

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 26, 2006, which were previously distributed, were submitted.

Mr. Michael Taylor recused himself and left the room at this time.

Copies of a memorandum dated February 16, 2006 were distributed entitled "AFFORDABLE HOUSING AGREEMENTS, THE CLARENDON PROJECT, 390-400 STUART STREET AND 131 CLARENDON STREET, BACK BAY, MASSACHUSETTS", which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Heather Campisano, Senior Project Manager, address 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 execute and deliver Affordable Housing Agreements, Cooperation Agreements and any and all other agreements and documents that the Director deems appropriate and necessary in connection with The Clarendon project, located at 390-400 Stuart Street and 131 Clarendon Street in Back Bay, all upon terms and conditions determined by the Director in his sole discretion, to be in the best interests of the Boston Redevelopment Authority.

Mr. Michael Taylor re-entered the room at this time.

Copies of a memorandum dated February 16, 2006 were distributed entitled "872 MORTON STREET", which included three proposed votes. Attached to said memorandum were four floor plans and two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Mr. John Judge, Judge Development LLC, Arturo Vasquez and Jason Chambers, SAS/Design, INC., 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 (i) issue a Certification of Approval, confirming that the Project located at 872 Morton Street and consisting of a 33,000 square foot, four-story building comprised of 2,000 square feet of commercial space, twenty-eight (28) residential condominium units of which seven (7) shall be affordable units and twenty-one (21) shall be market-rate condominium units, forty (40) above-grade parking spaces, and open space improvements ("Proposed Project") in the Mattapan neighborhood has complied with the requirements under Article 80, Section 80E of the Boston Zoning Code, Small Project Review; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement and any and all other agreements and documents which the Director deems appropriate and necessary in connection with the development of the Proposed Project that will provide two (2) affordable units that will be affordable to households earning up to 80% of area median income for the Boston Standard Metropolitan Statistical Area as promulgated by the United States Department of Housing and Urban Development ("AMI"), three (3) affordable units that will be affordable to households earning up to 100% of AMI, and two (2) affordable units that will be affordable to households earning up to 120% of AMI, all upon terms and conditions to be determined in the best interest of the Boston Redevelopment Authority; and

FURTHER

VOTED: In reference to petition BZC-27072, Judge Development LLC, 872 Morton Street, Mattapan, for one conditional use and two variances to erect a mixed-use commercial and residential building in a Neighborhood Shopping subdistrict, the Boston Redevelopment Authority recommends: APPROVAL WITH PROVISIO: That the plans be submitted to the Boston Redevelopment Authority for design review approval.

Copies of a memorandum dated February 16, 2006 were distributed entitled "NEWMARKET INDUSTRIAL DISTRICT AUTHORIZATION IS REQUESTED TO ADVERTISE A SIGNAGE CONTRACT IN THE NEWMARKET INDUSTRIAL DISTRICT", 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 Secretary be, and hereby is, authorized to advertise a contract for a Newmarket Signage Program in the Newmarket Industrial District.

Mr. Michael Taylor recused himself and left the room at this time.

Copies of a memorandum dated February 16, 2006 were distributed entitled "BOSTON CHILDREN'S MUSEUM - CHILDREN'S WHARF PARK PROJECT, SOUTH BOSTON - DEMONSTRATION PROJECT", which included four proposed votes. Attached to said memorandum were two plans of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (the "Authority") hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the proposed Children's Wharf Park Project in South Boston (the "Proposed Project"), it is in the public interest of both the Authority and the City of Boston to assist the Children's Museum (the "Applicant") in the acquisition of the Project Area; and
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will have been taken to avoid or minimize potential damage to the environment.
- (c) The undertaking of the Project by the Applicant requires the assistance of the Authority; and
- (d) Based on (a), (b) and (c) above, the Project constitutes a "demonstration project" under Massachusetts General Laws Chapter 121B; section 46(f), as amended; and

