

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
FEBRUARY 4, 1982

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 12:00 Noon on February 4, 1982. 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 (came in later)
James K. Flaherty	William A. McDermott, Jr. (came in later)
Clarence J. Jones	

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 12:00 Noon on February 4, 1982, 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

January 29, 1982

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 January 29, 1982, 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 fourth day of February, 1982.


Secretary

Messrs. Ryan and Simonian attended the meeting.

The Chairman opened the Public Hearing on the Proposed Planned Development Area Zoning Designation for Massachusetts General Hospital on land bounded by Charles, Blossom, Parkman, North Grove, and Fruit Streets, Boston.

THE CHAIRMAN STATED IN PUBLIC:

That because of prior representation of Massachusetts General Hospital and doctors employed by Massachusetts General Hospital, his participation in the hearing might give the impression of conflict; although according to Chief General Counsel, no conflict existed.

Accordingly, the Chairman stated that he would preside over the meeting, but would not participate in the vote.

The Chairman also raised the question of a legal quorum. The Chief General Counsel of the Authority, Mr. Harry Stoddard, was asked if, in his opinion, there was a quorum since there were only two other Members beside the Chairman present at this time. The Chief General Counsel said that, in his opinion, there was a quorum and the Chairman was not required to vote. To eliminate any doubt about the matter, the Chairman called a recess for five minutes pending the appearance of the other two Members who were expected to arrive momentarily.

Mr. McDermott appeared at 2:17 p.m., which made a definite quorum.

Mr. Mace Wenniger of the Authority's staff made a presentation of the Proposed Planned Development Area Designation.

Addressing the Authority and answering the Members' questions were Mr. John Dineen, Counsel for Massachusetts General Hospital; Dr. Joseph Martin, General Director of Massachusetts General Hospital; Mr. Burgess Stanley, Planning Director of Massachusetts General Hospital; Mr. David Rowen of Payette Associates, the architect for the

proposed development; Mr. Lawrence Martin, Associate Director of Massachusetts General Hospital; and Mr. William Rizzo of the Beacon Hill Civic Association, who spoke in favor of the proposal.

Following the Public Hearing on the Proposed Planned Development Area Zoning Designation for Massachusetts General Hospital, on motion duly made and seconded, it was

VOTED: That in connection with the Development Plan for the parcel of land in Boston Proper bounded by Charles Street, Blossom Street, Parktnan Street, North Grove Street, and Fruit Street, and by property of the Massachusetts Eye and Ear Infirmary, presented at a Public Hearing duly held at the office of this Authority on Thursday, February 4, 1982, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that:

- (1) the said Plan conforms to the General Plan of the City of Boston as a whole;
- (2) nothing in the said Plan -will be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- (3) the said Plan does adequately and sufficiently satisfy all other criteria and specifications for a Planned Development Area subdistrict designation, as set forth by the Zoning Code of the City of Boston as amended; and

FURTHER

VOTED: Pursuant to the provisions of Artice 3, Section 1A of the Zoning Code of the City of Boston, as amended, the Boston Redevelopment Authority hereby approves the

Development Plan for the parcel of land bounded by Charles Street, Blossom Street, Parkman Street, North Grove Street, and Fruit Street and by property of the Massachusetts Eye and Ear Infirmary, such approval being subject to ratification and approval by the Board of Trustees of the Massachusetts General Hospital. Said Development Plan is embodied in a written document entitled, "Development Plan for Planned Development Area No. 15 . . . The General Hospital Corporation (Massachusetts General Hospital)", dated February 4, 1982, and in a series of plans listed in Section 4 in said document. Said document and plans shall be on file in the offices of the Authority. The Authority hereby authorizes the Director to execute a cooperation agreement with the Developer; to petition the Zoning Commission of the City of Boston for a Planned Development Area subdistrict designation for said parcel; and to certify, in the name of the Authority, that plans submitted to the Building Commissioner in connection with this Plan are in conformity with the said Development Plan; and

FURTHER

VOTED: That in reference to Petitions Z- by the General Hospital Corporation (Massachusetts General Hospital), for exceptions as listed in the attached Development Plan for Planned Development Area No. 15, the Boston Redevelopment Authority recommends approval provided that the final plans be submitted to the Authority for design review to ensure that the plans

are consistent with the plans previously approved by the Authority and in accordance with Section 10 of the Development Plan. This recommendation will not be valid unless or until the Boston Zoning Commission duly adopts a map amendment designating the land involved an H-4-D zoning district.

Mr. Farrell abstained.

The aforementioned Development Plan is filed in the Document Book of the Authority as Document No. 4163.

The minutes of the meeting of January 21, 1982 were read by the Secretary.

