

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY

MARCH 24, 1988

The Members of the Boston Redevelopment Authority met in regular session at the office of the Authority, Board Room, City Hall, One City Hall Square, Boston, Massachusetts, at 2 P.M. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Robert L. Farrell	
Joseph J. Walsh	None
James K. Flaherty	
Clarence Jones	
Michael F. Donlan	

A copy of the NOTICE OF MEETING, pursuant to Section 23B of Chapter 39, as amended, 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 23B of Chapter 39, as amended, of the General Laws that a regular meeting of the Boston Redevelopment Authority will be held at two o'clock March 24, 1988, in the Boston Redevelopment Authority Board Room, City Hall, One City Hall Square, in the City of Boston, Massachusetts.

BOSTON REDEVELOPMENT AUTHORITY

By: Kane Simonian

Title: Secretary

March 22, 1988

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on March 22, 1988, I filed in the manner provided by Section 23B of Chapter 39, as amended, of the 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 22 day of March, 1988.

Kane Simonian
Secretary

Mr. Coyle and Simonian attended the meeting.

The Minutes of the meeting of February 11, 1988, was read by the Secretary.

On motion duly made and seconded, it was unanimously
VOTED: To approve the Minutes as read.

Copies of a memorandum dated March 24, 1988, were distributed re: Authorization to Advertise a Public Hearing on Development Impact Project Plan for 435 Summer Street, attached to which were copies of a Fact Sheet, and a map indicating the location of the area.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary is hereby authorized to advertise a public hearing to be held Thursday, April 7, 1988, at 2:00 P.M. in the Board Room of the Authority on the Development Impact Project Plan submitted for 435 Summer Street in South Boston by the Pappas Management Corporation.

Copies of a memorandum dated March 24, 1988, were distributed re: Authorization to Re-advertise a Public Hearing on tentative designation on Lewis Wharf Joint Venture as developers of Lewis Wharf, Disposition Parcel B-3(A) in the Downtown Waterfront-Faneuil Hall Urban Renewal Area.

On motion duly made and seconded, it was unanimously
VOTED: That the Secretary is hereby authorized to advertise a public hearing to be held Thursday, April 1, 1988 at 2:30 P.M. in the Board Room of the Authority on the request by Lewis Wharf Joint Venture for tentative designation to develop disposition parcel B-3(A) at Lewis

Wharf in the Downtown Waterfront-Faneuil Hall
Urban Renewal Area.

Copies of a memorandum dated March 24, 1988, were distributed re: Request Authorization to Petition the Zoning Commission to adopt the East Boston Interim Planning Overlay District zoning amendment, attached to which were copies of a Text Amendment and a proposed vote,

Ms. Linda Bourque, Assistant Director of Neighborhood Planning and Zoning, addressed the Board and answered the Members' questions.

Chairman Farrell read a letter from Mayor Flynn, and a letter from David Davis of Massport, in favor of the East Boston IPOD.

The following addressed the Board in support of the IPOD:

Don Gillis, Director, Mayor's Office of Neighborhood Services;
Lorraine Downey, Chairperson of the Mayor's Harborpark Committee;
Lucy Ferullo, Mayor's Office of Neighborhood Services;
Jane Riseman, Councillor Rosaria Salerno's Office;
Ron Catina;
Jack Scalccioni of East Boston;
Elvira "Pixie" Palladino, member of PZAC;
John McCarthy, member of PZAC and a resident of South Boston;
Peter Chisenarro of East Boston;
Thomas DiMenico of East Boston;
Gail Miller of Orient Heights;
Edith DiAngeles, 338 Meridian Street, East Boston.

Mr. Flaherty and Mr. Donlan left the meeting at 3:35 P.M.

No one spoke in opposition to the East Boston IPOD.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to petition the Zoning Commission to adopt text and map amendments to establish the East Boston Interim Planning Overlay District in substantial accord with the petition submitted to

the Authority at its meeting of March 24, 1988. The East Boston Interim Planning Overlay District is necessary to control the proliferation of airport-related uses, protect and enhance the character of the residential and business areas, control development and speculation, and provide and enhance open space during the period in which comprehensive planning and zoning studies are conducted.

Mr. Donlan returned to the meeting at 3:37 P.M. Mr. Farrell called a short recess at 3:40 P.M. The meeting resumed at 3:53 P.M., and Mr. Flaherty returned to the meeting.

On motion duly made and seconded, it was unanimously

VOTED: To take out of order Item 10, Board of Appeal Petition No. Z-11137 by the McDonald's Corporation re: 301 Warren Street in the Washington Park Urban Renewal Area.

