



Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of October 14, 1982 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

On presentation of certified invoices and on motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

John Avault	\$ 685.87
D. Cicconi, Inc.	84,911.00
John S. Cullen	600.00
Green International Affiliates, Inc.	2,987.64
Susan E. Jaster	516.75
Margaret C. O'Brien	723.84
William J. Sales, Jr.	1,755.00
Schoenfeld Associates	2,131.07
Edward F. Smith	660.00
Roger A. Richard	1,340.00
Excelon Security Services, Inc.	14,495.04

Copies of a memorandum dated October 28, 1982 were distributed re Waterfront Project, Mass. R-77 - Request Authorization to File for a Funding Application with the Henderson Foundation for Paving Materials for Future Construction in the Blackstone Block, attached to which were copies of a project description, a map showing the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director, acting on behalf of the Boston Landmarks Commission, is authorized to file an application for grant funds with the George B. Henderson Foundation and to receive up to \$28,800 in funds for the purpose of paving future projects in the Blackstone Block with granite materials.

Copies of a memorandum dated October 28, 1982 were distributed re Waterfront Project, Mass. R-77, Authorization to Allow Marketplace Center Associates to Petition the Board of Appeal for Construction on Parcel D-10, attached to which were copies of a map indicating the location of the parcel and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to give permission to Marketplace Center Associates to initiate the process for scheduling the Board of Appeal for a hearing for permission for construction of a retail and office complex, as approved by the Authority on Parcel D-10 in the Waterfront Project, Mass. R-77.

Copies of a memorandum dated October 28, 1982 were distributed re Amendment to Contract for Legal Consulting Services, Palmer and Dodge, Lease Transactions on Parcel D-10 and 7, Government Center Project, Mass. R-35 and Waterfront Project, Mass. R-77, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: To give the Director leave to withdraw the memorandum.

Copies of a memorandum dated October 28, 1982 were distributed re Implementation of the First Phase Rehabilitation of the Walter Baker Complex in Dorchester Lower Mills, attached to which were copies of a letter dated October 8, 1982 from Frank Keefe Associates, Inc.; two letters dated April 27 and 28, 1981 from the Dorchester Lower Mills Civic Association, Inc.; a letter dated April 6, 1981 from Lower Mills Merchants Association; a letter dated June 8, 1981 from St. Gregory's Church; a letter dated June 8, 1981 from Blaney Memorial Baptist Church; a letter dated May 5, 1981 from Building and Construction Trades Council of the Metropolitan District; a letter dated May 29, 1981 from the Massachusetts Department of Environmental Affairs; two newspaper articles; a 35 page Purchase and Repurchase Agreement dated October 28, 1982; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute the Purchase and Repurchase Agreement dated October 28, 1982, substantially in the form as attached; and is further authorized to execute whatever assurances are needed to effectuate the terms of that agreement.

The aforementioned Purchase and Repurchase Agreement dated October 28, 1982 is filed in the Document Book of the Authority as Document No. 4249.

Copies of a memorandum dated October 28, 1982 were distributed re Charlestown Naval Shipyard Change Order No. 1, Fencing Contract No. 1, New England Chain Link Fence Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Fencing Contract No. 1 in the Charlestown Naval Shipyard, increasing the contract amount by \$350.00 with no change in the contract time, be approved; and the Director of Engineering is hereby authorized to execute said change order with New England Chain Link Fence Co.

Copies of a memorandum dated October 28, 1982 were distributed re Charlestown Navy Yard UDAG I Amendment, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute an amendment to the contract between the Boston Redevelopment Authority and the City of Boston for the Charlestown Navy Yard UDAG I, extending the time until June 30, 1983 and including such other terms and conditions as the Director deems appropriate and necessary for the UDAG extension.

Copies of a memorandum dated October 28, 1982 were distributed re South End Project, Mass. R-56, Final Designation of People's Baptist Church as Redeveloper of Reuse Parcel 60, 822-840 Tremont Street, attached to which were copies of a Resolution; a map showing the location of the parcel; a three page letter dated October 25, 1982 from The First National Bank of Boston; a construction estimate dated October 25, 1982 from Construction Management Systems, Inc.; an eight page schematic design package dated October 7, 1982 from Design Partnership Architects, Inc.; a four page history of People's Baptist Church dated October, 1975; a two page letter dated September 16, 1982 from People's Baptist Church; a two page memorandum dated September 22, 1982 to the Building Committee of People's Baptist Church; a partial list of funds from People's Baptist Church; and a proposed vote.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL 60 IN THE SOUTH END URBAN RENEWAL AREA PROJECT NO. MASS. R-56" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book as Document No. 4250.

