

Ms. Teresa Polhemus attended the meeting.

Chairman Timothy J. Burke opened the Meeting of the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency.

On a motion duly made and seconded, it was unanimously
The Minutes of the meeting of October 12, 2017 were submitted and approved.

Mr. Brian P. Golden entered the meeting at this time.

Copies of a memorandum dated November 16, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM/NOTICE OF PROJECT CHANGE FOR THE THIRD AMENDMENT TO THE 2013 INSTITUTIONAL MASTER PLAN FOR HARVARD UNIVERSITY'S CAMPUS IN ALLSTON, SCIENCE AND ENGINEERING COMPLEX", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing, pursuant to Sections 80A-2, 80A-6 and 80D of the Boston Zoning Code, before the Boston Redevelopment Authority on Thursday, November 30, 2017 at 5:30 p.m., or a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form/Notice of Project Change for the Third Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston for the Science and Engineering Complex.

Copies of a memorandum dated November 16, 2017 were distributed entitled "SCHEDULING OF PUBLIC HEARING TO CONSIDER THE SECOND AMENDMENT TO SECOND AMENDED AND RESTATED DEVELOPMENT PLAN FOR 49, 51, AND 63 MELCHER STREET, WITHIN PLANNED DEVELOPMENT AREA NO. 69, SOUTH BOSTON/THE 100 ACRES, LOCATED WITHIN THE FORT POINT CHANNEL DISTRICT OF SOUTH BOSTON", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Sections 80A-2 and 80C of the Boston Zoning Code, a public hearing before the Boston Redevelopment Authority to be held on November 30, 2017 at 5:40 p.m., or at such a time and date deemed appropriate by the Director, to consider the Second Amendment to Second Amended and Restated Development Plan for 49, 51, and 63 Melcher Street within Planned Development Area No. 69, South Boston/The 100 Acres, located within the Fort Point Channel District of South Boston.

Copies of a memorandum dated November 16, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE LANDMARK CENTER PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on November 30, 2017 at 5:50 p.m., or a time and date to be determined by the Director, to consider the Landmark Center project in the Fenway neighborhood of Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated November 16, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING FOR THE SUMMER STREET HOTEL PROJECT IN THE SOUTH BOSTON WATERFRONT SECTION OF BOSTON TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a public hearing before the Boston Redevelopment Authority on December 14, 2017 at 5:30 p.m., or a time and date to be determined by the Director, to consider the Summer Street Hotel project in the South Boston Waterfront section of Boston as a Development Impact Project pursuant to Section 80B-7 of the Boston Zoning Code.

Copies of a memorandum dated November 16, 2017 were distributed entitled "REQUEST FOR A PUBLIC HEARING ON THE INSTITUTIONAL MASTER PLAN NOTIFICATION FORM FOR THE FOURTH AMENDMENT TO THE 2013 INSTITUTIONAL MASTER PLAN FOR HARVARD UNIVERSITY'S CAMPUS IN ALLSTON", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Public Hearing, pursuant to Sections 80A-2, 80A-6 and 80D of the Boston Zoning Code, before the Boston Redevelopment Authority on Thursday, December 14, 2017 at 5:40 p.m., or a date and time to be determined by the Director, to consider the Institutional Master Plan Notification Form for the Fourth Amendment to the 2013 Institutional Master Plan for Harvard University's Campus in Allston.

Copies of a memorandum dated November 16, 2017 were distributed entitled "SCHEDULING OF A PUBLIC HEARING TO CONSIDER THE APPLICATION OF QMG HUNTINGTON LIMITED PARTNERSHIP TO THE BOSTON REDEVELOPMENT AUTHORITY FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED FOR THE 252-258 HUNTINGTON AVENUE PROJECT IN THE FENWAY NEIGHBORHOOD OF BOSTON", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to publish in the Boston Herald, and provide a Notice regarding a public hearing, to be held on Thursday, December 14, 2017 at 5:50 p.m., or such other time as determined by the Director, in connection with the Application of QMG Huntington Limited Partnership to the Boston Redevelopment Authority for Authorization and Approval of a Project Under Massachusetts General Laws, Chapter 121A and Acts of 1960, Chapter 652, each as amended for the 252-258 Huntington Avenue project in the Fenway neighborhood of Boston.

Copies of a memorandum dated November 16, 2017 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 64 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Deputy Director of Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BOA 533022; BOA 554620; BOA 649285; BOA 663799&663803; BOA 719034; BOA 721391; BOA 721544; BOA 725722&725724; BOA 727018; BOA 728847; BOA 730716; BOA 731677; BOA 734238; BOA 734923; BOA 736317; BOA 737496; BOA 739621; BOA 740342; BOA 742797, 743366; BOA 744222; BOA 744378-744379; BOA 747900-747902; BOA 749123; BOA 749408; BOA 750482; BOA 751706; BOA 752309; BOA 753267; BOA 753633; BOA 754641; BOA 754688; BOA 756628; BOA 757051; BOA 757813; BOA 758332; BOA 759280; BOA 759562; BOA 759563; BOA 759918; BOA 760021; BOA 760305&760397; BOA 760391; BOA 762362; BOA 762671; BOA 763020; BOA 763749; BOA 764044; BOA 764198-764199; BOA 764212; BOA 764806; BOA 765850; BOA 767168; BOA 767366; BOA 767754; BOA 768033; BOA 769077; BOA 769080; BOA 769484; BOA 769789; BOA 770210; BOA 771045; BOA 771538 and BOA 773401&773406.

