

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

HELD ON MARCH 24, 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 11:00 a. m. on March 24, 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 (came in later)
George P. Condakes

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 eleven o'clock in the forenoon on March 24, 1966, at Room 350, 73 Tremont Street in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By KfrA't JV- .^u.....

March 15, 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 March 15, 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 24th day of March, 1966.

K CA-V Simonian

Messrs. Logue and Simonian attended the meeting.

The minutes of the meeting of March 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:

James F. Kelley & Co.	\$ 2,895.00
James F. Kelley & Co.	4,065.00
Paul G. Counihan	1,400.00
Paul G. Counihan	400.00
Paul G. Counihan	5,475.00
Singer Associates.	1,950.00
J. A. Moran75.00
J. A. Moran	1,950.00
J. A. Moran	825.00
John D. Hewitt75.00
David L. Gary	500.00
John T. Finnegan	5,175.00
John E. O'Neill	400.00
Herbert T. Duane, Jr.	530.00
Nyman H. Kolodny.	8,625.00
John J. Duane Co.	22,410.00
John J. Duane Co.	855.00
Salah & Pecci Construction Co., Inc.	30,780.00
Beane, Fine and Counihan	1,650.00
John McCourt Co.	25,092.32
Adams, Howard & Oppermann	1,513.86
Anthony G. Adinolfi	5,500.00
Alpine Press.	53,250.00
David A. Crane	155.34
Foley, Hoag & Eliot	33,737.38
Foley, Hoag & Eliot	6,279.90
Foley, Hoag & Eliot	1,315.95
Foley, Hoag & Eliot	2,967.20
Foley, Hoag & Eliot	7,119.50
Ralph S. Foster & Sons.	1,100.00
Freedom House, Inc.	3,243.50
Victor Gruen Associates.	20,000.00
Charles T* Main , Inc.	4,931.68
Charles T. Main, Inc.	9,471.73
Singer Associates	1,100.00
Von Moltke, Chapman & Goyette	3,746.79

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 two (2) memoranda were distributed re Washington Park Project, containing the names of six (6) accounts with a total balance of \$947.45 deemed to be uncollectable.

On a motion duly made and seconded, it was unanimously
VOTED: to charge off as uncollectable the six (6) accounts
totaling \$947.45 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 March 24, 1966 were distributed re Maurice
Gordon, 129 Hutchings Street, Account No. 2616, Washington Park Project.

On a motion duly made and seconded, it was unanimously
VOTED: that the Deputy Project Director notify Maurice
Gordon that unless payment is made within thirty
(30) days an eviction writ will be issued.

Copies of a memo dated March 24, 1966 were distributed re John Vecchi,
11 Townsend Street, Account No. 2671, Washington Park Project.

On a motion duly made and seconded, it was unanimously
VOTED: that the Deputy Project Director notify John Vecchi
that unless payment is made within thirty (30) days
an eviction writ will be issued.

Copies of a memo dated March 21, 1966 were distributed re Site Pre-
paration Contract No. 3, Government Center Project Mass. R-35, which included
a tabulation of bids received on March 21, 1966.

On a motion duly made and seconded, it was unanimously
VOTED: that the Executive Director be authorized to execute
Site Preparation Contract No. 3, Government
Center Project Mass. R-35, with the low bidder,
Baker & Company, Inc., in the amount of \$19,469-

Copies of a letter dated February 25, 1966 were distributed from the
Massachusetts State Building and Construction Trades Council re Meeting of the
Council in Washington, D. C. on March 23, 1966.

On a motion duly made and seconded, it was unanimously
VOTED: that the Vice Chairman be authorized to travel to
Washington, D. C., March 23, 1966.

Copies of a memo dated March 24, 1966 were distributed re Preliminary Loan Notes, Sixth Series "D"¹¹, South End Project, Mass. R-56, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: " Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$6,207,000, the Execution of Requisition Agreement No. 6, and the Execution and Delivery of Project Temporary Loan Note No. 8 in Connection with Project No. Mass. R-56," was introduced by Mr. Colbert.

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

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

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 586.

Copies of a memo dated March 24, 1966 were distributed re Preliminary Loan Notes, Eighth Series "B", Government Center Project, Mass. R-35, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$14,097,000, the Execution of Requisition Agreement No. 8, and the Execution and Delivery of Project Temporary Loan Note No. 14, in Connection with Project No. Mass. R-35," was introduced by Mr. Colbert.

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

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

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 58g.

Copies of a memo dated March 24, 1966 were distributed re Preliminary Loan Notes, Sixth Series "C", Washington Park Project, Mass. R-24, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$5,447,000 the Execution of Requisition Agreement No. 6, and the Execution and Delivery of Project Temporary Loan Note No. 7, in Connection with Project No. Mass. R-24,"¹¹ was introduced by Mr. Colbert.

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

Mr. Colbert then moved the adoption of the Resolution as introduced and read. Mr. Massucco seconded the motion, and, on roll call, the following voted "Aye"¹¹: Msgr. Francis J. Lally, Messrs. Colbert and Massucco; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 588.

Copies of a memo dated March 24, 1966 were distributed re Preliminary Loan Notes, Second Series "F", Downtown Waterfront-Faneuil Hall Project, Mass. R-77, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$11,198,000, the Execution of Requisition Agreement No. 2, and the Execution and Delivery of Project Temporary Loan Note No. 3 in Connection with Project No. Mass. R-77," was introduced by Mr. Colbert.

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

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

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 589-

Copies of a memo dated March 24, 1966 were distributed re Preliminary Loan Notes, First Series "H", Central Business District, attached to which were copies of a tabulation of bids and a proposed resolution.