Copies of a memorandum dated March 24, 1988, were distributed re: Application to the Board of Appeal for Conditional and IPOD Use Permits at 301 Warren Street, Roxbury, to develop a McDonald's Restaurant, attached to which were copies of a map indicating the location of the area, and a proposed vote.

Ms. Linda Bourquet, Assistant Director of Neighborhood Planning and Zoning, addressed the Board and stated that there was both support and opposition from neighbors and abutters.

The following appeared in favor of the petition:

Fletcher Wiley, 29 Ford Avenue, Roxbury,
Reverend Carl Thomas, Pastor of St, A.M.E. Church,
511 Warren Street, Roxbury

Brooke Woodson, representing Councillor Boiling, and a resident of 44 Hazel Street, Roxbury, read a statement from Councillor Boiling;

Ken Brothers of Roxbury;

Marjorie Filibert of Roxbury;

Mini Clark, 52 Humbolt Avenue, Roxbury;

Sandra Jenkins, 117 Humbolt Avenue, Roxbury.

On motion by Mr. Jones and seconded by Mr. Donlan, it was unanimously

VOTED: That in reference to petition Z-11137, McDonald's Corporation, 301 Warren Street, Roxbury, for conditional use and an IPOD permit to erect take-out restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval provided that there is resolution with the Authority to any Land Disposition Agreement (LDA) provisions; an acceptable Traffic Management Plan to assure traffic and access are controlled is submitted to the Authority; an acceptable Property Management Plan and plan for hours of operation is submitted to the Authority; the Authority conducts design review of development plans; and the above are submitted to the community and abutters for review.

Copies of a memorandum dated March 24, 1988, were distributed re: pending petition for Zoning Code Amendment to establish interim office use controls in M and I districts: Biomedical exemption, attached to which were copies of Text Amendment No. 133-A, and two proposed votes.

A five minute recess was requested by Mr. Flaherty at 4:15 P.M. The meeting resumed at 4:20 P.M.

On motion by Mr. Flaherty and seconded by Mr. Walsh, it was unanimously

VOTED: To amend the proposed vote as follows:

Any Proposed Project for Biomedical Research Uses which has been subject to the design review process of the Boston Redevelopment Authority and thereafter is approved; provided, however, that if any such Proposed Project will be located in an "economic development area" under the jurisdiction of the Economic Development and Industrial Corporation of Boston (EDIC), established pursuant to St. 1971, c.1097, Section 3, and M.G.L. c. 121C, Section 3, then such Proposed Project shall also be submitted to EDIC for review and comment, and any such comment shall be submitted by EDIC to the Boston Redevelopment Authority within thirty (30) days; provided further, however, that such Proposed Project shall not be exempt from other applicable provisions of this code.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the proposed vote as amended above:

That the Authority reaffirms its previous authorizations of the Director, voted on November 19, 1987, to petition the Zoning Commission for an amendment to the Zoning Code which would establish Interim Office Use controls in M (restricted manufacturing) and I (general industrial) districts, with an exemption of biomedical research uses. The Authority further authorizes the Director to amend the petition in substantial accord with the proposed revision of Section 34-3, voted above.

Copies of a memorandum dated March 24, 1988, were distributed re: 71-81 East Berkeley Street, 210 and 212-214 Shawmut Avenue and 1135-41 and 1143-49 Washington Street, South End #Z-11383 to #2-111393, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: In reference to petition #Z-11383 through Z-11393, Tenants Development Corporation, 71 - 81 East Berkeley Street and 210 and 212 - 214 Shawmut Avenue and 1135 - 41 and 1143 - 1149 Washington Street in the South End Urban Renewal Area, for six zoning variances: (1) open space; (2) parking; (3) floor area; (4) rear yard; (5) roof structures; and (6) conditional use in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a Transportation Access Plan be approved by the Boston Transportation Department.

Copies of a memorandum dated March 24, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56 permission to rescind final designation of Parcel RR-118/47 Thorndike Street, 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 final designation of Richard C. Cook and June E. Cook as redevelopers of Parcel RR-118/47 Thorndike Street in the South End Urban Renewal Area be rescinded without prejudice.

Copies of a memorandum dated March 24, 1988, were distributed re: South End Urban Renewal Area, Project No. Mass. R-56, Confirmatory Order of Taking for Reuse Parcels SE-58, SE-117 and SE-118, located at 1134-1140 Washington Street, and 14-24 and 28-34 Fay Street, respectively, attached to which were copies of a Resolution and a map showing the location of the parcels.