Copies of a memorandum dated November 16, 2017 were distributed entitled "TEXT AMENDMENT TO ARTICLE 3, ESTABLISHMENT OF ZONING DISTRICTS", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No.476, Boston Redevelopment Authority Article 3, Establishment of Zoning Districts".

Mr. Jeffrey Hampton, Deputy Director of Zoning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a text amendment to Article 3 of the Boston Zoning Code entitled "Establishment of Zoning Districts", in substantial accord with the text amendment submitted to the Boston Redevelopment Authority ("BRA") at its meeting on November 16, 2017.

The aforementioned TEXT AMENDMENT are filed in the Document Book at the Authority as Document No. 7714.

Copies of a memorandum dated November 16, 2017 were distributed entitled "TEXT AND MAP AMENDMENT TO THE ROXBURY NEIGHBORHOOD DISTRICT", which included a proposed vote. Attached to said memorandum were documents entitled "Map Amendment Application No. 704, Boston Redevelopment Authority Map 6A/6B/6C, Roxbury Neighborhood District" and "Text Amendment Application No. 475 Boston Redevelopment Authority Roxbury Neighborhood District Article 50".

Ms. Lara Merida, Deputy Director for Community Development and Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission to adopt a map and text amendments for Article 50 (Roxbury Neighborhood District) with respect to the Maximum Floor Area Ratio ("FAR") and Maximum Building Height for the creation of a Planned Development Area ("PDA") within the Roxbury Neighborhood District, in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its meeting on November 16, 2017.

The aforementioned TEXT AND MAP AMENDMENT are filed in the Document Book at the Authority as Document No. 7715.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION TO ADVERTISE AND ISSUE A REQUEST FOR PROPOSALS FROM QUALIFIED PARTIES TO CONTRIBUTE TO THE ACTIVATION OF THE WATERFRONT AND WATER'S EDGE OF THE CHARLESTOWN NAVY YARD", which included a proposed vote.

Mr. Richard McGuinness, Deputy Director for Climate Change & Environmental Planning, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise and issue a Request for Proposals from qualified parties to contribute to the activation of the waterfront and water's edge of the Charlestown Navy Yard.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION TO ADVERTISE AND ISSUE AN INVITATION FOR BIDS FOR THE 2018 CITYWIDE LANDSCAPING AND GRASS CUTTING SERVICES PROGRAM FOR BOSTON REDEVELOPMENT AUTHORITY-OWNED PARCELS", which included a proposed vote.

Mr. Francis Collins, Senior Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Secretary be, and hereby is, authorized to advertise and issue an Invitation for Bids ("IFB") pursuant to M.G.L. c. 30, § 39M for the 2018 Citywide Landscaping and Grass Cutting Services Program for Boston Redevelopment Authority-owned parcels. The selected vendor will enter into a contract with the BRA for the 2018 season for a total amount not to exceed Seventy Five Thousand Dollars (\$75,000.00). The BRA will also hold two (2) one (1) year options that may be exercised at the discretion of the BRA; the amount authorized under each option year shall not exceed Seventy Five Thousand Dollars (\$75,000). If both options are exercised by the BRA, the total contract award under this IFB shall not exceed Two Hundred Twenty Five Thousand Dollars (\$225,000.00).

Ms. Carol Downs, Treasurer recused herself.

Copies of a memorandum dated November 16, 2017 were distributed entitled "EXTENSION OF TENTATIVE DESIGNATION OF JACKSON SQUARE PARTNERS, LLC", which included a proposed vote.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Director be authorized to extend the time period for the completion of the conditions set forth in the Tentative Designation for the Development Parcels designating Jackson Square Partners, LLC ("Developer") dated

September 29, 2005, and said time period hereby is extended until December 31, 2017, in order to meet necessary requirements for Final Designation. Such tentative designation shall be automatically rescinded without prejudice and without further action by the Boston Redevelopment Authority Board if Final Designation has not been granted to the Developer by December 31, 2018.