On motion duly made and seconded, it was

VOTED: To approve the minutes as read.

Mr. McDennott abstained.

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

VOTED: To approve the payment of the following bills:

John Avault	\$ 907.50
Fleming Bros. Inc.	5,840.00
Folan Waterproofing & Construction Co., Inc.	20,715.70
Susan E. Jaster	362.50
P. Leone Construction Co., Inc.	18,315.00
Charles F. Murphy, Inc.	432.00
Indiana Gunite & Construction Co.	30,563.72
CE Maguire, Inc.	10,366.22
Margaret C. O'Brien	257.85
Schoenfeld Associates, Inc.	14,212.85
Schoenfeld Associates, Inc.	5,117.70
Universal Engineering Corp.	9,086.34
Wethers, Inc.	486.00
CE Maguire, Inc.	85,983.65
Tibbetts Engineering Corp.	2,466.96
Access International, Inc.	21,013.00
Downtown Boston Properties Trust	60,000.00

Copies of a memorandum dated February 4, 1982 were distributed re Charlestown Project, Mass. R-55 Final Designation of Kathleen Reilly as Redeveloper Disposition Parcel R-17A-1, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF KATHLEEN REILLY, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS AND PROPOSED DISPOSITION OF PARCEL R-17A-1 IN THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4164.

Copies of a memorandum dated February 4, 1982 were distributed re Central Business District Chinatown Gateway Park Engineering Services - Park Square Associates, Inc., which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to execute a contract with Park Square Associates, Inc., for engineering services for the proposed Chinatown Gateway Park at the corner of Beach and Hudson Streets, within the Central Business District Urban Renewal Area, in an amount not to exceed \$14,000 with a contract time of nine months, which sum to be funded by the Edward Ingersoll Browne Trust.

Copies of a memorandum dated February 4, 1982 were distributed re South End Project, Mass. R-56, Change Order No. 4, Site Preparation Contract 17A UN & CDBG, John Mahoney Construction Company, Inc., attached to which were copies of a letter dated June 15, 1981 from Edward Sullivan of the Department of Public Works; a letter dated December 30, 1981 from Bell Traffic Signal Maintenance Co., Inc.; and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Change Order No. 4 to Site Preparation Contract 17A UN & CDBG in the South End Project, Mass. R-56, extending the contract duration 107 calendar days to January 15, 1982 with no change in the contract amount be approved; and the Director of Engineering is hereby authorized by and on behalf of the Authority to execute said change order with John Mahoney Construction Company, Inc.

Copies of a memorandum dated February 4, 1982 were distributed re South End Project, Mass. R-56, Reduction in Retainage, Site Preparation Contract "SD-1B", Indiana Gunit & Construction Co., Inc., attached to which were copies of Payment Request No. 7 dated January 15, 1982 from Indiana Gunit & Construction Company and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That Payment Request No. 7, a portion of the retainage in the amount of \$6,379.30, by Indiana Gunit & Construction Co., Inc., for Site Preparation Contract "SD-1B" (E.P.A. and State funded), in the South End Project, Mass. R-56, is approved for payment.

Copies of a memorandum dated February 4, 1982 were distributed re South End Project, Mass. R-56, Request for Certificate of Completion for Disposition Parcels 19B-2 and 19B-4, 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 in behalf of the Boston Redevelopment Authority to execute and deliver a Certificate of Completion for the following units: No. 46 San Juan Street, Apartments Nos. 1, 2, 3, and 4; No. 48 San Juan Street, Apartments Nos. 1, 2, 3; No. 50 San Juan Street, Apartment Nos. 1, 2, 3 and 4; No. 52 San Juan Street;

Apartment Nos. 1, 2, 3 and 4; Nos. 61, 63, 65, 67 West Newton Street, each are 4 apartments, Nos. 1, 2, 3 and 4; all located in Disposition Parcels 19B-2 and 19B-4 in the South End Project Urban Renewal Area.

Copies of a memorandum dated February 4, 1982 were distributed re Request Authorization to File an Application for \$15,000 in Energy Grant Funds, attached to which were copies of a Resolution.

A Resolution entitled, "RESOLUTION AUTHORIZING FILING AN APPLICATION WITH THE BATTELLE PACIFIC NORTH WEST NATIONAL LABORATORY FOR STUDY OF AN ANNUAL STORAGE ENERGY SYSTEM IN THE CHARLESTOWN NAVAL SHIPYARD" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: To adopt the Resolution as read and considered.

The aforementioned Resolution is filed in the Document Book of the Authority as Document No. 4165.