Copies of a memorandum dated October 28, 1982 were distributed re South End Project, Mass. R-56. Site Preparation Contract 20A Urgent Needs, Request Approval of Subcontractor, attached to which were copies of a letter dated September 30, 1982 from D. Cicconi, Inc. and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Dependable Masonry Co. be approved as subcontractor to D. Cicconi, Inc., the general contractor on Site Preparation Contract 20A in the South End Project, Mass. R-56.

Copies of a memorandum dated October 28, 1982 were distributed re South End Project, Mass. R-56, Change Order No. 1, Site Preparation Contract "F-1", Reconstruction of Blackstone Square Park, attached to which were copies of three pages of MGL Chapter 30 Section 39-0 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the work on Site Preparation Contract F-1 in the South End Urban Renewal Project, Mass. R-56, be resumed and that Change Order No. 1, increasing the contract cost by \$20,420.36 and extending the contract time to 45 days after this approval, be approved; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with D. Cicconi, Inc.

Copies of a memorandum dated October 28, 1982 were distributed re Kittredge Square Project\* Mass, R-167, Authorization to Transfer Disposition Parcel 20, attached to which were copies of a letter dated September 22, 1982 from The Policy and Research Institute, Inc.; a memorandum dated October 21, 1982 from Dave Baker; a letter dated October 5, 1982 and two letters dated September 8, 1982 from Gary Chafetz; a letter dated September 21, 1982 from Dr. Morris E. Chafetz; a letter dated October 5, 1982 from The Riggs National Bank of Washington, D. C.; a two page cost analysis; a Redeveloper's Statement for Public Disclosure; a Redeveloper's Statement of Qualifications and Financial Responsibility; a map showing the location of the parcel; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized for and in behalf of the Authority to execute any and all documents, agreements, or instruments necessary to approve of the transfer of Parcel 20 in the Kittredge Square Urban Renewal Area from HiPark Development Corporation, Inc. to Gary Chafetz, for a consideration not in excess of the amount HiPark Development Corporation, Inc. paid for Parcel 20; said documentation to include the Authority's usual covenants contained in the Authority's standard Land Disposition Agreement and any clauses the Director deems in the best interest of the Authority to ensure a timely commencement and completion of improvements.

Copies of a memorandum dated October 28, 1982 were distributed re Second Amendment to Report and Decision on the Chapter 121A Application of Dorchester Housing Associates, attached to which were copies of the Second Amendment to the Report and Decision on the Chapter 121A Application of Dorchester Housing Associates dated October 28, 1982; a letter dated October 5, 1982 from McCormack & Zimble which included a four page request for a Second Amendment and nineteen pages of exhibits; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "Second Amendment to the Report and Decision on the Application of Dorchester Housing Associates for the Authorization and Approval of a Project Under Massachusetts General Laws (Ter. Ed.) Chapter 121A as Amended, and Chapter 652 of the Acts of 1960, to be Undertaken and Carried Out by a Limited Partnership Organized Pursuant to Massachusetts General Laws, Chapter 109, and Approval to Act as an Urban Redevelopment Limited Partnership Under Said Chapter 121A" be and is hereby approved and adopted.

The aforementioned Second Amendment to the Report and Decision on the Chapter 121A Application of Dorchester Housing Associates dated October 28, 1982 is filed in the Document Book of the Authority as Document No. 4251.

Copies of a memorandum dated October 28, 1982 were distributed re First Amendment to Chapter 121A Application of Mt. Pleasant Associates to Refine Zoning Deviations, attached to which were copies of a document entitled, "Amendment to Application of Mt. Pleasant Associates I for Approval of a Project Under General Laws, Chapter 121A, as Amended and St. 1960, c. 652" dated October 28, 1982; a notarized statement dated October 21,, 1982 from Lawrence R. Smith; four pages of Zoning Deviations; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Amendment to Application of Mt. Pleasant Associates-I for Approval of a Project Under General Laws, Chapter 121A, as Amended and St. 1960, c. 652", be and hereby is approved and adopted.

