel, in principle, and place it on the table with instructions to the Development Administrator to submit further recommendations and reports on structures to be rehabilitated and suggestions on selecting developers.

Copies of a memo dated March 3, 1966 were distributed re Termination of GNRP Contracts, attached to which were copies of a proposed Resolution.

Mr. Colbert introduced a Resolution entitled: "Resolution of Boston Redevelopment Authority Respecting Closeout of General Neighborhood Renewal Plans." Said Resolution was read in full and considered.

On a motion by Mr. Colbert, seconded by Mr. Massucco, 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. 583.

Copies of a memo dated March 3, 1966 were distributed re Response to Invitation for Proposals for Housing Sites, attached to which were copies of an eight (8) page schedule listing the proposals received - the contents of which were noted and placed on file.

Copies of a memo dated March 3, 1966 were distributed re Rules and Regulations for Approval of 121A Projects, attached to which were copies of two (2) proposed votes and a set of Rules and Regulations for Securing Approval of Projects in Boston under Chapter 121A of the General Laws as Amended.

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

VOTED: that the rules and regulations for approval of Chapter 121A projects adopted by the Authority on November 2, 1960, be and they hereby are amended effective April 4, 1966, by the adoption of rules and regulations attached hereto entitled: "Boston Redevelopment Authority, Rules and Regulations for Securing Approval of Projects in Boston under Chapter 121A of the General Laws As Amended, Adopted: November 2, 1960 - Amended: March 3, 1966 - effective April 4, 1966," and further

VOTED: that the Secretary be and he hereby is directed to submit a copy of said rules and regulations to the Mayor for his approval pursuant to Section 12 of Chapter 652 of the Acts of 1960.

The aforementioned Rules and Regulations are filed in the Document Book of the Authority as Document No. 584.

Copies of a memo dated March 3, 1966 were distributed re Personal Services Contract, Real Estate Consulting Services - William F. Morrissey, 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 be authorized to enter into an agreement with William F. Morrissey to provide the Agency with technical advice and assistance in connection with real estate acquisition and disposition activities for a two year period to be compensated at an annual rate of \$18,000 per year for two years. Compensation for consultation with trial attorneys and appraisers in preparation of land damage cases required to be undertaken after the initial two year period of the contract shall be

compensated at the rate of \$20. 00 per hour. Compensation for court appearances as an expert witness after the initial two year period of the contract shall be at the rate of \$150. 00 per day. In no event shall compensation for services rendered after the initial two year period of the contract exceed \$150. 00 per day or the maximum amount of \$10, 000.

Copies of a memo dated March 3, 1966 were distributed re Purchase of Office Equipment.

On a motion duly made and seconded, it was unanimously

VOTED: that the Purchasing Agent be authorized to purchase two (2) electric typewriters at a cost not to exceed \$900. 00, in conformance with the Authority's Procurement Policy.

Copies of three (3) memoranda dated March 3, 1966 were distributed re Travel.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize travel for the following:

- 1) Messrs. Logue, Hazen and Rothermel to Washington, D. C. February 9, 1966
- 2) James Drought to Washington, D. C. March 19-21, 1966
- 3) James G. Dolan, Jr. to Washington, D. C. March 13, 1966

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

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Reappointments:

| | | <u>Grade & Step</u> | <u>Per Annum</u> | <u>Effective</u> |
|---------------------|---------------------|-----------------------------|------------------|------------------|
| Judy N. Abrams | Relocation Asst. II | 7-1 | \$ 5,700 | 4-18-66 |
| Barbara H. Green | Secretary II | 4-2 | 4,410 | 4-4-66 |
| Elizabeth A. Fisher | Secretary II | 4-1 | 4,200 | 4-18-66 |
| Margaret C. Dempsey | Switchboard Oper. | 3-2 | 4,095 | 4-19-66 |

Reappointments - Six-month basis:

| | | | | |
|-------------------------|-------------------|-----|------------|---------|
| Halsworth D. J. Rando^h | Rehab. Asst. II | 7-3 | 6,284 | 4-4-66 |
| Susan E. Spooner | Secretary III | 5-1 | 4,500 | 4-13-66 |
| June E. Henry | Clerical Asst. IV | 4-2 | 4,410 | 4-1-66 |
| Shirley A. Scott | Secretary II | 4-2 | 4,410 | 4-4-66 |
| Pauline E. Wortmann | Secretary I | 3-3 | 4,300 | 4-6-66 |
| William C. Pan | Model Maker | | 3.00/p.hr. | 4-1-66 |

