

MEMORANDUM

March 11, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: Proposed Planned Development Area: Kasanof's Baking Company, Inc., Blue Hill Avenue and Edgewood Street, Roxbury

Kasanof's Baking Company has been located on Blue Hill Avenue, between Edgewood and Maywood Streets, Roxbury, since 1905. The Blue Hill Avenue frontage is in a local business (L-1) district, and the rear of the property is in an apartment (H-1) district. A wholesale bakery is a forbidden use in both districts. Twice, in 1965 and in 1974, Kasanof's has petitioned the Zoning Commission for a light manufacturing (M-1) zoning designation. It also petitioned the Board of Appeal in 1973 to install pneumatically operated flour silos, enclosed in a building. All petitions have been denied. The Zoning Commission, when it denied the 1974 petition, recommended that the bakery explore the possibilities of a Planned Development Area approach, under which enlargements and means of mitigating air, noise, and visual pollution would be specified.

After working with the Authority staff for over 2 years, and after four meetings with neighborhood people, Kasanof's has developed a plan that addresses itself to the objections of the neighbors to the continued and expanded bakery operation at that location.

Kasanof's has studied the possibilities of relocating elsewhere and has judged the cost of moving the heavy ovens and other equipment (both direct cost and loss of production) to be prohibitive.

The Development Plan calls for a three-phase development:

Phase 1 would commence at the time that all necessary approvals were obtained and involves: (1) erection of six flour silos enclosed in a new addition to an existing bakery building; (2) landscaping of periphery of an employee parking lot on Maywood Street to screen it from abutting residences; (3) landscaping of a portion of the rear lot to screen a truck parking area from an abutting residence on Edgewood Street; (4) opaquing of a chain link fence along Edgewood Street by interweaving it with redwood slats; (5) offering of two unused parcels of land to abutting residential property owners, by sale or long-term lease, for modest payments.

Phase 2 could occur simultaneously with Phase 1 or up to two years later. It involves the construction of a two-story addition that would enclose an existing loading platform at the first level and

provide space for offices and for slicing and packaging operations on the second level.

Phase 3, to occur no later than five years after the start of Phase 1, involves two alternatives: (1) construction of a garage to house all delivery trucks and a new loading platform, or (2) removal of all delivery trucks to another site. In either case, additional employee parking is to be provided.

The proposed development has addressed the stated concerns of residential abutters: enclosure of loading areas, removal of delivery truck movements from residential streets, enclosing of areas used for delivery truck parking or removal of truck parking from the site, and landscaped buffers to protect abutting residential uses. The use of the pneumatically operated flour silos will replace almost continuous deliveries of bagged flour with occasional (2-3 times a week) deliveries of flour "tankers", which will reduce truck traffic, noise involved in unloading, and danger of air pollution from spilled flour dust.

Kasanof's Baking Company currently employs 301 men and women, 128 of whom are black or Hispanic who reside in Roxbury, Dorchester, or Mattapan; 55% of its employees live in Boston. It also pays taxes of \$45,000 to the City of Boston. If the bakery should abandon its present location, it is doubtful whether a suitable reuse can be found for the property. In view of these factors, and in view of the salutary nature of the proposed improvements, I recommend approval of this application for a Planned Development Area designation.

Recommended votes follow.

MEMORANDUM

May 12, 1977

TO: Boston Redevelopment Authority

FROM: Robert F. Walsh, Director

SUBJECT: RESCIND PLANNED DEVELOPMENT AREA PLAN AND "D" ZONING DESIGNATION FOR KASANOF'S P.D.A.

On March 25, 1976, the Authority adopted the Development Plan for Planned Development Area No. 9, requested by Kasanof's Baking Company for about three acres of land on Blue Hill Avenue, between Edgewood and Maywood Streets in Roxbury. Subsequently, the Zoning Commission granted a "D" (planned development area) subdistrict designation to the locus. The plan provided for bulk flour storage silos and rearrangement of packaging and loading facilities, among other things.

