

MINUTES OF THE REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
JANUARY 16, 1991

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 1:00 p.m. on January 16, 1991. 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>
Clarence J. Jones	Michael F. Donlan (came in later)
James K. Flaherty	Consuelo G. Thornell (came in later)
Francis X. O'Brien	

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 1:00 p.m. on January 16, 1991, 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 11, 1991

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kane Simonian, the duly authorized, qualified Secretary of the Boston Redevelopment Authority, do hereby certify that on January 11, 1991, 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 Eleventh day of January, 1991.


Secretary

Messrs.Coyle and Simonian attended the meeting.

The Minutes of the meeting of December 20, 1990 (which were previously distributed) were submitted.

On motion duly made and seconded, it was unanimously
VOTED: To adopt the minutes as submitted.

On motion duly made and seconded, it was unanimously
VOTED: To take Item 8 out of order at this time.

Copies of a memorandum dated January 16, 1991 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56 PERMISSION TO ADVERTISE FOR DEVELOPMENT PARCELS 54D, 55 AND 55A BOUNDED BY EAST DEDHAM AND PLYMPTON STREETS", which included a proposed vote. Attached to said memorandum was a copy of an advertisement and a Developer's Kit for the above-mentioned parcels.

On motion duly made and seconded, it was unanimously
VOTED: To take the matter under advisement.

The Chairman opened the Public Hearing before the Boston Redevelopment Authority to consider the Cambridge Street District Plan and proposed Zoning Regulations. Cambridge Street is located between Charles Circle, Government Center, Beacon Hill and the West End.

Copies of a memorandum dated January 16, 1991 were distributed entitled "CAMBRIDGE STREET DISTRICT PLAN AND PROPOSED ZONING REGULATIONS", which included a proposed vote. Attached to said memorandum a map; a list of community meetings; a letter from Diana E. Prideaux-Brune, Beacon Hill Architectural Commission; an approval recommendation from the Boston Civic Design Commission; and a draft copy of a document entitled "The Cambridge Street Plan" dated January 1991.

Mr. Homer Russell, Assistant Director and Mr. Robert Kroin, Chief Senior Architect, addressed the Authority and answered the

Members' questions.

The following people addressed the Authority in support of the proposal:

Mr. Edward Burke, Mayor's Office of Neighborhood Services;
Mr. Jay Lupica, Beacon Hill Civic Association, also submitted a letter;
Ms. Diana Prideaux-Brune, Beacon Hill Architectural Association;
Ms. Antonia Pollack, Boston Preservation Alliance, also submitted a letter;
Mr. Robert O'Brien, Executive Director, Downtown North Association, also submitted a letter;
Mr. Richard Boskey, Massachusetts General Hospital, also submitted a letter from Vincent Cucchiara, Vice President Mass. General Hospital; and
Ms. Carol Huggins, Boston Landmarks Commission.

The following addressed the Authority in opposition to the proposal:

Mr. Peter Swartz, Allied Merchants Association; and
Mr. Charles Warren.

On motion duly made and seconded, it was unanimously

VOTED: To take the matter under advisement.

Copies of a memorandum dated January 16, 1991 were distributed entitled "GOVERNMENT CENTER/MARKET DISTRICT PLAN AND PROPOSED ZONING REGULATIONS", which included two proposed votes. Attached to said memorandum were 11 letters of support; a list of community meetings; an approval recommendation from the Boston Civic Design Commission; and a document entitled "The Government Center/Markets District Plan".

Mr. Homer Russell, Assistant Director, addressed the Authority and answered the Members' questions.

Letters from Jay Lupica, Beacon Hill Civic Association, Inc. and Robert Beal of The Beal Companies, were introduced into the record.

On motion duly made and seconded, it was unanimously

VOTED: That in the matter of the Government Center/Markets District Plan and Proposed Zoning Article 47, the Boston Redevelopment Authority hereby approves the document entitled "The Government Center/Markets District Plan" dated January 16, 1991; and

FURTHER

VOTED: That the Director be authorized to petition the Zoning Commission to adopt the zoning text and map amendments necessary to establish in the Zoning Code the Government Center/Markets District in substantial accord with Article 47 in the document entitled "Government Center/Markets District Plan" dated January 16, 1991.