Temporary Appointments - Six-month basis:

| | | <u>Grade & Step</u> | <u>Per Annum</u> | <u>Effective</u> |
|---------------------|---------------------|-----------------------------|------------------|------------------|
| Leon J. Valliere | Rehab. Specialist I | 9-1 | \$ 7,200 | 3-7-66 |
| Thomas W. Luckey | Rehab. Designer II | 8-1 | 6,500 | 3-7-66 |
| Ann M. Joyce | Draftsman I | 5-3 | 4,961 | 3-7-66 |
| Virginia I. Guilfoy | Secretary II | 4-2 | 4,410 | 3-7-66 |
| Francis J. Pedersen | Messenger | 2-2 | 3,780 | 3-7-66 |
| Peter J. Foley | Messenger | 2-2 | 3,780 | 3-7-66 |

Resignations

Robert J. Vey - Civil Engineer II - effective December 31, 1965

David L. Myers - Chief Planner I - effective March 23, 1966

Gordon R. Jeavons - Architect II - effective March 10, 1966

Copies of a memo dated March 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-406

VOTED: that in connection with Petition No. Z-406 brought by Albert Kurker, 16 Carol Circle, West Roxbury to allow variances for detached dwelling for two families forbidden in a single family (S-. 5) zone and lot per additional dwelling unit less than required to convert existing storage room in basement of one-family dwelling to a four-room apartment, the Boston Redevelopment Authority does not oppose the granting of the petition. Three apartment buildings, a gasoline station and a contractor's storage yard abut the property. The proposed change will not injure the surrounding area.

Map Application No. 27

VOTED: that in connection with Map Application No. 27 brought by St. Elizabeth Hospital to change 11-1/2 acres of its land at the southeasterly corner of Washington Street and Cambridge Street in Brighton from an R-. 5 zone to an H-2 zone, the Boston Redevelopment Authority is in favor of the petition since an area of this size, in active use, should be placed in a zone to which it conforms; the area is contiguous to an even larger area which contains other institutional uses and a public housing project, which is in an H-1 zone and it is to the advantage of the municipality in the case of institutions serving the public to allow an increase in density rather than force further land expansion and thus decrease the tax base.

Map Application No. 28

VOTED: that in connection with Map-; Application No. 28 by the Boston Redevelopment Authority to change from general business zones (B-4 and B-2) and an apartment zone (H-1) to an M-1 (Restricted Manufacturing) an area of land on Washington Street extending from James Street to the easterly intersection of Washington Street and Dudley Street in Washington Park, the Authority recommends acceptance since the uses now present and the vacant area designated for new manufacturing development are in accord with the Washington Park Urban Renewal Project Plan.

Petition No. Z-409

VOTED: that in connection with Petition No. Z-409 brought by Jewish Memorial Hospital, 50 Townsend Street, Roxbury for variances to allow extension of a non-conforming use, building to exceed allowable height by one story and off-street parking less than required to permit addition to an existing hospital in a general residence (R-.8) district, the Boston Redevelopment Authority objects only to the lack of providing for off-street parking. As there is room on the premises for additional off-street parking it is felt that provisions should be made to meet the requirements of the zoning code.

Petition No. Z-410

VOTED: that in connection with Petition No. Z-410 brought by Gilmore & Gessner, 1000 V. F. W. Parkway, West Roxbury for six variances to allow nursing home in a single family district, the Boston Redevelopment Authority is opposed to the granting of the petition. The Authority recognizes that the site may be best used by some other use than single family but is of the opinion that if used for a nursing home it should at least meet the requirements of an H-1 zone. It does not and will need the variances asked for in the very much less dense single family zone. Parking for 11 out of 40 spaces required in an H-1 zone is a very serious deficiency in addition to crowding of the land. There is a small land assembly problem here which involves discontinuance of a paper private way and if solved could provide enough space to justify the development.

Petition No. Z-411

VOTED: that in connection with Petition No. Z-411 brought by Morris Kaplan, 565 American Legion Highway, Roslindale for approval from the Board of Appeal to allow the extension of a non-conforming use (car wash) in a local business district, the Boston Redevelopment Authority recommends the approval be granted. All of the dimensional requirements of the code have been met and the addition is a normal expansion which will not be detrimental to the area.

Petition No. Z-412

VOTED: that in connection with Petition No. Z-412 brought by Franida House, Inc. , 65 Glen Rd. , Jamaica Plain for variances to allow extension of a non-conforming use, lot size less than required and off-street parking not provided so that a 2nd story addition to an existing nursing home may be constructed, the Boston Redevelopment Authority is opposed to the granting of the petition on two points. 1) Whereas there is no objection to extending needed additional facilities, it is felt that the addition of more beds will result in overcrowding. 2) The lack of off-street parking will cause congestion and will be detrimental to the neighborhood.