FURTHER

VOTED: That the Authority hereby adopts the following
“Demonstration Project Plan” in connection with the
Proposed Project: the Authority shall acquire title to certain
parcels of land in South Boston known as the Triangle Parcel
and the Sleeper Street set-back and shall lease such parcels to
the Applicant. The Director is hereby authorized on behalf
of the Authority to execute such instruments or agreements
with the Applicant, the City of Boston and other entities as
may be necessary to effectuate the foregoing Demonstration
Project Plan pursuant to Massachusetts General Laws
Chapter 121B, section 46(f), as amended, and the Authority’s
role in the Project. The terms and conditions of all
instruments and agreements shall be at the sole discretion of
the Director; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition
the City of Boston Public Improvement Commission for
necessary discontinuance of the public rights of way in the
Triangle Parcel and the Sleeper Street set-back, which
discontinuance is necessary for the project; and

FURTHER

VOTED: That the Director, be and hereby is authorized to execute any
and all other documents deemed necessary and appropriate
by the Director in connection with the Proposed Project.

Mr. Michael Taylor re-entered the room at this time.

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

Copies of a memorandum dated February 16, 2006 were distributed
entitled “ROSLINDALE FIELD PROJECT PARCEL SWC-1 - ROWE STREET,
ROSLINDALE”, which included four proposed votes. Attached to said
memorandum were a letter dated February 13, 2006 from Jason Wedlick and
John Mahony, Roslindale Field Development Corporation to Tai Young Lim,
BRA and two maps indicating the location of the proposed project.

Councilor Robert Consalvo 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, for the new construction of
twenty-two (22) residential units comprising eight (8)

townhouse units and seven (7) two-family structures, two (2) of which will be handicapped-accessible, fifty (50) parking spaces and related site improvements ("Proposed Project") upon the successful completion of the Article 80 process under Section 80E of the Boston Zoning Code ("Code"); and

FURTHER
VOTED:

That the tentative designation set forth in the Resolution of February 6, 2003 of Roslindale Field Development Corporation ("Redeveloper") as the redeveloper of Parcel SWC-1 in Roslindale be amended to allow the construction of the revised Roslindale Field Project, consisting of twenty-two (22) residential units, of which eleven (11) will be created as affordable units to households earning up to 80% of the Area Median Income for the Boston Standard Metropolitan Statistical Area, fifty (50) parking spaces and related site improvements; and

FURTHER
VOTED:

In reference to Petitions BZC-27176-27184, the Roslindale Field Project, in Roslindale, for zoning relief necessary in the One-and Two-Family Residential Subdistrict ("R.5"), and an Interim Planning Overlay District permit in the Roslindale Interim Planning Overlay District ("IPOD"), the Boston Redevelopment Authority ("BRA") recommends to the City of Boston Board of Appeal APPROVAL WITH PROVISIO: that plans be submitted to the BRA for design review approval; and

FURTHER
VOTED:

That the BRA extend the tentative designation of the Redeveloper as the redeveloper of Parcel SWC-1, Rowe Street, Roslindale, for 180 days, or until September 20, 2006, to allow the Redeveloper time to meet all the necessary requirements set forth in the tentative designation Resolution and to continue with the Roslindale Field Project. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by September 20, 2006, the tentative designation shall be automatically rescinded without prejudice and without further action by the BRA Board.

Copies of a memorandum dated February 16, 2006 were distributed entitled “DUDLEY SQUARE DEMONSTRATION PROJECT, ORDER OF TAKING, 17 WARREN STREET, ROXBURY”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously
VOTED: That the following Resolution be, and hereby is, adopted in all respects: “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated February 16, 2006, relating to a certain parcel of land located at 17 Warren Street, in the Roxbury section of Boston, Suffolk County, Commonwealth of Massachusetts, be executed and made a permanent part of these proceedings, a copy of which the Secretary shall cause to be recorded in the Office of the Registry of Deeds for the County of Suffolk.”

The aforementioned ORDER OF TAKING is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6727.

Mr. Joseph Nigro re-entered the room at this time.