A Resolution entitled: "Resolution Authorizing the Sale, Issuance, and Delivery of Preliminary Loan Notes in the Aggregate Principal Amount of \$14, 510, 000, the Execution of Requisition Agreement No. 1, and the Execution and Delivery of Project Temporary Loan Note No. 2, in connection with Project No. Mass. R-82," was introduced by Mr. Colbert.

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

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

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 590.

Copies of a memo dated March 23, 1966 were distributed re Parking for Beacon Construction Company, Castle Square Project Area, attached to which were copies of a letter from the Beacon-Castle Square Building Corp. , dated March 23, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to lease to the Beacon-Castle Square Building Corp. approximately 12, 000 square feet of Block #479 for \$200. 00 per month, the land to be used for off-street parking for employees of the corporation.

The Executive Director distributed copies of a letter dated March 10, 1966 from Attorney Melvin Newman, representing Back Bay Towers, Inc. , developers for Parcel 3 of the Whitney Project. The letter requested permission of the Authority to lease 2650 square feet in the southeast corner of the first floor of the building to the Lincoln Savings Bank, which Bank is being displaced by the Inner Belt.

The contents of the letter was discussed by the Members. The Executive Director discussed with the Authority the present Controls in the Redevelopment Plan concerning use of the premises, which permit accessory uses but prohibit retail and wholesale trade only.

The Executive Director recommended the use of these premises as a savings bank as being a harmonious use.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby determines that the use of the southeast corner of the first floor of the Back Bay Towers building as a savings bank is a permissible use under the Controls of the Plan; the request of Back Bay Towers Inc. is accordingly approved; and the Authority hereby grants such variances as are necessary.

Copies of a letter dated March 21, 1966 were distributed from Attorney Melvin Newman - re Parcel 2 Whitney Street, Back Bay Manor Apartments, Inc., attached to which were copies of a resume of the principals of Perry, Dean, Hepburn and Stewart, Architects; a list of the consultants used by the firm; and a list of buildings designed by the firm in recent years.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority hereby approves the firm of Perry, Dean, Hepburn and Stewart, Architects, for the proposed building on Parcel 2, Whitney Redevelopment Area, the plans being subject to design review and control by the Boston Redevelopment Authority.

Copies of an Application, under Chapter 121A, for Parcel 2, Whitney Street Project Area, from Lillian K. Drescher, et als were distributed.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority hold a public hearing in the Gardner Auditorium, State House, Boston, Massachusetts on April 15, 1966 at 11:00 a. m. on the Application of Lillian K. Drescher, et als, for authorization and

approval by the Authority of a redevelopment project on Parcel 2, Whitney Street Project Area under Chapter 121A of the General Laws, and for the consent by the Authority to the formation of Back Bay Manor Apartments, Inc. ^t under Chapter 121A; and further that the Secretary advertise in a newspaper of general circulation Notice of Hearing.

On a motion duly made and seconded, it was unanimously VOTED: that the next meeting of the Authority be held on April 15, 1966 at 12:30 p. m.

On a motion duly made and seconded, it was unanimously VOTED: the Development Administrator be instructed to submit a report to the Authority explaining why the intent of the vote of June 10, 1965 was not followed, namely, that the name of the Executive Director, General Counsel and Director of Administrative Management be included with the Authority in the General Plan to be published.

Copies of a memo dated March 24, 1966 were distributed re Purchase of Office Equipment.

On a motion duly made and seconded, it was unanimously VOTED: to approve the purchase of an electric calculating machine to be used in the Operations Department. Purchase to be made pursuant to the Authority's Procurement Policy.

Copies of a memo dated March 24, 1966 were distributed re C. B. [P. Project - Land Acquisition, R. H. White and Raymond Parcels.

On a motion duly made and seconded, it was unanimously VOTED: to approve a fee of \$250 for Professor George Sternlieb of Rutgers University to visit Boston to consult with members of the Authority's staff on matters relating to department store marketing and operations.

On a motion duly made and seconded, it was unanimously
VOTED: that the Accounting Department be instructed to pay
the City of Boston all monies owed to it by the Author-
ity before March 31, 1966.

On a motion duly made and seconded, it was unanimously
VOTED: to take from the table the memo dated March 3, 1966
re South Cove Appraisal Engineer.

On a motion duly made and seconded, it was unanimously
VOTED: that the Authority enter into a contract with Jackson &
Moreland Division of United Engineers & Constructors,
Inc. for appraisal services in the South Cove Project
area in accordance with the terms of the proposal sub-
mitted in their letter dated February 28, 1966, with the
exception that 1-9 Wheeler St. be eliminated from the
proposal, the total payment under this contract not to
exceed \$17,500.

Copies of a memo dated March 24, 1966 were distributed re Government
Center Status Report on Development - the contents of which were noted and
placed on file.

Copies of a memo dated March 24, 1966 were distributed re Amendment
to Land Disposition Agreement for Parcel 1 in Government Center, 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 and he hereby
is authorized in the name and on behalf of this Author-
ity to execute an amendment to a Land Disposition
Agreement by and between this Authority and the
Commonwealth of Massachusetts (Government Center
Commission) dated February 2, 1965, providing for :
1) revisions appropriate to reflect a realistic time
schedule and 2) a change in the time for conveyance

of Parcel 1B to one year after commencement of construction on Parcel 1A. Said amendment shall be in such form as the Development Administrator shall approve, execution thereof to be conclusive evidence of such approval.