Copies of a memorandum dated November 16, 2017 were distributed entitled "PARCEL 10 OF THE SOUTHWEST CORRIDOR DEVELOPMENT PLAN IN ROXBURY" which included two proposed votes.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") extend the Tentative Designation of Madison Tropical, LLC as the Redeveloper of a portion of Parcel 10 of the Southwest Corridor Development Plan known as Parcel B, in Roxbury, for three (3) months until February 28, 2018 to allow for the completion of the conditions set forth in "Resolution of the Boston Redevelopment Authority dated May 15, 2012 RE: Tentative Designation of Madison Tropical LLC as Redeveloper of Parcel 10 in the Southwest Corridor development Plan". If Final Designation has not been granted by February 28, 2018, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Director be, and hereby is, authorized to extend as appropriate the temporary license agreement with Madison Tropical LLC for Parcel B as construction staging and temporary parking space in connection with renovation of 2101 Washington Street and the Tentative Designation extension of a portion of Parcel 10 known as Parcel B on terms and conditions substantially consistent with the Board Memorandum submitted at the BRA Board meeting held November 16, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION FOR THE DIRECTOR TO ENTER INTO A LICENSE AGREEMENT BETWEEN THE BOSTON REDEVELOPMENT AUTHORITY) d/b/a THE BOSTON PLANNING & DEVELOPMENT AGENCY ("BPDA") AND BOSTON PUBLIC HEALTH COMMISSION, ("BPHC"), FOR THE USE OF A PARCEL OF BPDA-OWNED LAND, MEASURING APPROXIMATELY 3,300 SQUARE FEET, AS WELL AS ALL OF ITS IMPROVEMENTS THEREON, LOCATED AT 516-R522 MAIN STREET, CHARLESTOWN, MA, 02129", which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Dennis Davis, Deputy Director for Industrial Development & Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is authorized, on behalf of the Boston Redevelopment Authority d/b/a The Boston Planning & Development Agency ("BPDA"), to enter into a license agreement for the use of a parcel of BPDA-owned land, measuring approximately 3,300 square feet, as well as all of its improvements thereon, located at 516-R522 Main Street, Charlestown, MA 02129, on terms and conditions substantially consistent with the Board Memorandum submitted at the Board meeting held on November 16, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION TO ENTER INTO A LEASE WITH VITALSOURCE TECHNOLOGIES FOR THE SIXTH FLOOR OF 2 BOYLSTON STREET", which included a proposed vote.

Mr. Dennis Davis, Deputy Director for Industrial Development & Commercial Leasing, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized on behalf of the Boston Redevelopment Authority, to enter into an eleven (11) year lease with VitalSource Technologies, Inc. for the fourth floor of 2 Boylston Street on terms and conditions substantially consistent with the Board Memorandum submitted at the BPDA Board meeting held on November 16, 2017.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AMENDED AND RESTATED AFFORDABLE RENTAL HOUSING AGREEMENT AND RESTRICTION FOR 1505 COMMONWEALTH AVENUE BRIGHTON", which included a proposed vote.

Mr. Tim Davis, Housing Policy Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into and Amended and Restated Affordable Rental Housing Agreement for the 1505 Commonwealth Avenue, and take any other action and execute and other documents deemed appropriate and necessary by the Director.

Copies of a memorandum dated November 16, 2017 were distributed entitled "OLMSTED GREEN 40R PROJECT, MATTAPAN", which included three proposed votes. Attached to said memorandum was a Revised Affordability Chart

Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority rescinds its votes on September 14, 2017 in connection with the Olmsted Green Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certificate(s) of Approval under Section 87-11.5 of the Code for portions or components of the Olmsted Green 40R Project, as revised by the Notice of Project Change filed on March 17, 2016 and the Revised Affordability Chart attached hereto ("Revised Olmsted Green 40R Project"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver any and all agreements and documents in connection with the Revised Olmsted Green 40R Housing Project, including, but not limited to, an amendment to the Cooperation Agreement by and between the Boston Redevelopment Authority ("BRA") and Lena New Boston LLC dated December 1, 2006, as amended, Boston Residents Construction Employment Plans, a Second Amended and Restated Affordable Housing Agreement, and one or more Affordable Rental Housing Agreements and Restrictions, that the Director deems appropriate and necessary with terms and conditions determined by the Director to be in the best interest of the BRA.

Copies of a memorandum dated November 16, 2017 were distributed entitled "395 COLUMBIA ROAD, DORCHESTER CONSERVATORY LAB CHARTER SCHOOL", which included two proposed votes. Attached to said memorandum were a letter dated November 1, 2017 from Marti A. Glynn, President, Hancock Street Civic Association; a letter dated October 26, 2017 from Davida Andelman, Chair, Greater Bowdoin/Geneva Neighborhood Association; a comment received on September 20, 2017 from Nadine Fallon and October 4, 2017 from Joyce Neutral; a letter dated October 24, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission and two maps indicating the location of the proposed project.

Ms. Ashling Kerr, Project Assistant, Mr. Robert Baldwin, Proponent and Mr. Laurence Spang, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the proposed Conservatory Lab Charter School project located at 395 – 409 Columbia Road in Dorchester, proposed by Conservatory Lab Charter School Foundation, Inc. in order to construct the approximately 41,000 square-foot project including classroom, gymnasium, and performance space, and an outdoor performance courtyard ("Proposed Project"), in accordance with Article 80E, Small Project Review of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Community Benefits Agreement and take any other action and to execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated November 16, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE- HILTON GARDEN INN (A.K.A. 415 MCCLELLAN HIGHWAY), EAST BOSTON", which included three proposed votes. Attached to said memorandum were a letter dated September 22, 2017 from Patrick B. Moscaritolo, President and CEO, Greater Boston Convention & Visitors Bureau; an email dated August 24, 2017 from Robert Adams; an email dated August 29, 2017 from Mary Berninger; an email dated July 27, 2017 from Mary Berninger; an email dated August 2, 2017 from Paul Vignoli, Jr.; an email dated August 8, 2017 from Dena DiMarzo; an email dated August 20, 2017 from Patricia J. D'Amore; an email dated August 21, 2017 from Sandra Arangio; a letter dated August 18, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission and two maps indicating the location of the Project.

