

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
MAY 14, 1981

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 2:30 p.m. on May 14, 1981. 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	
James K. Flaherty	
Clarence J. Jones	
William A. McDermott, Jr.	

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 2:30 p.m. on May 14, 1981 " 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

May 8. 1981

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on May 8, 1981, 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 fourteenth day of May, 1981.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The minutes of the meeting of April 30, 1981 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: To approve the minutes as read.

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

VOTED: To approve the payment of the following bills:

Able Contractors	\$ 714.65
D. Cicconi, Inc.	49,969.33
Thomas J. Donovan	75.00
Thomas K. Dyer, Inc.	1,800.11
Fay, Spofford & Thorndike, Inc.	22,808.04
GCA Corporation	1,992.00
Halcyon, Ltd.	103.76
CE Maguire, Inc.	32,749.61
Paul McGowan	2,500.00
John E. O'Neill	2,100.00
Roger H. Richard	140.00
Tibbetts Engineering Corp.	3,357.66
John Avault	453.75
Susan E. Jaster	1,181.25
Downtown Crossing Association	3,715.48
Service Bureau Company	617.16
Theodora Sklover	4,950.00
Access International, Inc.	13,388.75
UrbanImage Corporation	15,000.00

Copies of a memorandum dated May 14, 1981 were distributed re Waterfront Project, Mass. R-77, Approval of Harbor Towers Landscaping and Public Access Improvements, attached to which were copies of a letter dated May 7, 1981 from First City Developments Corp. of Boston; a map indicating the location of the area; and a proposed vote.

Mr. Gregory Rand, President of First City Developments Corp. of Boston, displayed several exhibits indicating the improvements to be made and responded to the Members' questions regarding the proposal.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Copies of a memorandum dated May 14, 1981 were distributed re Waterfront Project, Mass. R-77, Request Authorization to Solicit Developer Interest in the Mixed-Use Development of Parcel D-10, attached to which were copies of a map indicating the location of the area and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to solicit letters of interest concerning the mixed-use development of Parcel D-10 in the Downtown Waterfront Urban Renewal District.

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract SD-1, Change Order No. 2, Umbro and Sons, Inc., attached to which were copies of Change Order No. 2, two maps indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 2 to Site Preparation Contract "SD-1¹¹ in the South End Project, Mass. R-56, in the amount of \$2,289 with a corresponding increase in the contract duration of seven days, be approved subject to EPA and Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Umbro and Sons, Inc.

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R--56, Site Preparation Contract SD-1, Change Order No. 3, Umbro and Sons, Inc., attached to which were copies of Change Order No. 3, two maps indicating the location of the area, and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 3 to Site Preparation Contract "SD-1" in the South End Project, Mass. R-56, in the amount of \$9,200 and increasing the contract time by fourteen days, be approved subject to EPA and Mass. DWPC approval; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order with Umbro and Sons, Inc.

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "17A", Change Order No. 1, John Mahoney Construction Co., Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 1 to Site Preparation Contract "17A" in the South End Project, Mass. R-56 (U.N. and CDBG funded), extending the contract time to July 1, 1981, be approved with no change in the contract amount; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said Change Order No. 1 with John Mahoney Construction Co., Inc.

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R-56, Site Preparation Contract "SD-1B", Request Approval of One Sub-Contractor, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That M.T. Construction Corp. of Allston, Massachusetts be approved as a sub-contractor to Indiana Gunitite Construction Co., Inc., the general contractor on Site Preparation Contract "SD-1B".

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R-56, Memorandum of Understanding by and between the Boston Water and Sewer Commission and the Boston Redevelopment Authority, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director of the Authority is authorized to execute on behalf of the Authority a Memorandum of Understanding between the Authority and the Boston Water and Sewer Commission pertaining to EPA Grant C250-630-01, W.P.C. Grant Mass. 630-01 in the South End Project.