Copies of a memo dated March 24, 1966 were distributed re Report on Parcel 7, Government Center - the contents of which were noted and placed on file.

Copies of a memo dated March 24, 1966 were distributed re Revised Deed for Parcel 8.

On a motion duly made and seconded, it was unanimously

VOTED: that the Chairman and the Development Administrator of the Authority are, and each of them acting singly is, hereby authorized and empowered in the name and behalf of the Authority to execute, seal with the corporate seal, acknowledge and deliver a Land Disposition Agreement dated as of September 1, 1965 by and between the Authority and Cabot, Cabot & Forbes Boston Development Co., a Trust under Declaration dated August 24, 1964 recorded with Suffolk Deeds, Book 7878, Page 428, providing for the sale by the Authority and the purchase by said Trust of Parcels 8A, 8B, 8C and the Loading Zone shown on plan entitled "Government Center Project Mass. R-35 Parcel 8 Consisting of Parcels 8A & 8B St 8C Boston Redevelopment Authority Boston Suffolk County Massachusetts" by Whitman & Howard Inc. Engineers revised March 23, 1966. Such Land Disposition Agreement shall contain such terms and provisions as said Chairman and Development Administrator, or either of them acting singly, may approve, such approval to be conclusively evidenced by execution and delivery of the same, and further

VOTED: that the Chairman and the Development Administrator of the Authority are, and each of them acting singly is, hereby authorized and empowered in the name and behalf of the Authority to execute, seal with the corporate seal, acknowledge and deliver a Deed from the Authority to Gerald W. Blakeley, Jr. , Paul F. Hellmuth and Charles H. Spaulding, as Trustees of Cabot, Cabot & Forbes Boston Development Co. under Declaration dated August 24, 1964, recorded with Suffolk Deeds, Book 7878, Page 428, conveying Parcel 8A and the Loading Zone referred to in the next preceding vote. Said Deed shall contain such terms and provisions, including without limitation provisions for rights appurtenant to said premises, as said Chairman and Development Administrator, or either of them acting singly, may approve, such approval to be conclusively evidenced by their execution and delivery of the same, and further

VOTED: that the Chairman and the Development Administrator of the Authority are, and each of them acting singly is, hereby authorized and empowered in the name and behalf of the Authority to execute, seal with the corporate seal, acknowledge and deliver such instruments in addition to said Land Disposition Agreement and said Deed as they, or either of them acting singly, may in their discretion deem necessary or desirable to consummate the sale of said Parcel 8A and Loading Zone pursuant to said Land Disposition Agreement and to carry out the provisions of said Land Disposition Agreement and said Deed, all such additional instruments to be in such form and to contain such provisions as they, or either of them acting singly, may approve, such approval to be conclusively evidenced by execution and delivery of the same.

Copies of a memo dated March 24, 1966 were distributed re Revisions in Working Drawings, Parcel 8, Government Center, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: that the BRA hereby approves the revised working drawings submitted by Edward L. Barnes, dated March 3, 1966, subject to the reservations expressed in the BRA vote of October 21, 1965.

Copies of a memo dated March 24, 1966 were distributed re Government Center - Approval of Parcel 12 Stage II - Final Drawings, 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 approves the final working drawings and specifications for Parcel 12 (Stage II) in the Government Center Project Area prepared by Welton-Becket and Associates revised as of January 10, 1966.

Copies of a memo dated March 24, 1966 were distributed re Tentative Designation of Developer for 30 Hawkins St. in Government Center, 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 tentatively designates Patten's Restaurant as developer of Parcel 2H in Government Center, subject to public disclosure and receipt of an acceptable proposal within thirty (30) days including designation of architect, preliminary sketches, financial information, and a good faith deposit in the amount of \$10,000.

Copies of a memo dated March 24, 1966 were distributed re Government Center, Parcels Available for Development, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously VOTED: that the Executive Director is hereby authorized to place advertisements in local newspapers of general circulation announcing the availability of Parcels 2B, 2F, 2G and 9 in Government Center and asking for expressions of interest to be submitted within 60 days thereafter, together with a \$500 refundable deposit, all in accordance with procedures and developer's kits customarily used in Government Center offerings.

Copies of a memo dated March 24, 1966 were distributed re Contract for Preparation of Working Drawings for Government Center Plaza, attached to which were copies of a proposed vote and a Contract for Architectural 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 on behalf of the Boston Redevelopment Authority to execute a contract for architectural services in connection with the Boston City Hall Plaza and Related "Work with Gerhard Kallmann; Noel M. McKinnell; Edward F. Knowles; Campbell, Aldrich and Nulty; and LeMessurier Associates, Inc. , doing business as the Architects and Engineers for the Boston City Hall, in substantially the form presented to this meeting for a maximum fee of \$160,000.

Copies of a memo dated March 24, 1966 were distributed re Advertising for Construction Bids for Cornhill Tunnel and Amendment to Engineering Contract with Respect to Same, attached to which were copies of two proposed votes and an Amendment to Engineering Contract.

On a motion duly made and seconded, it was unanimously

VOTED: that the Executive Director is hereby authorized to advertise for bids for Site Preparation Contract #2 for demolition of portions of the Cornhill Tunnel and site preparation work in connection therewith, in accordance with plans and specifications therefor prepared by the Architects and Engineers for the Boston City Hall; and further

VOTED: that the Development Administrator is hereby authorized to execute an amendment to the Contract with the Architects and Engineers for the Boston City Hall, dated August 12, 1965, which amendment shall be substantially in the form presented to this meeting, maximum compensation not to exceed \$25,000.

