

Messrs. Maloney and Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of September 8, 2005, which were previously distributed, were submitted.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80B and C of the Boston Zoning Code, to consider the proposed 1330 Boylston Street project as a Development Impact Project and to consider the Planned Development Area Development Plan No. 65. 1312-1330 Boylston Street Development Trust proposes to redevelop the 1.1 acre site into a mixed-use development of approximately 343,539 square feet of new construction, including approximately 25,000 square feet of ground floor commercial space, approximately 215 residential units, approximately 88,000 square feet of space for medical and/or office uses, and below-grade parking for approximately 293 vehicles.

This hearing was duly advertised in the Boston Herald on October 6, 2005.

In a hearing before the Authority, the developer will first present their case and are subject to questioning by Members of the Authority only. Thereafter, those who wish to speak in favor of the proposed project will be afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition to the proposed project will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the proponents are allowed a brief period for rebuttal, if they so desire. Mr. McGowan will now begin the presentation.

Copies of a memorandum dated October 20, 2005 were distributed entitled "PUBLIC HEARING ON THE 1330 BOYLSTON STREET PROJECT IN FENWAY TO BE CONSIDERED AS A DEVELOPMENT IMPACT PROJECT", which included seven proposed votes. Attached to said memorandum were a document entitled "Map Amendment Application No. 512, Planned Development Area No. 65 1312-1330 Boylston Street, Boston Redevelopment Authority on behalf of the 1312-1330 Boylston Street Development Trust, a letter dated October 18, 2005 from Kelly Brilliant, Executive Director, The Fenway Alliance, Inc. to Clarence Jones, Chairman, Boston Redevelopment Authority, a letter dated October 17, 2005 from David Epstein, Vice President for Operations, MASCO to Mr. Clarence Jones, Chairman of the Board, Boston Redevelopment Authority, a letter from William B. Richardson, President, Fenway Civic Association to Director Maloney and Members of the BRA Board, a letter dated

October 18, 2005 from Carl Nagy-Koechlin, Executive Director, Fenway CDC to Mark McGowan, Project Manager, Boston Redevelopment Authority, a letter dated October 20, 2005 from Paul F. Levy, Beth Israel Deaconess Medical Center and two maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Doug Husid, Goulston & Storrs, Ms. Henya Hanler, Fenway Community Health Center, Mr. Steve Samuels, developer and Mr. David Manfredi, architect and Mr. Peter Sougarides, Samuels and Associates, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Jerome Smith, on behalf of Councilor Michael Ross

Ms. Nikko Mendoza, Mayor's Office of Neighborhood Services

Ms. Henya Hanler, Fenway Community Health Center

Mr. Tim Horan, resident

Mr. Bill Richardson, resident and Fenway Civic Associates

Mr. Jim Coyle, Boston Building Trades

Fredericka Veikley, Fenway Civic Association

Mr. Christopher Sheehan, Carpenters Union

Mr. Gary Walker, IBEW

The following person spoke in opposition to the proposed project:

Ms. Myrna Putziger, Rubin & Rudman representing Abbey Landmark Square LLC.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.3(d) of the Boston Zoning Code, which (i) finds that the Project Notification Form, together with additional material, adequately describes the potential impacts arising from the 1330 Boylston Street project, and provides sufficient mitigation measures to minimize these impacts, and (ii) waives further review of the 1330 Boylston Street project under subsections 4 and 5 of Section 80B-5 of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority ("Authority"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the 1330 Boylston Street project upon the successful completion of all applicable Article 80 processes; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Housing Agreement, a Boston Residents Construction Employment Plan, and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the 1330 Boylston Street project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER

VOTED: That the Authority hereby finds and determines that the proposed 1330 Boylston Street Project complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the 1330 Boylston Street project in accordance with Article 80, Section 80B-7 of the Boston Zoning Code; and

FURTHER

VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of the Boston Zoning Code, the Authority hereby approves the Development Plan for Planned Development Area No. 65, The 1330 Boylston Street Project, and authorizes the Director to petition the Zoning Commission for approval of the Development Plan for Planned Development Area No. 65, The 1330 Boylston Street Project, Fenway, and accompanying map amendment, both in substantial accord with the form of Development Plan and map amendment submitted to the Authority and attached hereto; and

FURTHER

VOTED: That upon approval of the Development Plan for Planned Development Area No. 65 by the Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the 1330 Boylston Street project under Section 3-1A.a and Article 80C of the Code.

The aforementioned PLANNED DEVELOPMENT AREA NO. 65 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6697.