The aforementioned memorandum, together with attachments, is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document 5376.

Copies of a memorandum dated January 16, 1991 were distributed entitled "REQUEST AUTHORIZATION TO PETITION THE ZONING COMMISSION TO ADOPT A ZONING TEXT AMENDMENT TO MAKE GROUP RESIDENCES FOR PERSONS WITH DISABILITIES AN ALLOWED USE IN DISTRICTS WHICH ALLOW RESIDENTIAL USES", which included a proposed vote. Attached to said memorandum was a Text Amendment Application and a memorandum dated January 9, 1991 with attachments.

Mr. Gerald Kavanaugh, Director of Institutional Planning, and Mr. Edward Burke, Mayor's Office of Neighborhood Services, addressed the Authority and answered the Members' questions.

Letters were introduced into the record from Ronald Catena, Chairman, East Boston PZAC; Dennis McLaughlin, Chairman, Charlestown Neighborhood Council; and the Massachusetts Association for Mental Health by its Attorney Foley, Hoag & Elliot.

On motion duly made and seconded, it was

VOTED: That the Director is authorized to petition the Zoning Commission to adopt Text Amendments that make "group care residences, limited" an allowed use in any district of family to include "group residences, limited", in substantial accord with Text Amendments submitted at the BRA hearing of January 16, 1991.

Mr. Donlan made the following statements for the record and then voted "nay".

"Mr. Chairman, I intend to vote NO on this matter and I would like to explain such vote. I fully agree with the goal and intent of this vote. We should take steps to eliminate any form of discrimination against non-family group residences for the handicapped. My concern is that we are eliminating an advantageous and facilitating process at the same time. I believe the siting of such homes is facilitated by a process which includes the community as part of the siting process. Further, I am concerned that, in the long run, the constituency for such residences will be undermined if community leaders are not accorded a role in such siting. Staff has reported that they made a sincere and sustained effort to effect an understanding with the affected state officials and that such state officials were unwilling to commit to such a process, although they acknowledged that it is their policy to follow such process. Accordingly, I intend to vote NO and I hope that it will still be possible to find a means to assure community involvement in this siting process. Further, I share the view of the subject state officials that the siting of such residences should not be subjected to veto power by either abutters or other nearby residents. Thank you."

The aforementioned Text Amendment Application is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5377.

Copies of a memorandum dated January 16, 1991 were distributed entitled "REQUEST AUTHORIZATION TO ADVERTISE A REQUEST FOR PROPOSALS TO LEASE 3000 S.F. AT 2406 WASHINGTON STREET, ROXBURY", which included a proposed vote. Attached to said memorandum was a Request for Proposals to Lease Space at 2406 Washington Street Roxbury.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Secretary be authorized to advertise the subject RFP for the lease of 3000 s.f. at 2406 Washington Street, Roxbury and that no fee be required to obtain the RFP and to submit proposals in response to the RFP.

Copies of a memorandum dated January 16, 1991 were distributed entitled "351, 353, 355, 357, 359, and 361 WEST SECOND STREET, SOUTH BOSTON - Z-14186-14191", which included two proposed votes.

Mr. Brian Byrnes; Deputy Director, Mr. Aiden Hughes, developer; and Councillor James Kelley, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: In reference to Petitions Z-14186-14191, Aiden Hughes, 351, 353, 355, 357, 359 and 361 West Second Street, South Boston, for thirty-five variances: occupancy of three or more families (3); off-street parking (12); lot area (6); front yard (7); and traffic visibility {1}, in Apartment (H-1-50) and Manufacturing (M-1) Districts, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Boston Redevelopment Authority for Design Review Approval; and, that fifteen units be allowed; and

FURTHER

VOTED: That the Boston Redevelopment Authority hereby authorizes

the Director to enter into a voluntary affordable housing agreement with the developer of these properties, Aiden Hughes.

Copies of a memorandum dated January 16, 1991 were distributed entitled "MISSION HILL NEIGHBORHOOD AREA, REQUEST FOR AUTHORIZATION TO ADVERTISE TWO BRA PARCELS FOR DISPOSITION", which included two proposed votes. Attached to said memorandum was a copy of the proposed advertisement; two maps; and a Developers Kit.