The aforementioned Amendment to Chapter 121A Application of Mt. Pleasant Associates-I is filed in the Document Book of the Authority as Document No. 4252.

Copies of a memorandum dated October 28, 1982 were distributed re Amendment and Extension of Community Development Block Grant and Urgent Needs Contracts with the City of Boston for Reimbursement to the Authority, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute budget revisions and time extensions of the individual Community Development Block Grant and Urgent Needs contracts between the Boston Redevelopment Authority and the City of Boston; all said contracts may be extended up to December 31, 1983 and may include such other items and conditions as the Director deems appropriate and in the best interest of the Authority.

Copies of a memorandum dated October 28, 1982 were distributed re Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Data Use and Access Laboratories (Dualabs) for the provision of printed tables from the 1980 Census Summary Tape File 3 (with similar data for 1970) in accordance with specifications. The proposed purchase order would have an upper limit of \$7,000; performance time would be limited to two months and funding would be provided from City Planning Appropriations.



Copies of a memorandum dated October 28, 1982 were distributed re Extension of Fuel Oil Delivery and Heating Equipment Service Contract #1 and Permission to Advertise Fuel Contract #2, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to extend Property Management's Fuel Oil Delivery and Heating Equipment Service Contract #1 for ninety (90) days with no increase in the unit price bid; and that the Executive Director is also hereby authorized to advertise for new bids for two year services for Fuel Oil Delivery and Heating Equipment Service Contract #2. All contract bids are to be submitted to the Authority for its review, approval, and/or rejection.

Copies of a memorandum dated October 28, 1982 were distributed re Property Management's Snow Removal Contract #2, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby rejects the bids for Snow Removal Contract #2 as it is not in the best interest of the Authority and hereby authorizes the Executive Director to readvertise Snow Removal Contract #2 in order to encourage further bid participation.

Copies of a memorandum dated October 28, 1982 were distributed re Authorization Requested to Amend Personal Service Contract with Ellen J. Lipsey, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to sign, on behalf of the Landmarks Commission, an amendment to the personal services contract with Ellen J. Lipsey, dated July 5, 1982, in an amount not to exceed \$2700 additional funds for a period ending January 15, 1983.

Copies of a memorandum dated October 28, 1982 were distributed re Extension of Property Management's Truck Leasing Contract #1 and Permission to Advertise Truck Leasing Contract #2, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Executive Director is hereby authorized to extend Property Management's Truck Leasing Contract #1 for ninety (90) days with no increase in the unit prices bid; and the Executive Director is hereby authorized to advertise for new bids for Truck Leasing Contract #2 for a two year period. All contract bids are to be submitted to the Authority for its review, approval and/or rejection.

Copies of a memorandum dated October 28, 1982 were distributed re Second Amendment to Chapter 121A Application of Teradyne, Inc. for Sign Code Deviation, attached to which were copies of the Second Amendment to the Chapter 121A Application of Teradyne, Inc. dated September 21, 1982; three pages of plans depicting the signage; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled, "Second Amendment to Application of Teradyne, Inc. for Approval of Project Under Massachusetts General Laws, Chapter 121A as Amended and the Acts of 1960, Chapter 652" together with the plans attached thereto, be and hereby are approved and adopted.

The aforementioned Second Amendment to the Chapter 121A Application of Teradyne, Inc. dated September 21, 1982 and three pages of plans attached thereto are filed in the Document Book of the Authority as Document No. 4253.

Copies of a memorandum dated October 28, 1982 were distributed re North Station Project, Ongoing Provisions for Extension of Benefits for Bona Fide Hardship Relocation Cases, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby authorizes the extension of the relocation payment limits that were originally approved on November 12, 1981, on an individual, case-by-case basis, when hardship has been substantiated by the Director of Family Relocation, concurred in by the Project Coordinator, and approved by the Director.