Copies of a memorandum dated October 20, 2005 were distributed entitled “122 ELM HILL AVENUE APARTMENTS, ROXBURY”, which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Project Manager, Mr. Dennis Quilty, McDermott, Quilty, Miller, Mr. Todd Cote, Integrated Builders and Mr. John Gorman, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by United House of Prayer for All People or an affiliate thereof to redevelop 122 Elm Hill Avenue into eighteen (18) residential rental units and eighteen (18) surface parking spaces (the “Proposed Project”) has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code, upon completion of BRA design review; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement as well as any and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority; and

FURTHER  
VOTED: In reference to petition BZC-26568, United House of Prayer, 122 Elm Hill Avenue, Roxbury, for seven variances and one conditional use permit to construct eighteen (18) residential units and associated parking in a Boulevard Planning Overlay district, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated October 20, 2005 were distributed entitled “ORCHARD PARK REVITALIZATION CHAPTER 121A PROJECT; CHANGES TO OFF-SITE PHASES 1a AND 1b; NOTICE OF PROJECT CHANGE AND NINTH REPORT AND DECISION AMENDMENT”, which included two

proposed votes. Attached to said memorandum was a document entitled “BOSTON REDEVELOPMENT AUTHORITY, NINTH REPORT AND DECISION AMENDMENT ON THE ORCHARD PARK REVITALIZATION CHAPTER 121A PROJECT”.

On a motion duly made and seconded, it was unanimously

VOTED: That pursuant to Article 80, Section 80A-6.2 of the Boston Zoning Code, the Director be, and hereby is, authorized to find that the NPC for Off-Site Phases 1a and 1b adequately evaluated the changed impacts for Off-Site Phases 1a and 1b, and that no further review is required, and that the Director be and hereby is, authorized to issue a Certificate of Compliance or other documents deemed necessary with regard to the finding.

FURTHER

VOTED: That the document entitled “BOSTON REDEVELOPMENT AUTHORITY, NINTH REPORT AND DECISION AMENDMENT ON THE ORCHARD PARK REVITALIZATION CHAPTER 121A PROJECT”, as presented at this meeting, be and hereby is, adopted in all respects.

The aforementioned NINTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6698.

Copies of a memorandum dated October 20, 2005 were distributed entitled “ SOUTH END PROJECT: AUTHORIZATION TO AWARD A LIGHTING CONTRACT FOR CHESTER PARK”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract with Blais Electrical Corporation of Framingham, MA in the amount of \$123,788.00 to upgrade the existing lighting system in the two park lobes at Chester Park on Massachusetts Avenue with improved lighting; and to execute any change orders that may be required to complete said lighting improvements, and deemed necessary and convenient, by the Director in an aggregate amount not to

exceed ten percent (10%) of the contract amount, or Twelve Thousand Three Hundred Seventy-Nine Dollars and No Cents (\$12,379.00).

Mr. Michael Taylor recused himself.

Copies of a memorandum dated October 20, 2005 were distributed entitled "SOUTH COVE URBAN RENEWAL AREA, PROJECT NO. MASS. R-92: LOCATED AT 87 TYLER STREET ADJACENT TO TUFTS UNIVERSITY POSNER HALL", which included two proposed votes. Attached to said memorandum were a letter dated June 21, 2005 from William Moy, Chinatown/South Cove Neighborhood Council, four floor plans and a map indicating the location of the proposed project.

Ms. Maria Faria, Assistant Director, Ms. Sharon Lowenthal, Real Resource and Mr. Lawrence Cheng, Bruner/Cott & Associates, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed Community Education Center for day care, community, educational and office uses at 87 Tyler Street in the South Cove Urban Renewal Area, Project No. Mass. R-92, approximately a 41,650 square foot building with six stories and a basement for a permanent space for Chinatown Community Education Center LLC ("Redeveloper") has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER

VOTED: In reference to petition BZC-26836, 87 Tyler Street, Boston, for three variances and one conditional use permit and two forbidden use permits to erect a building for day car, community, educational and office uses in the Residential Chinatown Subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Mr. Joseph Nigro recused himself and left the room at this time.

Copies of a memorandum dated October 20, 2005 were distributed entitled "EXPRESSWAY TOYOTA REDEVELOPMENT - 700 MORRISSEY

BOULEVARD, DORCHESTER”, which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Ms. Heather Campisano, Senior Project Manager, Mr. Mitch Fishman, Daylor Consulting and Mr. Bob Livermore, architect, addressed the Authority and answered the Members’ questions.