Copies of a memorandum dated May 14, 1981 were distributed re South End Project, Mass. R-56, Engineering Services Contract for EPA Grant C250-630-01, CE Maguire, Inc., which included two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That CE Maguire, Inc., in conjunction with State (WPC Mass. 630-01) and Federal (EPA C250-630-01) Grants for sewer and storm drain design of construction documents in the South End Project, Mass. R-56, be awarded an engineering services contract in an amount not to exceed \$2,779,542. The Director is hereby authorized to execute said contract in behalf of the Authority.

VOTED: That WCH Industries, Inc. is approved as a sub-consultant to CE Maguire, Inc. to assist in the preparation of plans, specifications, and estimates.

Copies of a memorandum dated May 14, 1981 were distributed re Kittredge Square Project, Mass. R-167, Disposition Parcel 18, 103 Cedar Street, License for Early Entry, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized for and on behalf of the Authority to execute and deliver a license for early entry to Daniel G. and Jennifer E. Davis, their agents, contractors and subcontractors, for the purpose of inspection, cleanup and removal of old plaster and lath in Parcel 18 in the Kittredge Square Urban Renewal Area. Said license shall be terminable at will by either party upon written notice, shall contain a clause indemnifying the Authority from all claims and damages, and such other and proper terms and provisions as the Director deems in the best interests of the Authority,

Copies of a memorandum dated May 14, 1981 were distributed re Open Space Management Program Equipment Leasing Contract No. 7, attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously VOTED; That Open Space Management Program Equipment Leasing Contract No. 7 be awarded to the lowest responsible and eligible bidder, Fleming Bros., Inc. of 71 Paulos Road, Braintree, MA in the amount of \$150 per day for one shovel loader and operator, for a total bid price of \$6,000 and with the contract duration until June 30, 1981; and the Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated May 14, 1981 were distributed re Open Space Management Program Equipment Leasing Contract tfo. 8, attached to which were copies of a Tabulation of Bids and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Open Space Management Program Equipment Leasing Contract No. 8 be awarded to the lowest responsible and eligible bidder, Sherman Disposal Co. of 172 Hampden Street, Roxbury, Mass. 02119, in the amount of \$208 per day for one unit and operator and \$11 per one ton for refuse disposed, for a total bid price of \$12,720. Contract duration shall be until June 30, 1981; and the Executive Director is hereby authorized to execute said contract on behalf of the Authority.

Copies of a memorandum dated May 14, 1981 were distributed re Reuse Appraiser for Urban Renewal Areas, John E. O'Neill, which included a proposed vote.

On "motion duly made and seconded, it "was unanimously

VOTED: That the Authority approve a reuse appraisal contract for John E. O'Neill for a period of one year to appraise in all Urban Renewal Project Areas. The contract is to have a maximum amount of \$15,000 for all services to be performed and is to conform to the contracts presently in effect with reuse appraisers.

Copies of a memorandum dated May 14, 1981 were distributed re Zoning Text Amendment to Regulate Roof-top Structures on Row Houses, attached to which were copies of Text Amendment Application No. 80 and a proposed vote.

Mr. Ray Liston of the South End Historic Society and Jeffrey Graham, Counsel for the Society, addressed the Authority and answered the Members' questions regarding the proposed Text Amendment Application.

On motion duly made and seconded, it was unanimously

VOTED: That in connection with Text Amendment Application No. 80 by the South. End Historical Society, which would regulate roof-top additions to row houses of uniform heights, the Boston Redevelopment Authority recommends

that the Zoning Commission take the matter under advisement until the Authority has had time to study the effect of adopting such a petition on a city-wide basis and has had time to review the proposal with affected community groups and to review an opinion from the City Law Department concerning this proposed amendment and further communicates to the Zoning Commission the results of this study.

Copies of a memorandum dated May 14, 1981 were distributed re Authorization to File a Planning Grant Application with the State for the East Boston Piers, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY APPROVING UNDERTAKING OF SURVEYS AND PLANS AND ADMINISTRATIVE EXPENSES FOR A PROPOSED URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION FOR A PLANNING ADVANCE" was introduced, read, and considered.

On motion duly made and seconded, it was

VOTED: To adopt the Resolution as read and considered.

Mr. McDermott voted "Nay".

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4068.