The company has notified the Authority that it is unfeasible for the company to proceed with the Development Plan as it has gone out of business. Various possibilities for the continuation of baking operations on the site have been investigated by the company but it now appears that the property will not be sold as a bakery. Trucks and furnishings have been sold at auction. Baking equipment is being sold to other bakeries.

Under these circumstances, the Development Plan has become superfluous, and the "D" zoning designation an impediment to reuse of the land and buildings. I recommend that the Authority rescind its vote of March 25, 1976 in regard to Planned Development Area No. 9 and that the Director be authorized to petition the Zoning Commission for a map amendment to remove the "D" subdistrict designation from the parcel involved, returning the land to its previous L-1 and H-1 status. Appropriate votes follow:

VOTED: That the Boston Redevelopment Authority hereby rescinds its vote of March 25, 1976, which vote approved the Development Plan for Planned Development Area No. 9, involving land of Kasanof's Baking Company, 219 Blue Hill Avenue, Roxbury, and

FURTHER VOTED: That the Boston Redevelopment Authority hereby authorizes the Director to petition the Zoning Commission of the City of Boston for a map amendment which would change approximately three acres of land on Blue Hill Avenue, between Edgewood and Maywood Streets, Roxbury, from L-1-D and H-1-D districts to L-1 and H-1 districts.

*Law Offices of
John E. Ryan*

*43 Longwood Road
Braintree, Massachusetts 02184
Telephone (617) 843-4291*

April 27, 1977

Mr. Robert F. Walsh, Director
Boston Redevelopment Authority
Ninth Floor, City Hall
Boston, Massachusetts, 02202

Re: Kasanof's Baking Company Inc.
Planned Development Area No. 9
Dated: March 25, 1976

Dear Mr. Walsh:

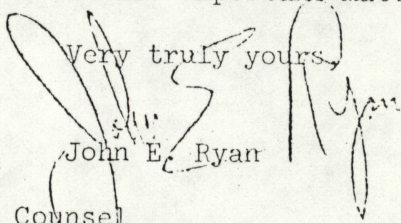
Please be advised that I have been directed by the Board of Directors of Kasanof's Baking Company Inc. 219 Blue Hill Avenue Roxbury, Mass. as Attorney for the company to advise you in accordance with Paragraph 9 of the Cooperation agreement between Kasanof's and the B.R.A. dated April 22, 1976 (copy enclosed) that the company finds it unfeasible to proceed with the provisions of Planned Development Area No. 9.

I am further directed to advise you that Kasanof's Baking Company Inc. has closed its plant at the Locus and therefor respectfully requests that the Authority take the necessary steps to revoke the Planned Development Area designation of the Locus so that the Locus and the Zoning thereof will revert to the status of L1 and H1 Zoning district

This action is to take effect upon receipt of this letter.

Thank you for your assistance in this important matter.

Very truly yours,


John E. Ryan

c.c. Charles Speleotis, General Counsel
David Whitney, Asst. General Counsel
Mace Wenniger, Director of Development Zoning
Mrs. Martha Williams Plaintiff-Appellants
Mr. Jack Fisher General Manager, Kasanofs' Baking Co. Inc.

RECEIVED

APR 23 1976

MAYOR'S OFFICE

Map Amendment Application No. 184
Boston Redevelopment Authority
Kasanof's Baking Company, Inc.
Roxbury: Blue Hill Avenue at Edgewood
Street: Planned Development Area No. 9

MAP AMENDMENT NO. 143

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended and in accord with Section 3-1 of the Boston Zoning Code, after due report, notice and hearing does hereby amend Map 6 - Roxbury - of the series of maps entitled "Zoning Districts - City of Boston", dated August 15, 1962, by adding the suffix "D", indicating a Planned Development Area subdistrict, to the existing L-1 (local business with a floor area ratio of one) and H-1 (apartments with a floor area ratio of one) zoning designations of a parcel of land in the Roxbury district of the City of Boston at the southwesterly intersection of Blue Hill Avenue and Edgewood Street. The land involved is more fully described in the attached metes and bounds description by Boston Survey Consultants dated April 21, 1976, which description is in conformity with a plan entitled "Compiled Plan of Land in Boston, Mass." by said Boston Survey Consultants, dated April 20, 1976, on file in the offices of the Zoning Commission.