Mr. Raul DuVerge, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change ("NPC") submitted to the Boston Redevelopment Authority ("BRA") by MC-EB Realty LLC (the "Proponent") on July 20, 2017, does not significantly increase the impacts of the Hilton Garden Inn Project located at 415 McClellan Highway in the East Boston neighborhood ("NPC Project") and waives further review of the NPC Project, subject to on-going design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Cooperation Agreement, an Amended and Restated Development Impact Agreement, an Amended and Restated Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the NPC Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated November 16, 2017 were distributed entitled "135 BREMEN STREET, EAST BOSTON", which included two proposed votes. Attached to said memorandum was a map indicating the location of the Project.

Mr. Raul DuVerge, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Notice of Project Change ("NPC") submitted to the Boston Redevelopment Authority ("BRA") by 135 Bremen Street, LLC (the "Proponent") on September 21, 2017, does not significantly increase the impacts of the 135 Bremen Street Project (the "Project") located in the East Boston neighborhood and waives further review of the Project, subject to continuing design review by the BRA; and; and

FURTHER VOTED: That the Director be, and hereby is, authorized to terminate the Affordable Rental Housing Agreement and Restriction dated May 31, 2016 and to execute and deliver an Affordable Housing Agreement in connection with the 135 Bremen Street project for the creation of twelve (12) on-site homeownership Inclusionary Development Policy Units, and take any other action and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the 135 Bremen Street project.

Copies of a memorandum dated November 16, 2017 were distributed entitled "NOTICE OF PROJECT CHANGE- 370-380 HARRISON AVENUE, SOUTH END", which included four proposed votes. Attached to said memorandum were two maps indicating the location of the Project.

Mr. Raul DuVerge, Project Manager and Mr. David Chattman, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: Determination under Section 80A-6 of the Boston Zoning Code ("Code") which finds that the Notice of Project Change submitted to the Boston Redevelopment Authority ("BRA") by South End 10, LLC (the "Proponent"), for the 370-380 Harrison Avenue project (the "NPC Project"): (i) adequately describes the potential impacts arising from the development of the NPC Project, and does not significantly increase the impacts of the NPC Project; and (ii) waives further review of the NPC Project, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the NPC Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80B Large Project Review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the NPC Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the NPC Project and the Development Plan for Planned Development Area No. 111, 370-380 Harrison Avenue Development, South End, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated November 16, 2017 were distributed entitled "95 SAINT ALPHONSUS STREET, MISSION HILL", which included three proposed votes. Attached to said memorandum were an email dated July 17, 2017 from Bob D'Amico, Boston Transportation Department; an email dated July 14, 2017 from Carrie Marsh, Executive Secretary, Boston Parks and Recreation Commission; a letter dated July 14, 2017 from John P. Sullivan, P.E., Chief Engineer, Boston Water and Sewer Commission; a letter dated August 16, 2017 from Patricia Flaherty, Mission Hill Neighborhood Housing Services; a letter from Ellen Moore; an email dated August 19, 2017 from Sharon Linteris; an email dated August 21, 2017 from Lois and Quentin Regestein; an email dated June 20, 2017 from Christopher Freiss; an email dated June 22, 2017 from Jessica Feldish; an email dated July 11, 2017 from Sharon Germana; an email dated July 13, 2017 from Gary Walling; an email dated August 10, 2017 from Loretta Dixon; an email dated August 16, 2017 from Gary Walling; an email dated August 17, 2017 from Cindy Walling and two maps indicating the location of the Project.

Mr. Tim Czerwienski, Project Manager, Mr. James Greene, Project Attorney and Mr. Michael Bennett, Architect, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority (the "BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code (the "Code") which (i) finds that the Project Notification Form adequately describes the potential impacts arising from the 95 Saint Alphonsus Street project, located in the Mission Hill neighborhood

(the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Proposed Project upon the successful completion of all Article 80 processes; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, an Amended and Restated Affordable Rental Housing Agreement and Restriction, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and 1575 Tremont Street, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION TO AMEND A GRANT AGREEMENT WITH THE CITY OF BOSTON MAYOR'S OFFICE OF ARTS AND CULTURAL DEVELOPMENT", which included a proposed vote. Booklets entitled "Boston Creates Executive Summary" was handed in.

Mr. Raul DuVerge, Project Manager and Ms. Julie Burros, Chief of Mayor's Office of Arts and Culture Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: The Director be, and hereby is, authorized to amend the Grant Agreement with the City of Boston Mayor's Office of Arts and Cultural Development ("MOA&C), dated January 17, 2017, to: (1) increase the Grant as defined in the Grant Agreement by \$690,352 to fund the three defined Initiatives as follows: Artists Resource Desk will cost an additional \$123,011, Boston Artist in Residence will cost an additional \$332,330, and the Boston Cultural Council will cost an additional \$235,011; (2) eliminate the \$1,000 maximum grant amount to artists in the Boston Cultural Council initiative; and (3) execute any and all other documents deemed appropriate and necessary by the Director in connection with this agreement.