Councilor Maureen Feeney spoke in favor of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, confirming that the proposed project by Expressway Motors, to redevelop 700 Morrissey Boulevard in Dorchester into a new, approximately 41,341 square foot facility, has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: In reference to petition BZC-26775, Expressway Motors, 700 Morrissey Boulevard, for six (6) conditional use permits and variances in the Morrissey Boulevard Community Commercial zoning district of Dorchester, the Boston Redevelopment Authority recommends APPROVAL WITH PROVISIO: that plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated October 20, 2005 were distributed entitled “ THE NAUTICA – CENTRAL ARTERY NORTH AREA, PARCEL 1, CHARLESTOWN”, which included a proposed vote. Attached to said memorandum were a memorandum dated October 14, 2005 from David Carlson to Geoffrey Lewis and a map indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Final Certificate of Completion pursuant to Section 10 of the Cooperation Agreement by and between the Boston Redevelopment Authority and Constitution Development Associates, LLC, a Massachusetts limited liability company, dated July 14, 2000, for the successful completion of improvements to the Central Artery North Area Parcel 1, by construction of six structures containing 117 residential condominium units.

Copies of a memorandum dated October 20, 2005 were distributed entitled "CONSULTANT SERVICES TO ASSIST IN THE PREPARATION OF STUART STREET STUDY", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise a Request For Proposals for consulting services necessary in the preparation of the Stuart Street Study to be fully funded by The Clarendon development project.

Copies of a memorandum dated October 20, 2005 were distributed entitled "REQUEST AUTHORIZATION TO ISSUE A REQUEST FOR PROPOSAL TO DEVELOP A COMPUTER-BASED TOOL FOR ASSESSING THE EDUCATION, SKILL AND TRAINING REQUIREMENTS ASSOCIATED WITH ECONOMIC DEVELOPMENT IN BOSTON", which included a proposed vote. Attached to said memorandum were four maps indicating the location of the proposed project.

Mr. John Avault, Chief Economist, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorizes its Secretary to issue a Request for Proposal ("RFP") for a Consultant to provide the BRA with a computer-based tool to expand its economic development work.

Copies of a memorandum dated October 20, 2005 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 63 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC-26448; BCZ-26519; BZC-26552-26553; BZC-26576; BZC-26587; BZC-26588; BZC-26589; BZC-26590; BZC-26591; BZC-26592-26593; BZC-26594; BZC-26595; BZC-26596; BZC-26597; BZC-26598; BZC-26599; BZC-26600; BZC-26601; BZC-26602; BZC-26603; BZC-26604; BZC-26605; BZC-26606; BZC-26607; BZC-26608; BZC-26610; BZC-26611; BZC-26612; BZC-26613; BZC-26614; BZC-26615; BZC-26618; BZC-26623; BZC-26624; BZC-26625; BZC-26626; BZC-26627; BZC-26630; BZC-26631; BZC-26632;

BZC-26634; BZC-26637; BZC-26638; BZC-26639; BZC-26642; BZC-26644;  
BZC-26645; BZC-26647; BZC-26648; BZC-26649; BZC-26652; BZC-26653;  
BZC-26658-26659; BZC-26675; BZC-26680; BZC-26685; BZC-26688-26704;  
BZC-26726; BZC-26752; BZC-26756 and BZC-26776.

Copies of a memorandum dated October 20, 2005 were distributed  
entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED:	To approve payment of the following bills:		
	Rosenberg & Schapiro	\$	26,481.35
	Shaw Environmental, Inc.	\$	3,591.00
	Vanasse Hangen Brustlin, Inc.	\$	2,226.59
	Weston & Sampson, Inc.	\$	7,050.00
	Rizzo Associates	\$	32,264.32

Copies of a memorandum dated October 20, 2005 were distributed  
entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: Accept and approve the resignation of Rebecca Lee, Chief of  
Staff, Grade 26, \$126,529 effective September 30, 2005.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month contract extension for  
professional services with Alex Krieger with no additional  
contract cost from the original contract of \$75,000 through  
May 31, 2006.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a six-month contract extension for  
professional services with Jane Garvey through June 30, 2006  
with no additional contract cost from the original contract of  
\$50,000.

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize Richard Garver, Deputy Director of Planning and Zoning and Andrew Grace, Senior Planner III both of the Planning Division, to travel to Washington, D.C. October 28-31, 2005 to attend the Sixth International Public Market Conference, "Great Markets, Great Cities" at a cost of \$550 each for conference registration plus travel and hotel expenses.

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassification, effective October 24, 2005: Kevin Morrison from General Counsel / BRA to General Counsel/ BRA & EDIC; from \$112,577 to \$122,925 annually; no change to grade.

VOTED: That the next meetings of the Authority will be held on **Monday**, November 14, 2005 at 2:00 p.m.; Thursday, December 1, 2005 at 2:00 P.M. and Tuesday, December 20, 2005 at 2:00 P.M.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 4:00 p.m.

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Secretary