Copies of a memorandum dated February 16, 2006 were distributed entitled “THE 157 WASHINGTON STREET MIXED-USE PROJECT DEMONSTRATION PROJECT PLAN AND RELATED ACTIONS, DORCHESTER”, which included three proposed votes. Attached to said memorandum was a letter dated February 15, 2006 from Matthew J. Kiefer, Goulston & Storrs to Mr. Mark Maloney, Director, Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously
VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby finds and declares as follows:

- (a) In order to overcome urban blight by the undertaking of the rehabilitation of a currently vacant light industrial building located at 157 Washington Street, and vacant lots located at 7 Fenelon Street and 17 Fenelon Street in Dorchester (the “Property”), it is in the public interest of both the Authority and the City of Boston to assist Codman Square Neighborhood Development Corporation or an affiliated entity or entities (“CSNDC”) in the acquisition of the Property; and

- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and or determination is hereby made that the Proposed Project will not result in significant damage to the environment and further, with the implementation of mitigation measures, that all practicable and feasible means and measures will be taken to avoid or minimize potential damage to the environment.
- (c) The proposed development of the property by CSNDC may require the assistance of the Authority, including but not limited to the taking of the Property by eminent domain under General Laws Chapter 79 as amended; and
- (d) If the Property is acquired by the Authority to convey the same to CSNDC for the Project; and
- (e) Based on (a) (b) and (c) above, the Project constitutes a “demonstration project” under Massachusetts General Laws Chapter 121B; section 46(f), as amended; and

FURTHER
VOTED:

That the Authority hereby adopts the following “Demonstration Project Plan” in connection with the Project: if necessary, the Authority shall obtain title to the Property and shall convey the same to CSNDC. The Director is hereby authorized on behalf of the Authority to execute such instruments or agreements with CSNDC, including but not limited to a Cooperation Agreement, the City of Boston and other entities as may be necessary to effectuate the foregoing Demonstration Project Plan pursuant to Massachusetts General Laws Chapter 121B, section 46(f), as amended, and the Authority’s role in the Project. The terms and conditions of all instruments and agreements shall be at the sole discretion of the Director; and

FURTHER
VOTED:

That the Director is hereby authorized to issue one or more Notices of Intent to Take the Property in accordance with the provisions of General Laws, Chapter 79, Section 5c, as amended.

Copies of a memorandum dated February 16, 2006 were distributed entitled "AWARD OF CONTRACT TO CROSBY, SCHLESSINGER, SMALLRIDGE FOR THE ROSLINDALE NEIGHBORHOOD STRATEGIC PLAN", which included a proposed vote. Attached to said memorandum were a list of the Roslindale Advisory Group Members and a map indicating the location of the proposed project.

Councilor Robert Consalvo 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 enter into a contract for consultant services with Crosby, Schlessinger, Smallridge to develop the Roslindale Neighborhood Strategic Plan in an amount not-to-exceed \$150,000.

Copies of a memorandum dated February 16, 2006 were distributed entitled "TEXT AMENDMENT TO ARTICLE 2 AND 2A (BUILDING HEIGHT DEFINITIONS)", which included a proposed vote. Attached to said memorandum was a document entitled "HEIGHT OF BUILDING DEFINITIONS (ARTICLE 2 AND 2A).

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt the zoning text amendments to Article 2 and Article 2A revising the definitions of "Height of Building" and "Building Height" in substantial accord with the amendments presented to the Boston Redevelopment Authority at its meeting on February 16, 2006.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6728.

Copies of a memorandum dated February 16, 2006 were distributed entitled "MOTOR VEHICLE ZONING REGULATIONS", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 363 , Boston Redevelopment Authority Motor Vehicles".

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt a text amendment to the Boston

Zoning Code with regard to the definition and use regulations of “motor vehicles,” in substantial accord with the text amendment submitted to the Boston Redevelopment Authority at its hearing on February 16, 2006.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6729.

Copies of a memorandum dated February 16, 2006 were distributed entitled “PAYPHONE REGULATIONS”, which included a proposed vote. Attached to said memorandum was a document entitled “Text Amendment Application No. 362, Boston Redevelopment Authority Payphones”.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt text amendments to the Boston Zoning Code to regulate the use and location of payphones, in substantial accord with the text amendments submitted to the Boston Redevelopment Authority at its hearing on February 16, 2006.