Copies of a memorandum dated November 16, 2017 were distributed entitled "FENWAY CENTER (a/k/a PARCEL 7 AIR RIGHTS PROJECT) – THIRD NOTICE OF PROJECT CHANGE, FENWAY/KENMORE/AUDOBON CIRCLE NEIGHBORHOODS, MA", which included three proposed vote. Attached to said memorandum were two maps indicating the location of the Project.

Mr. Tim Czerwienski, Project Manager, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Determination (the "Determination") under Section 80A-6 of the Boston Zoning Code (the "Code") which finds that the Third Notice of Project Change submitted to the Boston Planning & Development Agency ("BPDA") by October 18, 2017 (the "Third NPC") adequately describes the potential impacts arising from the redevelopment of the Fenway Center Project (the "Proposed Project") and provides sufficient mitigation measures to minimize those impacts in connection with the Third NPC; and (ii) waives further review of the Third NPC, subject to continuing design review by the BPDA;

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance under Section 80B-6 of the Code for the Third NPC upon successful completion of the Article 80 Review process for the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver amendments to, or amended and restated agreements regarding the Development Impact Project Agreement, Cooperation Agreement, Affordable Rental Housing Agreement and Restriction, Affordable Housing Contribution Agreement, and any and all other action, documents or agreements deemed appropriate and necessary by the Director in connection with the Third NPC with terms and conditions to be in the best interest of the BPDA as determined by the Director.

Copies of a memorandum dated November 16, 2017 were distributed entitled "CENTRAL BUSINESS DISTRICT – SOUTH STATION URBAN RENEWAL AREA; SOUTH STATION AIR RIGHTS PROJECT: AMENDMENT TO LAND DISPOSITION AGREEMENT AND AMENDMENT TO DEVELOPMENT AGREEMENT", which included three proposed votes. Attached to said memorandum were two maps indicating the location of the Project.

Mr. Tim Czerwienski, Project Manager and Mr. David Perry, Proponent, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to that certain Land Disposition Agreement by and between the Boston Redevelopment Authority ("BRA") and TUDC LLC and South Union Station LLC dated March 21, 2007, as assigned to South Union Station LLC and further assigned to South Station Phase 1 Owner LLC, and as amended by the letter amendment dated January 12, 2009, the Second Amendment to Land

Disposition Agreement dated June 29, 2012, the Third Amendment to Land Disposition Agreement dated June 30, 2014, the Fourth Amendment to Land Disposition Agreement dated September 23, 2016, the Fifth Amendment to Land Disposition Agreement dated December 31, 2016, and the Sixth Amendment to Land Disposition Agreement dated as of April 27, 2017 (as amended and assigned, the "Land Disposition Agreement" or the "LDA") to extend each of the Outside Conveyance Date and the end of the Adverse Conditions Period to April 30, 2018, and to add language requiring the replacement of the temporary façade along Atlantic Avenue with a permanent façade approved by BRA staff and the process to achieve said replacement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an amendment to that certain Development Agreement by and among the BRA, the Massachusetts Bay Transportation Authority ("MBTA") and South Station Phase 1 Owner LLC (as successor to TUDC LLC and South Union Station LLC) for South Station Air Space dated April 30, 2007, as amended by each of that certain First Amendment to Development Agreement dated as of April 27, 2017, Second Amendment to Development Agreement dated as of May 30, 2017, and Third Amendment to Development Agreement dated as of June 29, 2017 (as so amended, the "Development Agreement"), to extend the Outside Closing Date to April 30, 2018; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver such other documents, including any amendments to the LDA, the Development Agreement and other agreements related to the Project, to the extent necessary or appropriate in the opinion of the Director from time to time in connection with the foregoing votes.

Copies of a memorandum dated November 16, 2017 were distributed entitled "MADISON PARK INFILL SITES PROJECT, ROXBURY PARCEL X-32 IN THE SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 AND CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Dana Whiteside, Deputy Director for Community Economic Development, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: The Boston Redevelopment Authority (the "Authority") hereby adopts the resolution that states "BE IT RESOLVED by the Boston Redevelopment that an ORDER OF TAKING dated NOVEMBER 16, 2017, relating to the portion of Brook Marshall Road within PARCEL X-32 in the SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 and the CAMPUS HIGH SCHOOL URBAN RENEWAL AREA,

PROJECT NO. R-129, be executed 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;" and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all other documents and instruments, including but not limited to, an amendment to Indemnification Agreement by and between the BRA and Madison Melnea Cass LLC dated September 28, 2017 in connection with the acquisition, discontinuance and transfer of the Brook Marshall Road, with terms and conditions as the Director deems necessary and appropriate and in the best interest of the BRA.

The aforementioned ORDER OF TAKING is filed in the Document Book at the Authority as Document No. 7716.

Copies of a memorandum dated November 16, 2017 were distributed entitled "AUTHORIZATION TO PETITION THE BOSTON CITY COUNCIL FOR THE FORMATION OF THE GREENWAY BUSINESS IMPROVEMENT DISTRICT", which included a proposed vote. Attached to said memorandum was map indicating the location of the proposed Business Improvement District.