Copies of a memo dated March 24, 1966 were distributed re MBTA Adjustments at Bowdoin Square, 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 give the MBTA orders to proceed with respect to the Bowdoin Square Station as follows:

- (a) to reimburse Colonel Bingham for work done by him in preparation of preliminary plans and cost estimates, in accordance with provisions in his contract regarding partial work, payment not to exceed \$6,750.
- (b) to engage Sert Jackson and Associates to design an entrance facility, compensation to be on the basis of 2-1/2 times payroll costs, plus \$20 per hour for principals, maximum compensation not to exceed \$15,000.

(c) to proceed to preliminary plans to working drawings, and to construction of the facility, provided that the estimated cost in each case does not exceed by more than 20% the sums of \$90,000 (without escalator) of \$150,000 (with escalator), plus the \$6,750 designer fee referred to in (a) and the \$15,000 architect's fee referred to in (b) and approved MBTA budget costs.

Copies of a memo dated March 24, 1966 were distributed re Increase in Government Center Project Expenditures Budget, attached to which were copies of a Resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of Boston Redevelopment Authority Authorizing Filing of Amendatory Application for Loan and Capital Grant for Project No. Mass. R-35." 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.,591..

Copies of a memo dated March 24, 1966 were distributed re Suffolk-Franklin - Settlement of Land Damage Dispute, attached to which were copies of a Settlement Agreement with a typing date of February 26, 1966, a copy of a letter dated February 7, 1962 and an unexecuted Agreement for Judgment. The Settlement Agreement was read and considered.

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

VOTED: that Edward J. Logue, Development Administrator, be and he hereby is authorized for and on behalf of the Authority to execute and deliver the Settlement Agreement between Suffolk Franklin Savings Bank and the

Authority presented to the meeting and that Lewis H. Weinstein, special counsel, be and hereby is authorized for and on behalf of the Authority to sign and file the Agreement for Judgment in Superior Court Case No. 573709 (shown as an attachment to the above Settlement Agreement).

The aforesaid Settlement Agreement is filed in the Document Book of the Authority as Document No. 592.

Mr. McCloskey entered the meeting at this point.

Copies of a memo dated March 24, 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 - 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 March 24, 1966 relating to a portion of the Government Center Project Area, Mass. R-35, be executed together with two plans, dated December 5, 1962, and February 6, 1963, respectively, said plans being entitled, "Government Center Project, Mass. R-35, Property Line Map, Boston Redevelopment Authority, Segment P4 and Segment P5," respectively 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. 593.

Copies of a memo dated March 24, 1966 were distributed re Lewis "Wharf Proposal - the contents of which were noted and placed on file.

Copies of a memo dated March 24, 1966 were distributed re Chas. T. Main Fish Dealer Relocation Study, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to amend the contract with Chas. T. Main, Inc., for a relocation feasibility study of the Atlantic Avenue fish

and lobster dealers to provide for an increase of a maximum of \$5, 000 so that the total contract cost shall not exceed \$25, 000.

Copies of a memo dated March 24, 1966 were distributed re Development Interest by Raymond's, Inc. , attached to which were copies of a proposed vote, a letter dated March 23, 1966 from Robert C. Schaye, President, Raymond's Inc. , and a map indicating the location of Parcel 2-A.

On a motion duly made and seconded, it was unanimously VOTED; that the Development Administrator is hereby authorized to acknowledge the Raymond's letter and to advise Raymond's that the Authority will be interested in receiving a full development proposal including statements for public disclosure, preliminary plans and financing program and will take such action upon receipt of the proposal as it deems appropriate.

Copies of a memo dated March 24, 1966 were distributed re Development Interest by the Boston Five Cents Savings Bank, attached to which were copies of a proposed vote, a letter dated March 24, 1966 from Robert M. Morgan, President, The Boston Five Cents Savings Bank, and a map indicating a Development Parcel on School Street.

On a motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is hereby authorized to acknowledge the Boston Five letter and to advise the Boston Five that the Authority will be interested in receiving a full development proposal including statements for public disclosure, preliminary plans and financing program and will take such action upon receipt of the proposal as it deems appropriate.

Copies of a memo dated March 24, 1966 were distributed re Central Business District Early Acquisition, attached to which were copies of a proposed vote and a listed of Properties in the Central Business District Early Acquisition Proposal.

On a motion duly made and seconded, it was unanimously
VOTED: that the Real Estate Officer with the approval of the
General Counsel be authorized upon concurrence by
the Department of Housing and Urban Development
of an acceptable price to acquire by negotiation or
condemnation all properties scheduled for early
land acquisition in the Central Business District
renewal area.

Copies of a memo dated March 24, 1966 were distributed re Request
for Designation of Chinese Urban Renewal Committee as Developer of Parcels
R-2 and R-2a, attached to which were copies of a letter dated March 24, 1966
from the Boston Chinese Community Urban Renewal Committee, an Outline
Development Program and a Resolution.

Mr. Colbert introduced a resolution entitled: "Resolution of the Boston
Redevelopment Authority Re: Proposed Disposition of Parcels R-2 and R-2a
in the South Cove Urban Renewal Area Project No. Mass. R-92," 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 aforementioned Resolution as introduced and read..

The aforementioned Resolution is filed in the Document Book of the
Authority as Document No. 594.