The aforementioned TEXT AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6730.

Copies of a memorandum dated February 16, 2006 were distributed entitled “EAST BOSTON GREENWAY ZONING TEXT & MAP AMENDMENTS TO EAST BOSTON NEIGHBORHOOD DISTRICT (ARTICLE 53)”, which included a proposed vote. Attached to said memorandum was a document entitled “Text Amendment Application No. 361 , Boston Redevelopment Authority East Boston Greenway OS-P Article 53, East Boston Neighborhood District”, and a document entitled “Map Amendment Application No. 518 Boston Redevelopment Authority East Boston Greenway Map 3a/3B, East Boston Neighborhood District” a TABLE 2 – Open Space Subdistricts in the East Boston Neighborhood District, and a copy of the ad for the neighborhood meeting.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission to adopt the zoning text and map

amendments to Article 53 and Map 3A/3B for the rezoning of the East Boston Greenway to Open Space-Parkland (OS-P), in substantial accord with the amendment presented to the Boston Redevelopment Authority at its meeting on February 16, 2006.

The aforementioned TEXT AMENDMENT AND MAP AMENDMENT are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6731.

Copies of a memorandum dated February 16, 2006 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 26 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Richard Shaklik, Deputy Director for Zoning, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously
VOTED: BZC-26846-26859; BCZ-26924; BZC-26929; BZC-26930; BZC-26931; BZC-26932; BZC-26933; BZC-26934; BZC-26938; BZC-26939; BZC-26941; BZC-26947; BZC-26948-26949; BZC-26961; BZC-26964-26965; BZC-26967-26968; BZC-26988; BZC-27003; BZC-27016; BZC-27026; BZC-27053; BZC-27054; BZC-27058; BZC-27065-27066; BZC-27069 and BZC-27105.

Copies of a memorandum dated February 16, 2006 were distributed entitled “CONTRACTUAL PAYMENTS”.

On a motion duly made and seconded, it was unanimously
VOTED: To approve payment of the following bills:

Dechert LLP	\$ 487.54
Blais Electrical Corporation	\$ 20,664.05
Rizzo Association	\$ 7,202.23
Bowditch & Dewey LLP	\$ 21,048.80

Copies of a memorandum dated February 16, 2006 were distributed entitled, “PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously
VOTED: To approve and authorize Family and Medical Leave of Absence for Yan Goa, Urban Designer II, said leave to begin February 27, 2006 and end on May 29, 2006.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following reclassifications, effective February 21, 2006:

Eileen Brophy from Attorney II to Counsel, Grade 20 to Grade 21; from \$65,825 to \$78,000.

Janet Carlson from \$93,688 to \$95,000; no change in title or grade.

E. Renee LeFerve from Attorney II to Senior Counsel; from Grade 20 to Grade 22; from \$69,633 to \$85,000.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of job title, job description, grade and salary of Heather Campisano, Development Review Department, Economic Development Division, effective February 21, 2006:

From: Senior Project Manager, Grade 22; \$66,950

To: Deputy Director for Development Review, Grade 24; \$76,950

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of status, for Andrea Laing effective February 21, 2006:

From: Affordable Housing Portfolio Manager; Compliance Department, Economic Development Division; Grade 21; \$61,800

To: Special Assistant to the Deputy Director for Compliance; Compliance Department; Economic Development Division Grade 21; \$67,557

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Samuel M. Cardoso as Temporary Development Program Employee in the position of Junior Asset Management/Building and Grounds Assistant, Grade 11, at an annual salary of \$25,620 effective February 21, 2006.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of William R. Johnson as Temporary Development Program Employee in the position of Special Assistant to the Director, Grade 20, \$50,775 annually effective February 21, 2006.

PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Keesha Rue as Temporary Development Program Employee in the position of Affordable Housing Portfolio Manager, Grade 21, \$55,016 annually effective March 6, 2006.

VOTED: That the next meetings of the Authority will be held on Thursday, March 9, 2006 at 2:00 p.m.; Thursday, April 6, 2006 (ANNUAL) at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 2:51 p.m.

Secretary