April 21, 1976

B-1144

PLANNED DEVELOPMENT AREA

A certain parcel of land with the buildings thereon, in the Commonwealth of Massachusetts, County of Suffolk, City of Boston (Roxbury District), situated on the westerly side of Blue Hill Avenue and is shown on a "Compiled Plan of Land in Boston, Mass." dated April 20, 1976 by Boston Survey Consultants, more particularly bounded and described as follows:

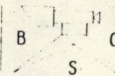
Beginning: at a point in the most northeasterly corner of said parcel. Said point being in the southeasterly intersection of Edgewood Street and said Blue Hill Avenue.

Thence: running along the westerly sideline of said Blue Hill Avenue, $S00^{\circ}-00'-00''E$, two hundred seventy-five and $34/100$ feet (275.34') to a point at land now or formerly of Milton and Shirley Goldberg.

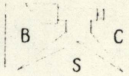
Thence: turning and running $N89^{\circ}-21'-23''W$, seventy-nine and $00/100$ feet (79.00') to a point.

Thence: turning and running $S39^{\circ}-46'-55''W$, two and $15/100$ feet (2.15') to a point.

Thence: turning and running $S05^{\circ}-54'-33''W$, fifty-two and $06/100$ feet (52.06') to a point in the northerly sideline of Maywood Place. Said last three courses by land now or formerly of Milton and Shirley Goldberg.



- Thence: turning and running along the northerly sideline of said Maywood Place, $N50^{\circ}-11'-20''W$, twenty and 00/100 feet (20.00') to a point.
- Thence: turning and running along the westerly sideline of said Maywood Place, $S39^{\circ}-48'-40''W$, thirteen and 42/100 feet (13.42') to a point at land now or formerly of Ralph and Mattie Powell.
- Thence: turning and running by lands now or formerly of Ralph and Mattie Powell and Eva Burrell, $N50^{\circ}-11'-20''W$, seventy-eight and 80/100 feet (78.80') to a concrete bound.
- Thence: turning and running $S39^{\circ}-48'-40''W$, five and 00/100 feet (5.00') to a Land Court Disc.
- Thence: turning and running $N50^{\circ}-11'-20''W$, sixteen and 50/100 feet (16.50') to a point.
- Thence: turning and running $S39^{\circ}-48'-40''W$, seventy-four and 46/100 feet (74.46') to a point in the northeasterly sideline of Maywood Street. Said last three courses by land now or formerly of Eva Burrell.
- Thence: turning and running along the northeasterly sideline of said Maywood Street, $N50^{\circ}-12'-05''W$, one hundred thirty-nine and 77/100 feet (139.77') to a point at land now or formerly of Paris and Teresa Posey.
- Thence: turning and running by land now or formerly of Paris and Teresa Posey, $N39^{\circ}-46'-55''E$, ninety-nine and 46/100 feet (99.46') to a point.

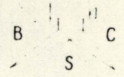


- Thence: turning and running by lands now or formerly of Paris and Teresa Posey and City of Boston, N50°-13'-05"W, sixty-four and 00/100 feet (64.00') to a concrete bound.
- Thence: turning and running by land now or formerly of City of Boston, S39°-46'-55"W, ninety-nine and 44/100 feet (99.44') to a point in the northeasterly sideline of said Maywood Street.
- Thence: turning and running N50°-12'-05"W, eighty-seven and 61/100 feet (87.61') to a point.
- Thence: turning and running S39°-46'-55"W, zero and 23/100 feet (0.23') to a railroad spike.
- Thence: turning and running N50°-13'-05"W, forty-one and 00/100 feet (41.00') to an escutcheon pin in a lead plug. Said last three courses being along the northeasterly sideline of said Maywood Street.
- Thence: turning and running by land now or formerly of Joseph and Bernice Nevils, N39°-46'-55"E, one hundred twelve and 00/100 feet (112.00') to a point.
- Thence: turning and running by lands now or formerly of Joseph and Bernice Nevils, Franklin H. Booker, Janie Byers, Virgie May Meek and Nelson Spicely, and Guido and Chiara Fasoli, N50°-13'-05"W, eighty-four and 11/100 feet (84.11') to a point at land now or formerly of Kasanof's Baking Company, Inc.