Mr. Thomas O'Malley, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the B.R.A. to subdivide Assessors Parcel No. 1340, located at 126 Fisher Avenue and 35 Hayden Street in the Mission Hill Neighborhood, into three separate parcels, as follows:

Parcel 1A 1,568 square feet, located at 35A Hayden Street;

Parcel IB 1,567 square feet, located at 35B Hayden Street;

Parcel 1C 8,467 square feet, located at 126 Fisher Avenue, and

FURTHER

VOTED: That the Director is authorized on behalf of the B.R.A. to advertise Parcels 1A and IB in the Mission Hill Neighborhood, for immediate disposition as open space and/or parking.

Copies of a memorandum dated January 16, 1991 were distributed entitled "CENTRAL BUSINESS DISTRICT SOUTH STATION AIR RIGHTS PROJECT TECHNICAL ASSISTANCE CONTRACT NO. 1 CONTRACT AMENDMENT NO. 8", which included a proposed vote. Attached to said memorandum was an outline of the contract and amendments.

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the Boston Redevelopment Authority, to execute Contract Amendment No. 8 to the present Technical Assistant Contract No. 1, dated February 9, 1984, with Parsons, Brinckerhoff, Quade & Douglas, Inc. in the South Station Project, extending the contract time to November 1, 1991.

Copies of a memorandum dated January 16, 1991 were distributed entitled "ST. BOTOLPH STREET: FUNDING AGREEMENT BETWEEN THE CITY OF BOSTON OFFICE OF CAPITAL PLANNING (OCP), BOSTON PUBLIC WORKS DEPARTMENT (BPWD), AND THE BOSTON REDEVELOPMENT AUTHORITY (BRA)", which included two proposed votes. Attached to said memorandum was an agreement entitled "Agreement Between the City of Boston and Boston Redevelopment Authority".

On motion duly made and seconded, it was unanimously

VOTED: That the Director is authorized on behalf of the Authority to execute a funding agreement with the City of Boston Office of Capital Planning and the Boston Public Works Department in connection with the funding of the St. Botolph Street Project; and

FURTHER

VOTED: That the Director is authorized to execute contract Amendment #2 with Fay, Spofford & Thorndike, Inc., for an increase in contract time to December 31, 1991, with no increase in contract amount.

The aforementioned Agreement is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5378.

Copies of a memorandum dated January 16, 1991 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 35 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Brian Byrnes, Deputy Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: To approve staff recommendations relating to Petition Numbers:

Z-14600, Z-14602, Z-14612, Z-14616-14617, 2-14620,
Z-14625, Z-14627, Z-14628, Z-14640-14642, Z-14658-14666
& Z-14668-14676, Z-14667, Z-14679-14680, Z-14681,
Z-14682, Z-14683, Z-14684, Z-14685, Z-14686, Z-14689,
Z-14693, Z-14684, Z-14699, Z-14701, Z-14702, Z-14703,
Z-14705, Z-14706, Z-14708, Z-14710_f, Z-14722, Z-14724,
Z-14727, Z-14738, Z-14745.

Copies of a memorandum dated January 16, 1991 were distributed entitled "CONTRACTUAL PAYMENTS".

On motion duly made and seconded, it was unanimously

VOTED: Todesca Equipment Co.	\$322,152.45
Allston-Brighton CDC et al	3,714.02
TAMS Consultants, Inc.	2,312.16
McGinley, Hart & Associates	3,633.50
Camdele Construction Co., Inc	10,589.50
Bowen & Hayes, Inc.	420.00
Northeast Security, Inc.	19,454.40
David Dixon & Associates	3,500.00
Regional Economic Models, Inc.	2,800.00
Todesca Equipment Co.	142,147.29
Brightway Corporation	78,278.04
David Dixon & Association	4,873.50
Krent/Paffett Associates	7,200.00

Copies of a memorandum dated January 16, 1991 were distributed entitled "CONTRACT AUTHORIZATION FOR APPRAISERS", which included a proposed vote. Attached to said memorandum was a list of Proposal Submissions.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a one year contract in the amount of \$10,000 for each of the five Appraisers.

Richard W. Partridge

Frank B. Rogers

John S. Cullen

J. Murray Regan

Pamela McKinney

Copies of a memorandum dated January 16, 1991 were distributed entitled "CONTRACT WITH ARTHUR ANDERSEN AND CO.", which included a proposed vote.