Copies of a memorandum dated May 14, 1981 were distributed re Request for Public Hearing Pursuant to Chapter 121A Application of The Atrium on Commonwealth Associates, attached to which were copies of a Fact Sheet and two proposed votes.

On motion duly made and seconded, it was unanimously

VOTED: That a public hearing on the Chapter 121A Application of The Atrium on Commonwealth Associates be held at the offices of the Boston Redevelopment Authority on May 28, 1981 at 2:00 p.m.; and

FURTHER

VOTED: That the Secretary is authorized and directed to publish notice of said hearing in accordance with the "Rules and Regulations for Securing Approval of Projects in Boston under Chapter 121A of the General Laws as Amended".

Mr. Walsh left the meeting at this point.

Copies of a memorandum dated May 14, 1981 were distributed re Designation of Redeveloper, Fieldstone Associates, for Disposition Parcels 911, 913, 915, 917, 929 and 935-939 Blue Hill Avenue; 11, 15 and 19 Paxton Street and 312 Harvard Street, Dorchester, attached to which were copies of a Resolution and a map indicating the location of the parcels.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: DESIGNATION OF FIELDSTONE ASSOCIATES FOR 911, 913, 915, 917, 929 and 935-939 BLUE HILL AVENUE; 11, 15 AND 19 PAXTON STREET; AND 312 HARVARD STREET, DORCHESTER" was introduced, read and considered.

On motion by Mr. Jones, seconded by the Chairman, who stepped down, it was

VOTED: To adopt the Resolution as read and considered.

Mr. Flaherty voted "Present".

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4069.

Copies of several memoranda dated May 14, 1981 were distributed re Board of Appeal Referrals.

On motion by Mr. Flaherty, seconded by the Chairman who stepped down, it was

VOTED: To approve the Director's recommendation relating to Petition No. Z-5167.

Mr. McDermott voted "Nay".

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition No. Z-5171, brought by Patrick J. Ricciardi, 25 Battery and 376 Commercial Streets, Boston, for three variances to erect a six-story, 24-unit apartment structure in an Apartment (H-3) District, the Boston Redevelopment Authority recommends that the Board of Appeal take no action until the Authority has more time to review with the community the effects of the intensity of this new construction on the neighborhood; and

FURTHER

VOTED: To invite the developer, abutters and interested North End residents to the May 28, 1981 Board Meeting; and

FURTHER

VOTED: That the Secretary is authorized to publish notice of said hearing.

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. Z-5153, Z-5175, Z-5192, Z-5196, Z-5197, Z-5200, Z-5208.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4070.

Copies of several memoranda dated May 14, 1981 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve the reinstatement of Marie Murphy, Administrative Assistant III in the Urban Design Department, in Grade 11 - Step 4, at \$16,656 per annum, effective June 1, 1981.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To accept the resignations and retirements of the sixteen people listed in Personnel Memorandum #2.

The aforementioned list of resignations and retirements is filed in the Document Book of the Authority as Document No. 4071.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Vivien Li, Project Manager, Air Quality Control, for travel to Washington, D. C. on May 18, 1981 to attend a quarterly meeting with ETA Engineering, Inc. and ICF, Inc.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Harry Stoddard, Chief General Counsel; Margaret Brown, Assistant General Counsel; and David Whitney, Assistant General Counsel for attendance at the Massachusetts Labor Management Construction Committee Educational Seminar on May 19, 1981 at Freeport Hall in Dorchester, at an individual registration fee of \$12.50.

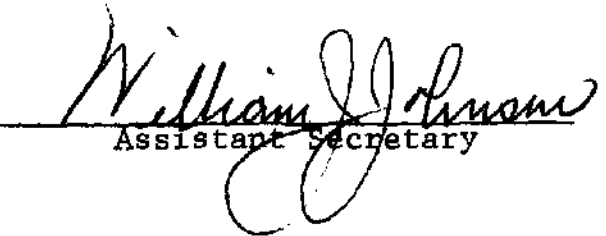
On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority be held on Thursday, May 28, 1981 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 3:46 p.m.


Assistant Secretary