Copies of a memo dated March 24, 1966 were distributed re South End
Project Mass. R-56, Land Survey Services Contract, attached to which were
copies of a proposed vote, a Contract for Land Survey Services, and a Resume
of Yunits Engineering Company.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to
execute a contract with John T. Yunits, d/b/a Yunits
Engineering Company for land survey services in the
South End Urban Renewal Area R-56 in an amount not
to exceed \$129,595.00 plus a contingency amount of

of \$5,000.00, to be paid on the basis of the Surveyor's reasonable salaries for technical staff members who perform the services times a factor of 2.0, for a total sum not to exceed \$134,595.00 for all of the services authorized or required; such amount to be paid from project funds, subject to the availability of project funds; said contract to be in substantially the form submitted to the Authority at its meeting held March 24, 1966.

Copies of a memo dated March 24, 1966 were distributed re Acquisition of Property Located at 277 Bunker Hill Street, Charlestown, 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, with the approval of the General Counsel, is hereby authorized to acquire by negotiation the property at 277 Bunker Hill Street, Charlestown, at such price, terms and other conditions that are consistent with the concurrence in such acquisition to be obtained from the Department of Housing & Urban Development and in accordance with applicable Federal regulations and State law.

Copies of a memo dated March 24, 1966 were distributed re Conveyance of Tax Title Foreclosed- Property in Charlestown to Provide Sites for the Construction of New Homes, 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 request the Chairman of the Real Property Department of the City of Boston to grant and convey, without consideration, to the Authority, under the provisions of Chapter 314 of the Acts of 1961, and

pursuant to the Cooperation Agreement entered into between the City of Boston and the Authority, dated June 10, 1965, the following properties acquired by the City by foreclosure of tax titles located in Charlestown that are to be acquired under the Charlestown Urban Renewal Plan:

Vacant land at 63-67 Elm St. and 11 Hancock St.
Vacant land at 54-58 Bartlett St. and 55 School St.
Vacant land at 12-18 Soley Street
Vacant land at 18-20 Prospect Street

Copies of a memo dated March 24, 1966 were distributed re Castle Square R-56, Demolition & Site Clearance Contract No. 1, Request for Reduction of Retainage (Partial Payment Request No. 18) and Extension of Time (Change Order No. 7), attached to which were copies of a letter from the John J. Duane Co., Inc., dated March 1, 1966, and an invoice dated February 8, 1966, and a memo from the Chief Engineer dated March 9, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: to table the matter.

Copies of a memo dated March 24, 1966 were distributed re Certificate of Completion and Waiver of Rights for 7 Sherman Street in Washington Park, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized, for and on behalf of the Boston Redevelopment Authority, to issue a certificate of completion with respect to the property at 7 Sherman Street in the Washington Park Urban Renewal Area, in accordance with the provisions of the Disposition Agreement and Deed under which the property was sold, and to issue such other waivers and releases with respect to the Authority's rights under said Agreement and Deed as the Development Administrator deems proper and in the best interest of the Authority, such certificate and such other instruments as are authorized by this vote to be in such form and to

contain such other, further terms and conditions as the Development Administrator deems proper and in the best interest of the Authority; and that such certificate and any such instrument to which a certificate of this vote is attached shall be conclusively deemed authorized by this vote.

Copies of a memo dated March 24, 1966 were distributed re Informational Memo: Savage Auto Body Services, Inc. - the contents of which were noted and placed on file.

Copies of a memo dated March 24, 1966 were distributed re Response to Advertising of Sites F-5, F-6, F-7, F-8 for Off-Street Parking - the contents of which were noted and placed on file.

Copies of a memo dated March 24, 1966 were distributed re Catawba Street Package - Change of Name of Principal, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is authorized to enter into a disposition agreement with and deliver a deed to King-Catawba-Bison Realty Trust in the same manner and with respect to the same properties as he was authorized to do with respect to King-Bison Company by a vote of the Authority adopted January 13, 1966.

Copies of a memo dated March 24, 1966 were distributed re Implementation of Panel's Recommendations, North Harvard Project, attached to which were copies of a proposed Advertisement, proposed Letter to North Harvard Former Owners, and proposed Letter of Intent.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to send the proposed informational letter, letter of intent, and form of Land Disposition Agreement to each former owner who is to be given an opportunity to participate in this program, and to publish an advertisement to solicit expressions of interest from potential developers.

Copies of a memo dated March 24, 1966 were distributed re Reuse Appraisals - North Harvard Project Area, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator hereby is authorized to execute on behalf of the Boston Redevelopment Authority separate contracts with Peter A. Laudati, Jr, , and Ralph S. Foster & Sons, for reuse appraisals in the North Harvard Project Area, the total contract price of each appraisal not to exceed \$3,500.

Copies of a memorandum dated March 24, 1966 were distributed re Mattapan Project, attached to which were copies of a resolution. Mr. Colbert introduced a resolution entitled : "Resolution of the Boston Redevelopment Authority Respecting Termination of Mattapan Project,"¹¹ which resolution was read in full and considered.

On a motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously VOTED: to adopt the resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 595.

Copies of a memo dated March 24 1966 were distributed re Designation of Developers of Tax-Foreclosed Properties, attached to which were copies of three (3) 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 Angelo Frataglia as buyer, providing for conveyance by the Authority of the property located at 52 Mercer Street, South 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 conclusive evidence that the form, terms, and provisions thereof are, by the Development Administrator deemed proper and in the best interest of the Authority.

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 Tadeusz Gularski as buyer, providing for conveyance by the Authority of the property located at 37 Coleman Street, Dorchester, for a consideration of \$50 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 conclusive evidence that the form, terms, and provisions thereof are, by the Development Administrator deemed proper and in the best interest of the Authority.