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a contract with Arthur Andersen and Co. for \$30,000 to assist BRA staff in the review of the financial condition and projections of project proposals.

Copies of a memorandum dated January 16, 1991 were distributed entitled "EXECUTION OF RESTRICTIVE ENDORSEMENT TO LIABILITY INSURANCE POLICY", which included a proposed vote. Attached to said memorandum were two documents entitled "Absolute Pollution Exclusion".

Mr. Joseph Noonan, Assistant Director, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to execute Endorsement L267 entitled "Absolute Pollution Exclusion".

The aforementioned memorandum, together with attachments, is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5379.

Copies of several memoranda dated January 16, 1991 were distributed entitled "PERSONNEL ACTIONS",

PERSONNEL MEMORANDUM #1

On motion duly made and seconded, it was unanimously

VOTED: To accept and place on file the following resignations:

Kevin Lamb, Deputy Director/Sr. Financial Manager, effective March 3, 1991; and

Kuen-Shan Huang, Sr. Urban Designer, effective January 23, 1991.

PERSONNEL MEMORANDUM #2

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Arlyne Grant, Employee Assistance Coordinator/Human Resources Administrator, for a Military Leave of Absence.

PERSONNEL MEMORANDUM #3

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Thomas Webb to a temporary 3 month position as a Volunteer Intern in the Policy Development and Research Department, at no cost to the Authority, retroactively effective January 15, 1991.

PERSONNEL MEMORANDUM #4

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Bjorn Slate to a temporary 1 month position as a Volunteer Intern in the Urban Design and Development Department, at no cost to the Authority, retroactively effective January 7, 1991.

PERSONNEL MEMORANDUM #5

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Martina Borgwardt-Martens to a temporary 3 month position as a Volunteer Intern in the Policy Development and Research Department, at no cost to the Authority, retroactively effective January 8, 1991.

PERSONNEL MEMORANDUM #6

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a change in status from part-time employee to full-time employee for Kevin Manning, Administrative Assistant in the Real Estate Services Department, with salary and benefits pro-rated accordingly, effective Monday, January 21, 1991.

PERSONNEL MEMORANDUM #7

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following salary increase for Rosemary Cannon, Human Resource Administrator:
From: Grade 10, Step 4 at \$31,481 annually
To: Grade 11, Step 4 at \$34,589 annually, effective January 21, 1991.

PERSONNEL MEMORANDUM #8

On motion duly made and seconded, it was unanimously

VOTED: That the Director be and hereby is authorized to enter into a three month Professional Services Contract with consultant Milton Abelson for an amount not to exceed \$7,910. Based on a maximum of 20 hours weekly at \$30.42 per hour. This agreement to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #9

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a 3 month Professional Services Contract with Brian Coyne for an amount not to exceed \$9,500 based on a maximum of 35 hours weekly at \$20.70 per hour. This contract to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #10

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a Professional Services Contract with Rolf Geotz, for an amount not to exceed \$10,505 based on a maximum of 21 hours weekly at \$38.48 per hour. This agreement to be effective upon expiration of current agreement with this consultant.

PERSONNEL MEMORANDUM #11

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a one month Professional Services Contract with Bruce Goldman in the amount of \$34 per hour for a total contract not to exceed \$5,000.

PERSONNEL MEMORANDUM #12

On motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to amend the Professional Services Contract with Thomas Piper to work on the Central Artery extending the contract for an additional three months with no increase in the contract price.

PERSONNEL MEMORANDUM #13

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the purchase of a block of 10 seats at a total cost of \$1,000 for the City of

Boston Tribute to Dr. Martin Luther King, Jr. at the
Berklee Performance Center on January 18, 1991.

PERSONNEL MEMORANDUM #14

On motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the purchase of two tables
at the South Boston Citizens Association Evacuation
Day Banquet on March 15, 1991 at a cost of \$250 and
the South Boston Allied War Veterans Council Banquet
on March 18, 1991 at a cost of \$200.

On motion duly made and seconded, it was unanimously

VOTED: That the next meeting of the Authority will be January
30, 1991 at 2:00 p.m.

On motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:27 p.m.



Secretary