Mr. Sean Nehill, Senior Counsel, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") authorize the Director to: (1) certify that the Boston Redevelopment Authority ("BRA") d/b/a Boston Planning & Development Agency owns the properties located at: (i) Cross Street, Boston, MA 02109 (further identified as Assessors' Parcel Number 0303466000); (ii) Fulton Street, Boston, MA 02109 (further identified as Assessors' Parcel Number 0303465100); (iii) Summer Street, Boston, MA 02110 (further identified as Assessors' Parcel Number 0304233000); and (iv) State Street, Boston, MA 02109 (further identified as Assessors' Parcel Number 0303792000) (collectively, the "Properties"); and (2) execute a petition to the Boston City Council that the proposed Greenway Business Improvement District be established and include the Properties, and take any other action and execute and deliver any other agreements and documents that the Director deems appropriate and necessary in connection with the proposed Greenway Business Improvement District.

Copies of a memorandum dated November 16, 2017 were distributed entitled "PROPOSED DISBURSEMENT OF THE WATERSIDE PLACE PROJECT COMMUNITY BENEFITS", which included two proposed votes.

Ms. Sonal Gandhi, Senior Policy Advisor, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of Seventy Five Thousand and 00/100 Dollars (\$75,000) from the Waterside Place Project Community Benefits fund to the community organizations identified in this memorandum; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including, but not limited to, Grant Agreements, in connection with the disbursement from the Waterside Place Project Community Benefits fund.

Copies of a memorandum dated November 16, 2017 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

NAME	AMOUNT
Englander & Chicoine, P.C.	\$ 15,248.30
Kittleson & Associates	\$ 47, 523.55
Bargmann Hendrie + Archetype Inc.	\$ 22,154.71
Hartranft Lighting Design	\$ 36,580.00
Northern Contracting	\$ 91,449.32

Copies of a memorandum dated November 16, 2017 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve the appointment of Joanne Marques to the position of Zoning Assistant, with an annual salary of \$49,000 effective December 4, 2017.

Ms. Teresa Polhemus announced that Brian Golden had received the Boston Business Journal Power 50 Award; Heather Campisano had received the Boston Business Journal 40 under 40 Award and the Shattuck Award.

Mr. Brian P. Golden updated the Board Members: Reebok is renting 200,000 square feet of space and Americas Test Kitchen is renting 52,000 square feet of space, the Innovation Building is 83% leased all within the Raymond L. Flynn Marine Park; the China Trade Building is fully occupied; a Request for Proposals

will be released for a mixed-use development on Parcel P-12C in the South Cove Urban Renewal Area and for the last 3 years IT has been working on a revised BPDA website and a new Development Review Timeline.

Chairman Timothy Burke called a recess at 5:32 p.m.

Chairman Timothy Burke reconvened the meeting at 6:12 p.m.

This is a public hearing before the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, located in South Boston, and to consider the Seaport Square Project as a Development Impact Project. The Proposed Notice of Project Change consists of mixed-use development on the remaining blocks of Seaport Square.

The hearing was duly advertised on November 2, 2017 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Rooney will present.

Copies of a memorandum dated November 16, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 78, SEAPORT SQUARE PROJECT, LOCATED IN SOUTH BOSTON AND TO CONSIDER THE SEAPORT SQUARE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were a document entitled "Amended and Restated Development Plan for Planned Development Area No. 78 Seaport Square Project South Boston dated November 16, 2017" and a binder containing the comment letters.

Mr. Michael Rooney, Project Manager and Mr. Yanni Tsipis, Proponent, addressed the Authority and answered the Members' questions.

Mr. Brian P. Golden entered the room at this time.

The following people spoke in favor of the proposed project:

Linda Lukas, IAG member

Stephen Ryan, South Boston resident

Mr. Kyler Taustin, Brown Box Theater District

Mr. Marco Williams, Equinox and resident

Mr. Gary Dunning, Celebrity Series of Boston

Mr. Joe Bryne, resident

Ms. Ziven Drake, Carpenters Union

Mr. Michael Davey, Boston Resident

Ms. Eileen Williston, Boston Lyric Opera

Mr. John McGann, South Boston

Mr. Gary Walker, Electricians Union

Mr. Pat Sullivan, Seaport TMA

Mr. James McGee, South Boston resident

No one spoke in opposition of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a

Determination waiving the requirement of further review pursuant to Section 8A-6.2 of the Boston Zoning Code (the "Code") in connection with the Notice of Project Change ("NPC") for the Seaport Square Project filed by Seaport Square Development Company LLC and its affiliates (the "Proponent"); and

FURTHER VOTED: That, in connection with the Amended and Restated Development Plan for Planned Development Area No. 78, Seaport Square Project, South Boston (the "PDA Plan") describing the NPC Project presented at a public hearing duly held at the office of the Boston Redevelopment Authority (the "BRA") on November 16, 2017, and after consideration of evidence presented at, and in connection with, the hearing on the PDA Plan and the NPC Project, the BRA finds that, in accordance with Section 80C of the Code, that: (a) such PDA Plan is not for a location or project for which Planned Development Areas are forbidden by the underlying zoning; (b) the NPC Project in such PDA Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for proposed projects in Planned Development Areas; (c) such PDA Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such PDA Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such PDA Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the PDA Plan presented to the BRA at its public hearing on November 16, 2017, and the associated map amendment (the "Map Amendment") presented to the BRA board at its public hearing on November 16, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston (the "BZC") for approval of the PDA Plan and the associated Map Amendment, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same, as presented to the BRA at its public hearing on November 16, 2017, revising the boundaries of the PDA Plan; and