On a motion duly made and seconded, it was unanimously

VOTED: that the non-profit corporation to be known as "Intra-fraternal Community Development Corporation" is hereby tentatively designated as the purchaser of 790-792 Parker Street, Roxbury for \$100, it being understood that this designation is subject to the formation of the corporation pursuant to applicable state statutes and approval of preliminary architectural design.

Copies of a memo dated March 24, 1966 were distributed re Announcement of Awards - Copley Square Competition, attached to which were two photographs. The contents of the memo were noted and placed on file.

Copies of a memo dated March 24, 1966 were distributed re Endorsement of the Adinolfi Report.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority be recorded as endorsing the Adinolfi Report and offering the Authority's support to Mayor Collins to assure its adoption.

Copies of a memo dated March 24, 1966 were distributed re Contract Amendment - Anthony G. Adinolfi, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the contract by and between the Boston Redevelopment Authority and Anthony G. Adinolfi be amended to extend the contract services by a period of not to exceed 10 days at \$150 per day and to approve reasonable expenses for travel and subsistence.

Copies of a memo dated March 24, 1966 were distributed re Lockwood, Kessler & Bartlett, Inc., Time Extension, 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 grant an extension of time to the contract with Lockwood, Kessler and Bartlett, Inc. dated December 22, 1964 to November, 1966 without any change in contract price.

Copies of a memo dated March 24, 1966 were distributed re Contract for Administrative Legal Services, attached to which were copies of a proposed vote, and a Contract for Administrative Legal Services.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator is hereby authorized to execute a contract between the Boston Redevelopment Authority and the firm of Foley, Hoag and Eliot providing for administrative legal services in the maximum amount of \$24, 000 for the period ending December 31, 1966, the funds for payment for such services to be drawn from Federal project costs in such amounts as may be approved by the appropriate Federal Authorities or from such other sources as the Authority may authorize.

Copies of a memo dated March 24, 1966 were distributed re Citizens Advisory Committee: Resolution concerning Columbia Point, attached to which were copies of a letter from the Citizens Advisory Committee dated March 9, 1966.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to develop a feasible plan for the redevelopment of the area surrounding the Columbia Point Housing Development in a manner complimentary to the needs of this residential community.

Copies of a memo dated March 24, 1966 were distributed re Citizens Advisory Committee: Resolution concerning Advertising Signs, attached to which were copies of a letter dated March 8, 1966 from the Citizens Advisory Committee.

On a motion duly made and seconded, it was unanimously

VOTED: that the Development Administrator be authorized to cooperate with the Mayor, the Boston City Council, and the Zoning Commission in the development and enactment of appropriate regulations to protect the City, especially residential neighborhoods, from the blighting impact of indiscriminate and inappropriate signs.

Copies of a memo dated March 24, 1966 were distributed re Publication of Five Year Report, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Authority shall publish a special report on

its activities to be published in the Boston Globe,

Boston Herald and the Boston Advertiser as a

special supplement at a cost not to exceed \$61,500;

and voted further that the Development Administra-

tor is authorized to prepare such a report for

publication.

Copies of a memo dated March 24, 1966 were distributed re Payment of Real Property Taxes, attached to which were copies of a proposed vote and three (3) letters from Mayor John F. Collins relating to Real Property Taxes.

On a motion duly made and seconded, it was unanimously

VOTED: that the Boston Redevelopment Authority make the

following tax payments to the City of Boston.

Washington Park	\$ 272,906.50
South End	43,102.00
North Harvard	15,306.50

Copies of a memo dated March 24, 1966 were distributed re Harry R. Feldman, Inc., Contract for Checking and Updating Assessors Maps, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the amount of \$8,500.00 be paid to Harry R.

Feldman, Inc. as final payment for work performed

under Phase I of the contract dated December 4, 1964.

Copies of a memo dated March 24, 1966 were distributed re Pension Fund of the State-Boston Retirement System, attached to which were copies of a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: that the Treasurer is hereby authorized to

(1) pay the sum of \$273,060 to the State-Boston Retirement System for the fiscal year ending December 31, 1966.

(2) pay the sum of \$3,025.28 to the State- Boston Retirement System as the Authority's estimated pro-rata share of the expenses of administering the system for 1966

Copies of four (4) memoranda dated March 24, 1966 were distributed re Personnel Actions.

On a motion duly made and seconded, it was unanimously

VOTED: to approve the following:

Temporary Appointments:

		Grade & Step	Per Annum	Effective
Howard C. Bennett	Dir. of Cart-Graphics	13-1	\$ 11,200	4-1-66
Richard F. America, Jr.	Develop Spec. III	10-3	8,820	4-18-66

Temporary Appointments - Six-month basis:

Arthur M. Randall	Rehab. Spec. II	10-2	8,400	4-4-66
James W. Landry	Rehab. Spec. I	9-2	7,560	3-28-66
William J. Fogarty	Rehab. Spec. I	9-2	7,560	3-28-66
Shirley F. Lee	Relocation Spec. I	8-1	6,500	3-28-66
Thomas W. Allen	Relocation Spec. I	8-1	6,500	3-28-66
S. Charles Nardella	Draftsman III	7-2	5,985	4-4-66
Joan Carrey	Relocation Assist. I	6-1	5,200	3-28-66
Nancy M. Keyes	Relocation Assist. I	6-1	5,200	3-25-66
Helen M. Harrington	Secretary IV	6-1	5,200	3-28-66
John B. Dick, Jr.	Develop. Assist. I.	5-1	4,500	3-28-66
Susan E. Himmelfarb	Develop. Assist I	5-1	4,500	3-28-66
Helene E. Kinsella	Secretary II	4-1	4,200	3-28-66
Loretta E. Johnson	Clerical Assist III	3-1	3,900	3-28-66
Maxine M. Vickers	Clerical Assist III	3-1	3,900	3-28-66

