

MEMORANDUM

January 23, 1975 - Table
Approved Feb. 6, 1975

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: Minor Amendment to Development Plan for
Planned Development Area No. 8, Cabot Estate, Jamaica Plain

On September 6, 1973, the Authority, after due notice and public hearing, approved the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, submitted by Pasquale Franchi, developer. The Development Plan and two of four plans incorporated therein indicated that egress from the Cabot Estate would be at the northerly end of Chestnut Street. Although the land over which the egress road would run is in the City of Boston, the full width of Chestnut Street, at the planned egress point, is under the jurisdiction of the Town of Brookline. Brookline authorities have denied an application for a curb cut at this location.

Chestnut Street comes under the jurisdiction of the City of Boston in the vicinity of Pond Street, Brookline. The developer and the staff agree that while the original proposal is preferable, a curb cut in the Boston portion of Chestnut Street is workable. The developer requests that the Development Plan approved September 6, 1973, be amended to allow the egress road to be located as shown on the original plan or in any location on Chestnut Street, subject to the design review process. He needs assurance that the development, which is already under construction, will have egress to Chestnut Street in order to continue construction and to satisfy his financial backers that the project can go forward.

Recommend approval.

VOTED: Pursuant to the provisions of Section 3-1 of the Boston Zoning Code, as amended, and following a public hearing held at the offices of the Authority on January 23, 1975, the Boston Redevelopment Authority hereby amends the Development Plan for Planned Development Area No. 8, Cabot Estate, Jamaica Plain, which was approved by the Authority on September 6, 1973, by striking out the paragraph headed "Traffic Circulation" and inserting in place thereof the following paragraph:

Traffic Circulation

The dwelling units shall be served by a perimeter road with a one-way entrance from Perkins Street and a one-way exit to Chestnut Street, as shown on the "Site Plan" and "Parking Plan" referred to above or in any other location on Chestnut Street which is approved under the design review process of the Boston Redevelopment Authority. All other existing driveway entrances shall be eliminated.