FURTHER VOTED: That the BRA hereby finds and determines that the proposed NPC Project, as described in the Notice of Project Change dated February 7, 2017 submitted by the Proponent, conforms to the general plan for the City of Boston as a whole, and that nothing in such NPC Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the NPC Project in accordance with Article 80, Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Consistency pursuant to Section 80C-8 of Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Certifications of Compliance pursuant to Section 80B-6 upon successful completion of the Article 80B Large Project Review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue Cooperation Agreements Boston Residents Construction Employment Plans, Affordable Housing Agreements, and any and all other documents which the Director deems necessary and appropriate in connection with the NPC Project, all upon terms and conditions to be determined in the best interest of the BRA.

The aforementioned PDA No. 78 Amendment is filed in the Document Book at the Authority as Document No. 7717.

This is a public hearing before the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Development Plan for Planned Development Area No. 113, located at 159-201 Washington Street in the Brighton Neighborhood of Boston. The Proposed Project Consists of four new buildings and the renovation of the St Gabriel's Church and Monastery buildings and will contain approximately 660 residential units

The hearing was duly advertised on November 2, 2017 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Rooney will present.

Copies of a memorandum dated November 16, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 113, 159-201 WASHINGTON STREET, BRIGHTON", which included seven proposed votes. Attached to said memorandum were a document entitled "Development Plan for Planned Development Area No. 113 - 159-201 Washington Street, Brighton, Massachusetts Dated November 16, 2017" and a binder containing the comment letters.

Mr. Michael Rooney, Project Manager and Mr. Jacob Vance, Proponent and Mr. Brian O'Connor, Architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Warren O'Reilly, Mayors Office of Neighborhood Services

Ms. Anabela Gomes, Advisory Board member

Mr. John Cusak, resident

Mr. Dan Sawinski, resident

Mr. Anthony Saladino , resident

Mr. William, Kilgallen, Local 40 and resident

Mr. Pierre LeBlanc, Carpenters Union

Mr. Devin Mills, Carpenters Union and Resident

Mr. Craig Gransom, Local 723

Mr. Roderick Dez

Mr. Derek Hobson, Carpenters Union

Mr. Allan

Mr. Liam Cheng, Dorchester resident

Mr. Alvero McDowell, Dorchester resident

Mr. Errol Mcdowell, Dorchester resident

Mr. Collins, Local 56

Mr. Mike Davey, resident

Mr. Dave Ramberan
Mr. Dillon Regan, Pile Drivers Union
Mr. Peter Gagnon, Brighton resident
Ms. Hannah Spicher, Boston Preservation Alliance
Mr. Ip To, Local 56
Mr. Bill Killino, resident
Mr. James Coleman, Local 21
Mr. Gary Walker, Electricians Union
Mr. Ned Greene, Cascades of Fata
Mr. John Quatrone, Unbound Visual
Mr. Harris, Local 56

The following people spoke in opposition of the proposed project:
Councilor Mark Ciommo, and on behalf of Representative Michael Moran
and Representative Kevin Honan

Mr. Mike Lombardi, IAG and resident
Ms. Eva Webster, resident
Mr. Mike Panechas, resident
Ms. Joanne D'Alcomo, resident
Ms. Eileen Houben, resident
Ms. Annette Panichas, resident
Mr. Jim Prince, resident

On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Development Plan for Planned Development Area No. 113, 159-201 Washington Street, Brighton, (the "Development Plan") describing the 159-201 Washington Street project (the "Proposed Project") presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on November 16, 2017, and after consideration of evidence presented at, and in connection with, the hearing on the Development Plan and the Proposed Project, the BRA finds, in accordance with Sections 3-1A.a and 80C-4 of the Boston Zoning Code (the "Code"), that: (a) such Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to

the general plan for the City as a whole; and (e) on balance, nothing in such Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA hereby approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Development Plan and the associated map amendment (the "Map Amendment"), presented to the BRA at its public hearing on November 16, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Development Plan and the associated Map Amendment, pursuant to Section 3-1A.a and Section 80C-6 of the Code, all in substantial accord with the same as presented to the BRA Board at its public hearing on November 16, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code, which: (i) finds that all components of the Draft Project Impact Report ("DPIR") are sufficient to meet the requirements of the Scoping Determination; (ii) finds that the DPIR adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (iii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 Large Project Review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, a Boston Residents Construction Employment Plan, an Affordable Rental Housing Agreement and Restriction, an Affordable Housing Agreement, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned PDA NO. 113 is filed in the Document Book at the Authority as Document No. 7718.

Chairman Timothy Burke called a recess at 8:08 p.m.

Chairman Timothy Burke reconvene the meeting at 8:14 p.m.

This is a public hearing before the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Amended and Restated Development Plan for Planned Development Area No. 2, Back Bay/South End Gateway Project and 200 Clarendon Street. The proposed project consists of a new office building, two new residential buildings, and a one level expansion of Back Bay Station.

The hearing was duly advertised on November 2, 2017 in the Boston Herald.