Reappointments - Six-month basis:

Philip G. Tashjian	DevelopSpec. IV	11-1	9,000	4-27-66
John F. Fitzgerald	Accountant I	8-3	7,166	4-3-66
William F O'Farrell	Maintenance		\$ 2.42/p. hr	4-1-66

Advance Sick Leave:

Thomas J. Benson, Site Office Assistant - effective 3-10 to 4-7-66
 Lena Catyb, Secretary IV - effective 3-14 to 4-4-66
 Katherine H. Hyland, Secretary IV - 3-14 to 4-11-66
 Joan M, Logan, Clerical Assistant in, - 3-8 to 3-21-66

Resignations:

Paul J. McGinley, Chief Planner II - effective 3-18-66
 John E. Cassidy, Jr., Planner III - effective 3-29-66
 Judith S. Humphrey, Secretary III - effective 3-18-66
 Rosemary Regan, Secretary II - effective 4-7-66

Temporary Appointments - Cooperative work basis:

Priscilla J. Moody, Develop. Assist. II - \$2.55/p.hr effective 3-28 to 6-24-66
 Carl G. Lundell, Develop. Aide III - \$2.35/p.hr., effective 3-28 to 6-24-66
 Juris G. Alksnitis, Develop. Aide II - \$2.15/p.hr., effective 3-28 to 6-24-66
 Michael S. Duff, Develop. Aide I - \$2.00/p. hr., effective 3-28 to 6-24-66

Reappointments - Co-operative work basis:

Frederick E. Hardy, Develop. Assist. I	\$2. 70/p. hr. , effective 3-28 to 6-24-66
Philip J. Caruso, Develop. Aide HI	2. 35/p. hr. , effective 3-28 to 6-24-66
Thomas F. Stewart, Develop Aide III	2.25/p. hr. , effective 3-28 to 6-24-66
Leslie H. Lipkind, Develop. Aide III	2.25/p. hr. , effective 3-28 to 6-24-66
Arthur A. Abdelahad, Develop. Aide II	2.15/p. hr. , effective 3-28 to 6-24-66
David G. Varney, Develop. Aide I	2,00/p. hr. , effective 3-28 to 6-24-66
Thomas W. Brahms, Develop. Aide I	1.95/p. hr. , effective 3-28 to 6-24-66

Temporary Appointments - Six-month basis:

		<u>Grade & Step</u>	<u>Per Annum</u>	<u>Effective</u>
John A. Steffian	Architect IV	12-1	\$10, 200	3-28-66
Gerald J. Kenneally	Managmt Aide II	6-4	6,019	3-28-66

Copies of a memo dated March 24, 1966 were distributed re Travel Authorization.

On a motion duly made and seconded, it was unanimously

VOTED: to authorize travel for the following:

- 1) Stephen J. Diamond to Reston, Virginia - April 8 or April 15, 1966
- 2) Edwin Colby to Chicopee, Mass. - April 13 - 14, 1966
- 3) Messrs. Rothermel and McGilvray to San Francisco, California April 17 - 20, 1966
- 4) Messrs. Drought, Fitzpatrick, Kuner, Wenniger, Schocken and Stainton to Philadelphia, Pennsylvania - April 17 - 21, 1966

Copies of a memo dated March 24, 1966 were distributed re Payment of Travel Expenses for Employment Interview.

On a motion duly made and seconded, it was unanimously

VOTED: to pay the travel expenses of \$61. 20 for the employment

interview of Allen B. Jacobs of Philadelphia, Pa.

Copies of a memo dated March 24, 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-433

VOTED: that in connection with Petition No. Z-433 by Baltimore Brushes, Inc. at 6 Northampton Street, South End to allow variances for excessive floor area ratio, insufficient rear yard, lack of off-street parking, the Boston Redevelopment Authority opposes the granting of the petition because at present appellant does not own the loading area and parking facilities are seriously deficient.

Petition No. Z-436

VOTED: that in connection with Petition No. Z-436 by Grace Ruby, 1354 Commonwealth Avenue, Allston to allow variances for excessive floor area ratio and inadequate off-street parking to permit construction of a second story addition to existing commercial building, a forbidden use in an apartment (H-2) district, the Boston Redevelopment Authority does not object since small addition of storage unit to a store which has been serving the neighborhood for 25 years will not be detrimental to the neighborhood.

Petition No. Z-437

VOTED: that in connection with Petition No. Z-437 brought by William J. and Charles Fafara, 63-65A Fairmount Ave. , Hyde Park for variance to allow no off-street parking in order to change occupancy from two stores and three apartments to two stores and four apartments in a local business (L-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The location, on a main thoroughfare should not have any increased traffic congestion. It is further noted that the petitioner did not advance any reason of hardship or practical difficulty that would justify the request.

Petition No. Z-438

VOTED: that in connection with Petition No. Z-438 brought by Bornstein & Pearl Provision Co. , 220 Quincy Street, Dorchester for a permit for an extension of a non-conforming use to allow replacement of an approved addition with new addition to a meat processing plant in a local business and an apartment district, the Boston Redevelopment Authority does not oppose the granting of the permit. This request being made to relieve crowded condition caused by new equipment installation and location appears to be of less disadvantage to the surrounding abutters than previous approved plans.