On motion duly made and seconded, it was unanimously

VOTED: That the Authority hereby adopts an Order of Taking relating to Parcels SE-58, SE-117 and SE-118, in the South End Urban Renewal Area, and hereby adopts the following Resolution:

"BE IT RESOLVED by the Boston Redevelopment Authority that an Order of Taking dated March 23, 1988, relating to portions of the South End Urban Renewal Area, Mass. R-56, be executed together with a plan entitled, BOSTON REDEVELOPMENT AUTHORITY, SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, Boston, Suffolk County, Massachusetts, Delivery Parcel Plan, Parcels SE-117 and SE-118, dated February, 1988," and made a permanent part of these proceedings, 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 is filed in the Document Book of the Authority as Document No. 5024.

Copies of a memorandum dated March 24, 1988, were distributed re: South End Urban Renewal Area, Mass. R-56, Proclaimer of Minor Modification of the Urban Renewal Plan for Reuse Parcels SE-58, SE-117 and SE-118, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: MODIFICATIONS OF THE URBAN RENEWAL AREA, PROJECT NO. MASS. R-56, and AUTHORIZATION TO PROCLAIM BY CERTIFICATE THESE MINOR MODIFICATIONS," 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 of the Authority as Document No. 5025.

Copies of a memorandum dated March 24, 1988, were distributed re: Board of Appeal Referrals, attached to which were 28 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendation relating to
Petition Numbers as amended:

Z-10841, Z-10947, Z-11015, Z-11130, Z-11139,
Z-11199, Z-11202, Z-11258, Z-11259,
Z-11281-11282, Z-11287, Z-11294, Z-11296,
Z-11298, Z-11299-11301, Z-11305, Z-11306,
Z-11307, Z-1109, Z-11312, Z-11313, Z-11314,
Z-11316, Z-11317, Z-11357 and Z-10778-10779.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 5026.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following vote: In reference to petitions Z-10911 and Z-11402, Carmelite Sisters for the Aged and Infirm, 20-40 and 29-35 Old Harbor Street, South Boston, for four variances to erect convent structure and erect additions to existing nursing home in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral pending further review by the Authority and community.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the following vote: In reference to petition Z-11310, Charles L. and Ann V. McDevitt, 267 Stratford Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family

(S-5) district, the Boston Redevelopment Authority recommends approval.

Copies of a memorandum dated March 24, 1988, were distributed re: contractual payments.

On motion duly made and seconded, it was unanimously

VOTED: To approve the payment of the following bills:

Fay, Spofford, & Thorndike, Inc.	\$ 8,629.84
Fay, Spofford, & Thorndike, Inc.	28,783.38
Universal Engineering Corp.	629.32
Richard W. Partridge	2,600.00
Enid Rieser	2,500.00
John McCourt Co.	276,392.81
Resident 14.0%/Minority 20.4%/ Female 9.8%	
John Mahoney Construction Co., Inc.	230,379.75
Resident 14.0%/Minority 13.1%/ Female 1.4%	
Fleming Bros, Inc.	12,255.00
Resident 38.4%/Minority 13.1%/ Female 1.4%	
Fleming Bros, Inc.	4,680.00
Resident 38.4%/Minority 22.9%/ Female 0%	
C.E. Maquire, Inc.	27,106.06
Melvin F. Levine & Assoc. Inc.	1,452.00

Copies of a several memoranda dated March 24, 1988, were distributed re: Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve Rosemary A. Cannon, Charlestown,

Human Resource Administrator, Management and Budget Department, Grade 10, Step 4, at \$28,018 per annum, effective April 11, 1988.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously
VOTED: To accept the resignations of Robynne Rhone, Elena Choy, and Shirin Ali, and to place their resignations on file.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To reinstate from leave of absence without pay Katherine Scalfani, effective March 21, 1988.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously
VOTED: That the Director be, and hereby is, authorized to extend a contract for Professional Services with Thomas J. Donovan for providing Title Search Work for Parcel 10 of the Southwest Corridor and adjacent parcels in Roxbury for an additional six months with no change in the amount of contract.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously
VOTED: That the contract with Saul Schapiro, Esq. be taken under advisement.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously
VOTED: That the contract with Daniel Dennis & Co. for
a six-month period for an amount not to exceed
\$18,500, be taken under advisement.

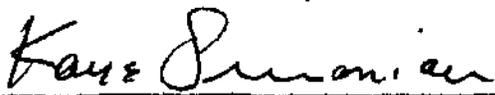
PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously
VOTED: That Ms. Joyce Sutton, Librarian in the Policy
Development and Research Department, be approved
for attendance at the Council of Planning
Librarians Annual Conference in San Antonio,
Texas, April 29 - May 2, 1988.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting of the Authority will be
held on Thursday, April 7, 1988, at 2:00 P.M.

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

The meeting adjourned at 5:02 P.M.


Secretary