Copies of a memorandum dated February 4, 1982 were distributed re Contract Authorization, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to contract with Susan Jaster to provide consultant services for computer use and analysis of the 1980 census information on population and housing needed for planning and development uses. The contract, for \$9,900, would extend through July, 1982 and would be funded principally through City Planning Appropriations, supplemented by other sources.

Copies of a memorandum dated February 4, 1982 were distributed re Contract Amendment with Roger A Richard for Consulting Services in All Urban Renewal Areas, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized to amend the contract between the Boston Redevelopment Authority and Roger A. Richard to provide for an extension in the contract performance time through December 31, 1982 with no increase in the contract amount.

Copies of a memorandum dated February 4, 1982 were distributed re Contract with Access International, Inc. for Computer Hardware and Maintenance Services for \$48,800, which included a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a contract with Access International, Inc., a Boston-based data processing firm, for the purpose of providing hardware and maintenance support to the geo-coded and management systems project for the B.R.A., OPE and the Collector/Treasurer. The upset price is not to exceed \$48,800 and will be paid from city resources and grant funds.

Mr. Walsh entered the meeting at this point.

Copies of a memorandum dated February 4, 1982 were distributed re Argonne National Laboratory Contract to Promote Energy Conserving Design - Continuation of Professional Services Contract with William Whitman, attached to which were copies of a resume and a proposed vote.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is hereby authorized to extend the professional services contract with William Whitman for a period not to exceed six months, for a maximum sum not to exceed \$14,000 to be paid out of the Argonne National Laboratory contract.

Copies of several memoranda dated February 4, 1982 were distributed re Board of Appeal Referrals.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petition Z-5520, brought by Mary A. Lane, 1 Port Norfolk Street, Dorchester, for two forbidden uses and four variances to legalize occupancy as four-family dwelling in a residential (R-,5) district, the Boston Redevelopment Authority recommends approval. Neighborhood is one, two and three family residential. Petitioner states condition has existed since 1945,

On motion duly made and seconded, it was unanimously

VOTED: To approve the Director's recommendations relating to Petition Nos. 2-5481, Z-5488, Z-5491, Z-5492, Z-5495, Z-5498-5500, Z-5508, 2-5510-5511, 2-5514, 2-5519, Z-5526.

The aforementioned Board of Appeal Referrals are filed in the Document Book of the Authority as Document No. 4166.

Copies of several memoranda dated February 4, 1982 were distributed re Personnel Actions.

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Frank J. Kay of Hanover, Massachusetts, to work as a volunteer intern in the Research Department at no cost to the Authority, beginning February 8, 1982.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize John A. Ciccone of Millis, Massachusetts, to work as a volunteer intern in the Research Department at no cost to the Authority, beginning February 8, 1982.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Richard Carver, Deputy
Director, Community Development; the Director, the
Secretary; and any Board Member wishing to attend,
for attendance at the Annual Mid-Winter Conference
of NAHRO in Boston on February 5 and 6, 1982, at an
individual registration fee of \$65.00.

On motion duly made and seconded, it was unanimously
VOTED: That the next meeting will be the Annual Meeting of
the Authority to be held on Thursday, February 18,
1982, at 2:30 p.m.

The Chairman recommended that the Members enter into Executive
Session to consider the determination of a real estate acquisition
price.

On motion duly made and seconded, it was unanimously
VOTED: To enter into Executive Session.

On roll call, the following voted "Aye": Messrs. Farrell,
Walsh, Flaherty, Jones and McDermott; and the following voted "Nay":
None.

The Members entered into Executive Session at 2:58 p.m.
The Members came out of Executive Session at 3:05 p.m.

On motion duly made and seconded, it was unanimously
VOTED: To adjourn.
The Meeting adjourned at 3:05 p.m.


Secretary

MINUTES OF EXECUTIVE SESSION
REGULAR MEETING OF THE
BOSTON REDEVELOPMENT AUTHORITY

 FEBRUARY 4, 1982

Copies of a memorandum dated February 4, 1982 were distributed re North Station Project, Establishment of Fair Market Value - Certificate No. 5, Parcel 167A-7, 18-28 Nashua St., 18-32 Billerica St., attached to which were copies of a Resolution and Certificate No. 5.

A Resolution entitled, "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: ESTABLISHMENT OF FAIR MARKET VALUE IN THE NORTH STATION PROJECT AREA" was introduced, read and considered.

On motion duly made and seconded, it was unanimously
VOTED: To adopt the Resolution as read and considered.

On roll call, the following answered "Aye": Messrs. Farrell, Walsh, Flaherty, Jones and McDermott; and the following answered "Nay": None.

The aforementioned Resolution and Certificate No. 5 are filed in the Document Book of the Authority as Document No. 4167.


Secretary