Petition No. 2-426

VOTED: that in connection with Petition No. Z-426 brought by Edward T. Johnson, 156 Western Avenue, Brighton for a conditional use permit to allow extension of an existing barrel storage facility and variances to be allowed to have no rear yard and no off-street parking, the Boston Redevelopment Authority has no objection to the granting of the petition provided that the necessary off-street parking be provided in the neighborhood to serve this use. As the area is one of heavy industry the expansion of this use will not adversely affect the neighborhood. There is sufficient open area in the neighborhood that can be used for off-street parking.

Petition No. 2-427

VOTED: that in connection with Petition No. 2-427 brought by Peter R. Mickunas, 578 Adams St , Dorchester for variances to allow three-family dwelling in a two-family district (R-. 5), lot size and lot width less than required, floor area ratio and height of buildings exceeded, the Boston Redevelopment Authority is opposed to the granting of the petition. The area is primarily single and two-family structures and the creation of this sub-standard lot from an existing lot does not justify a variance.

Petition No. Z-428

VOTED: that in connection with Petition No. Z-428 brought by Joseph F. McHugh, 354 Market St. , Brighton for six variances to allow construction of a three-story and basement 24 apartment building in a local business district which adjoins a two-family district, the Boston Redevelopment Authority is opposed to the granting of the petition. Overcrowding is apparent when in a higher (H-1) district only eleven units would be allowed. Off-street parking is inadequate and this in itself is a serious deficiency where new construction is involved. Lack of required yards and other dimensional inadequacies are further deficiencies detrimental to the public welfare.

Petition No. Z-429

VOTED: that in connection with Petition No. Z-429 brought by Louise McKenzie, 407 Marlborough Street, Boston, for variance of off-street parking not supplied to allow change of occupancy from twelve families to eleven families and coffee shop in local (L-2) district, the Boston Redevelopment Authority does not oppose the granting of the variance. Five of the six required parking spaces are provided, and this will not be injurious nor detrimental to the neighborhood.

Petition Nos. Z-430 fa 2-431

VOTED: that in connection with Petition Nos. 2-430 and 2-431 brought by Ursula Cunniff, 526-528 East Fifth Street, South Boston, to subdivide a lot in an apartment district, the Boston Redevelopment Authority has no objection to the granting of the petitions. This subdivision will provide some open space to a lot now congested with buildings, and further, will not adversely affect the character of the neighborhood.

Petition No. 2-432

VOTED: that in connection with Petition No. Z-432 brought by James K. Shaheen 175 Spring St. , West Roxbury to allow a forbidden use, a change of occupancy from two-car garage to a machine shop in a local business zone which abuts a single family district, the Boston Redevelopment Authority opposes the granting of the variance. The lot is the last in the business zone and the garage in which the machine shop operation is to be conducted is located at the rear of the lot in close proximity to the residential zone, The proposed use, as sought, would be injurious to the residences.

Petition No. Z-434

VOTED: that in connection with Petition No. Z-434 brought by Rankin, Inc. , by Oscar F. Pearson, concerning property at 18 Avila Road, Hyde Park seeking a side yard variance of a foot and a half to obtain relief from error made in constructing a single family house, the Boston Redevelopment Authority has no objection, since the variance will not be detrimental to the neighborhood.

Petition No. Z-435

VOTED: that in connection with Petition No. Z-435 brought by G. L. Diamond, 401-451 Cummins Highway, Hyde Park requesting a conditional permit to allow a department store in proposed shopping center at corner of Cummins Highway and American Legion Highway extension, the Boston Redevelopment Authority recommends the granting of the permit. This area, on the site of an abandoned quarry was rezoned under the old code to accommodate this type of enterprise when there were no conditional uses. It appears that this site being relatively large and adjacent to two main highways is an appropriate one for such conditional use.

On a motion duly made and seconded, it was unanimously

VOTED: to enter into executive session.

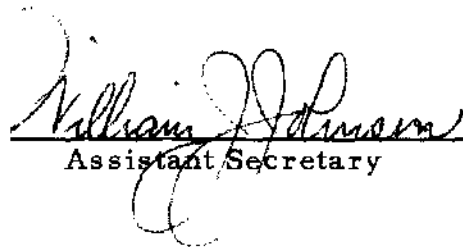
On a motion duly made and seconded, it was unanimously

VOTED: to resume the public meeting.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 4:08 p. m.


Assistant Secretary