Copies of a memorandum dated October 28, 1982 were distributed re Zoning Map Amendment No. 219: Change Audubon Circle Area from H-2 and L-2 Districts to an H-2-65\* District, attached to which were copies of Map Amendment Application No. 219, a map showing the location of the area, and a proposed vote.

On motion duly made and seconded, it was

VOTED: That in connection with Map Amendment Application No. 219, by James L. Buechl and others, which would change an area in the Audubon Circle area from L-2 and H-2 districts to an H-2-65\* district, the Boston Redevelopment Authority recommends that the Map Amendment not be adopted. The Authority is presently working on a redefinition of "dormitory" and is reviewing the same with various institutions, which redefinition would make the presently conditional use status of dormitories easier to enforce in this Audubon Circle area and in the city as a whole.

Mr, McDermott voted "Nay".

The aforementioned Map Amendment Application No. 219 is filed in the Document Book of the Authority as Document No. 4254.

Copies of a memorandum dated October 28, 1982 were distributed re Zoning Text Amendment No. 90: Definition of Dormitory, attached to which were copies of Text Amendment Application No. 90 and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That in regard to Text Amendment Application No. 90 by James L. Buechl and other residents of the Audubon Circle area, concerning the definition of "dormitory", the Boston Redevelopment Authority recommends that the Zoning Commission deny the Amendment because the proposed form, among other defects, attempts to make a distinction based upon ownership as opposed to use, which, while desirable, may create legal difficulties for the amendment as it may be argued that this violates the equal protection of the Constitution. If this were the only issue, we could attempt to resolve the issue at this time; however, the proposed definition before us includes other problem areas including a provision that a violation occurs upon the signing of a purchase and sale or option agreement, which point in time is not administratively ascertainable or verifiable and is, therefore, unenforceable by the Building Commissioner. The Boston Redevelopment Authority is finalizing a comprehensive redefinition of "dormitory" that is presently being reviewed with a number of institutions and should be submitted to the Commission in the very near future.

The aforementioned Text Amendment Application No. 90 is filed in the Document Book of the Authority as Document No. 4255.

Copies of a memorandum from the Executive Director, dated October 28, 1982 were distributed re Board of Appeal Referral, attached to which were copies of a map showing the location of the area and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition No. Z-5890, Massachusetts Bay Transportation Authority and San Marco Housing Corp., 357-371 Commercial Street, Boston, for a conditional use and two variances for change of occupancy from power station to 191 apartments and museum in a Manufacturing (M-2) district, the Boston Redevelopment Authority recommends that, as the parcel is in an important element of the Waterfront Urban Renewal Project, the Board of Appeal defer decision until the developer satisfactorily resolves the parking issue with the Authority. During the past fifteen years, apartment units have substantially increased in the Commercial Street area and the general North End neighborhood, resulting in a very serious shortage of on- and off-street parking.

Copies of a memorandum dated October 28, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5867, Lawrence I. Galer, 94-96 Hemenway Street, Boston, for a forbidden use to install three video games in existing store in an apartment (H-3) district, the Boston Redevelopment Authority recommends that the Board of Appeal defer action until such time as the Authority receives an opinion from its Chief General Counsel on the zoning classification of video games.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5862-5863, Z-5865, Z-5869, Z-5874, Z-5876, Z-5891, Z-5896, Z-5899.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4256.

Copies of several memoranda dated October 28, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To grant twenty (20) days advance sick leave to Myrtle Cooke, Community Development Department.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Margaret Brown, Assistant General Counsel, for attendance at the Massachusetts Continuing Legal Education - New England Law Institute Conference entitled "Federal Court Civil Litigation in the First Circuit" in Boston on November 6, 1982, at an individual registration cost of \$75.00.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Owen Donnelly, Senior Project Coordinator/North Station, for attendance at the Massachusetts Section of the American Planning Association's Development Process Seminar to be held in Boston on the third Wednesday of each month beginning on October 20 through May, 1983, at an individual registration cost of \$50.00.

On motion duly made and seconded, it was unanimously  
VOTED: That the next meeting of the Authority be held on  
Thursday, November 18, 1982, at 2:30 p.m.

On motion duly made and seconded, it was unanimously  
VOTED: To adjourn.  
The meeting adjourned at 3:35 p.m.

  
Secretary