Petition No. Z-439

VOTED: that in connection with Petition No. Z-439 brought by Joseph Mazzapica, 14 Duval Street, Brighton to allow variances for minimum lot area per additional dwelling unit less than required, maximum floor area ratio exceeded and minimum usable open space less than required, are sought to erect a three story brick eight unit apartment building in a residential (R-. 8) zone, the Boston Redevelopment Authority opposes the granting of the petition. The proposed use is a flagrant violation of the code since the lot area available does not even meet the requirement for a three-family house.

Petition No. Z-440

VOTED: that in connection with Petition No. Z-440 brought by Back Bay Dormitories, Inc. , 200 Commonwealth Ave. , Boston seeking a conditional permit for a dormitory not accessory to school and a variance on off-street parking to allow a change of occupancy from 11 apartments to one apartment and a dormitory housing 44 persons, the Boston Redevelopment Authority opposes the granting of the petition since it is contrary to the objectives of the Back Bay plan to allow expansion of dormitory uses not accessory to a school or directly supervised by a school. It is felt that the property should remain in apartment use.

Petition No. Z-441

VOTED: that in connection with Petition No. Z-441 brought by Empire Enterprise, Inc., 90 Deering Road, Dorchester for variance to allow parking lot in a two-family district (R-.5), the Boston Redevelopment Authority recommends the petition be granted. The request to allow such parking lot for exclusive use of tenants of a nearby apartment dwelling will help to relieve crowded traffic conditions in the area.

Petition No. Z-442

VOTED: that in connection with Petition No. Z-442 brought by Boston University School of Nursing, 631-633 Commonwealth Ave. , Boston, to allow variance for off-street parking not supplied, sought to change occupancy from offices to classroom and offices, in an apartment district, the Boston Redevelopment Authority does not oppose the granting of the petition. Three additional parking facilities within approximately 1000 feet of the site will provide the additional spaces necessary to meet code requirements.

Petition No. Z-443

VOTED: that in connection with Petition No. Z-443 brought by James Harper, 133 South Street, Jamaica Plain for a variance to allow lot area less than required in order to legalize an existing three-family dwelling, the Boston Redevelopment Authority has no objection to the granting of the variance. The area is one of three-family and multiple dwellings.

Petition No. Z-444

VOTED: that in connection with Petition No, Z-444 brought by Government Center Pharmacy, 126 Cambridge Street, Boston for variances to allow excess floor area ratio, rear yard and off-street parking not supplied, in order to erect a two-story office and drug store building in a local business district (L,-2), the Boston Redevelopment Authority has no objection to the granting of the petition. The exceptional character of the area would make it impractical and difficult to abide by the zoning regulations. The proposed building will replace an outmoded structure and will be an asset to the area.

Petition No. Z-445

VOTED: that in connection with Petition No. Z-445 brought by Robert B. Brigham Hospital, 125 Parker Hill Ave. , Roxbury for approval from the Board of Appeal to allow an extension of a non-conforming use, a two story and basement laboratory and office, in a residential district, the Boston Redevelopment Authority does not object. The addition will greatly expand research efforts. All dimensional requirements of the code have been met.

Petition No. Z-446

VOTED: that in connection with Petition No. Z-446 brought by Lucy Miley Trombly, 47 Gardner Street, Brighton for variances to allow lot area less than required, excessive floor area ratio, usable open space insufficient in order to construct a 14 unit apartment building on a lot size of 8700 sq. ft. , the Boston Redevelopment Authority opposes the granting of the petition. Actually, the petitioner has only enough lot area to replace the three-family house which is fire damaged. In the next higher district H-1, lot area is hardly sufficient to allow five units let alone fourteen. The increased density beyond the allowable zoning limits will create congestion in the neighborhood. There is nothing of exceptional character that would justify the relaxation of the code to allow this excess density.

Petition No. Z-447

VOTED: that in connection with Petition No. Z-447 brought by Paul F. Morse, 100 Eastwood Circuit, West Roxbury for variances to allow lot size, lot width and rear yard less than required in order to construct a one-family dwelling, the Boston Redevelopment Authority is opposed to the granting of the variance. Attention is brought to Section 14-6 of the zoning code which prohibits the construction of a single family dwelling if 3/4 of the requirements of section 14-1 and 14-3 are not met and further states the Board of Appeal shall not grant permission if the above requirements are not met. The lot in question has been used as a yard for the abutting property at 96 Eastwood Circuit for at least 13 years, hence it has not been idle or vacant.

Petition No. Z-448

VOTED: that in connection with Petition No. Z-448 brought by Charles River Park "B" Co., 161-175 Cambridge Street, Boston for a variance to allow side setback less than required in a general business district in order to construct an office building, the Boston Redevelopment Authority recommends the variance be granted. The proposed building meets all of the Urban Renewal Plan requirements and is part of the overall development of the West End area.

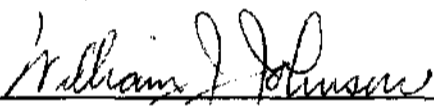
Petition No. Z-449

VOTED: that in connection with Petition No. Z-449 brought by Richard E. Kent, 51 Chestnut Hill Ave. , Brighton to allow variance from a complaint, off-street parking in a residential (R-. 8) district not allowed in front yard, brought against him by the Building Commissioner, the Boston Redevelopment Authority opposes the granting of this variance since it would have an adverse affect on the general character of the neighborhood in that there are adjoining well maintained dwelling structures with landscaped front yards.

On a motion duly made and seconded, it was unanimously

VOTED: to adjourn.

The meeting adjourned at 1:26 p. m.


Assistant/Secretary
I. J.