In a Boston Planning & Development Agency hearing on a proposed petition by the Agency, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BPDA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Rooney will present.

Copies of a memorandum dated November 16, 2017 were distributed entitled "PUBLIC HEARING TO CONSIDER THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 2, BACK BAY/SOUTH END GATEWAY PROJECT, LOCATED IN THE BACK BAY/SOUTH END NEIGHBORHOODS OF BOSTON AND TO CONSIDER THE BACK BAY/SOUTH END GATEWAY PROJECT A DEVELOPMENT IMPACT PROJECT", which included nine proposed votes. Attached to said memorandum were an and two maps indicating the location of the proposed project.

Mr. Michael Rooney, Project Manager, Mr. Michael Cantalupa, Proponent, Ms. Melissa Schrock, Proponent, Mr. Rafael Pelli, Architect and Mr. Peter Paravalos, MBTA, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project.

The following people spoke in favor of the proposed project.

Reverend John Egerston, Old South Church

Mr. Robert Kalton, Trinity Church

Ms. Jeannette Challahan, Greater Boston Interfaith Organizations

Mr. Joe Byrne, South Boston resident

Mr. Elliot Laffer, Citizens Advisory Committee member

Ms. Jordan Hayward, resident

Mr. Martyn Roetter, Neighborhood Association of Back Bay

Mr. Mike Deveny, resident
Mr. Ken Kirkmeyer, resident
Ms. Ann Hurstbany, resident
Mr. Ben Segal, South End resident
Mr. Patrick Boller, West End
Mr. Chris McDermott, MBTA rider
Mr. Peter Gagnon
Mr. Peter Faulkner, passed in a picture
Mr. Mynor Perez, Carpenters Union
Mr. Gary Walker, Electricians Union
Ms. Meg Mainzer-Cohen, Back Bay Neighborhood Association
Ms. Katie Brown, Claremont Neighborhood
Mr. Scott Mustard, CAC, St. Botolph Neighborhood
Mr. Paul Johnson, resident spoke in opposition of the proposed project.
On a motion duly made and seconded, it was unanimously

VOTED: That, in connection with the Amended and Restated Development Plan for Planned Development Area No. 2, Back Bay/South End Gateway Project and 200 Clarendon Street (the "Amended and Restated Development Plan") and the Back Bay/South End Gateway Project (the "Proposed Project"), located in the Back Bay/South End neighborhoods of Boston, presented at a public hearing, duly held at the offices of the Boston Redevelopment Authority (the "BRA") on November 16, 2017, and after consideration of evidence presented at, and in connection with, the hearing on the Amended and Restated Development Plan and the Proposed Project, the BRA finds, in accordance with Section 80C of the Boston Zoning Code (the "Code"), that: (a) such Amended and Restated Development Plan is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning; (b) the Proposed Project in such Amended and Restated Development Plan complies with the provisions of the underlying zoning that establish use, dimensional, design and other requirements for Proposed Projects in Planned Development Areas; (c) such Amended and Restated Development Plan complies with any provisions of underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) such Amended and Restated Development Plan conforms to the plan for the district, subdistrict or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; and (e) on balance, nothing in such Amended and Restated Development Plan will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the BRA hereby approves, pursuant to Section 3-1.A.a and Section 80C of the Code, the Amended and Restated Development Plan in substantial accord with the Amended and Restated Development Plan presented to the BRA at its public hearing Board on November 16, 2017; and

FURTHER VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission for approval of the Amended and Restated Development Plan, pursuant to Section 3-1A.a and Section 80C of the Code, in substantial accord with the same as presented to the BRA at its public hearing on November 16, 2017; and

FURTHER VOTED: That the BRA hereby finds and determines in accordance with 80B-4(3) of the Code that the Proposed Project, as described in the Draft Project Impact Report (“DPIR”) and Supplemental Information Document (“SID”), conforms to the general plan for the City as a whole, and that nothing in the Proposed Project will be injurious or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Code, which: (i) finds that the DPIR adequately describes the potential impacts arising from the Proposed Project, and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under subsections 4 and 5 of Section 80B-5 of the Code, subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 Large Project Review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or Partial Certifications of Consistency for the Proposed Project pursuant to Section 80C-8 of the Code, when appropriate; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, executing and delivering one or more Cooperation Agreement(s), Boston Residents Construction Employment Plan Agreement(s), Off-Site Affordable Housing Agreement(s) or Off-Site Affordable Rental Housing Agreement and Restriction(s), and a Development Impact Project Agreement, along with any and

all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project and the Amended and Restated Development Plan, all upon terms and conditions determined to be in the best interests of the BRA.

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7719.

VOTED: That the next meetings of the Authority will be held at 3:30 p.m. on Thursday, December 14, 2017; Thursday, January 11, 2018; Thursday, February 8, 2018; Thursday, March 15, 2018; Thursday, April 12, 2018; Thursday, May 17, 2018; Thursday, June 14, 2018; Thursday, July 12, 2018; Thursday, August 16, 2018; September 13, 2018; Thursday, October 11, 2018; Thursday, November 15, 2018 and Thursday, December 13, 2018.

VOTED: To adjourn. The meeting adjourned at 9:29 p.m.

Secretary