- Thence: turning and running by land now or formerly of Kasanof's Baking Company, Inc., N39°-46'-55"E, sixty-nine and 41/100 feet (69.41') to a point at land now or formerly of Judge W. and Betty Taylor.
- Thence: turning and running S55°-56'-53"E, twelve and 54/100 feet (12.54') to a point.
- Thence: turning and running N34°-22'-55"E, one hundred eleven and 40/100 feet (111.40') to a point in the southwesterly sideline of said Edgewood Street. Said last two courses by land now or formerly of Judge W. and Betty Taylor.
- Thence: turning and running S55°-37'-05"E, two hundred fifty-two and 48/100 feet (252.48') to a point of curvature.
- Thence: turning and running easterly by a curve to left having a length of seventy-eight and 01/100 feet (78.01') and a radius of one hundred thirty and 00/100 feet (130.00') to a point of tangency.
- Thence: turning and running N90°-00'-00"E, eighty-two and 77/100 feet (82.77') to the point of beginning. Said last three courses being along the southwesterly sideline of said Edgewood Street.

Said parcel includes Land Court Case Numbers 29251A and 31831A.



Containing 143,472 square feet, more or less or 3.294 acres,
more or less.

Subject to any and all existing easements.

Richard Fowler
Chairman

Richard F. Battles
Vice Chairman

Richard T. [unclear]

Robert H. [unclear]

Thomas F. Gallagher

Tom [unclear]

Louis [unclear]

In Zoning Commission

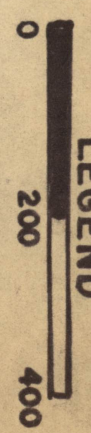
Adopted April 22, 1976

Attest: Marguerite Alder Brand
Secretary

The foregoing amendment was presented to the Mayor on April 23, 1976, and was not returned by him with objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on May 10, 1976, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1966.

Attest: Marguerite Alder Brand

PLAN OF LAND P.D.A. AREA ROXBURY



LEGEND

- AREA INVOLVED
- AREA NOTIFIED
- ZONE BOUNDARY
- PLANNED DEVELOPMENT AREA



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JUN 16 1977

MAYOR'S OFFICE

Map Amendment Application No. 189
Boston Redevelopment Authority
Rescind "D" designation
Kasanof's Baking Company, Roxbury

MAP AMENDMENT NO. 148

THE COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

IN ZONING COMMISSION

The Zoning Commission of the City of Boston, acting under Chapter 665 of the Acts of 1956 as amended, after due report, notice and hearing, does hereby amend Map 6 - Roxbury - of the series of maps entitled "Zoning Districts - City of Boston" dated August 15, 1962, as follows:

By changing from H-1-D and L-1-D districts to H-1 and L-1 districts that tract of land lying on the west side of Blue Hill Avenue between Maywood and Edgewood Streets which was designated as a Planned Development Area by this Commission on May 10, 1976.

Richard B Fowler

Chairman

Richard F Battles

Vice Chairman

Thomas F Gallagher

Raymond T. Quinn

Thomas O'Creagh

Robert K. Nease

Anthony Giacalone

Amelia D. Munn

In Zoning Commission

Adopted June 16, 1977

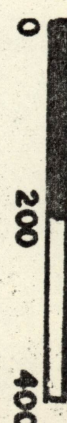
Attest: Marguerite Heidi Brand
Secretary

The foregoing amendment was presented to the Mayor on June 16, 1977, and was not returned by him with objections thereto in writing within fifteen days thereafter. The foregoing amendment, therefore, became effective on July 1, 1977, in accordance with the provisions of Section 3 of Chapter 665 of the Acts of 1966.

Attest: Marguerite Heidi Brand
Secretary

PLAN OF LAND
P.D.A. AREA ROXBURY

LEGEND



AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY
PLANNED DEVELOPMENT AREA

