

Mr. Collings attended the meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of September 21, 2006, which were previously distributed, were submitted.

Copies of a memorandum dated October 19, 2006 were distributed entitled "SCHEDULING OF A PUBLIC HEARING, FILENE'S REDEVELOPMENT, 426 WASHINGTON STREET, MIDTOWN CULTURAL DISTRICT", which included a proposed vote. Attached to said memorandum were a plan of project improvements and two maps 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 pursuant to Section 80C of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority on November 16, 2006, at 2:00 p.m. to consider the Planned Development Area Development Plan for the Filene's Redevelopment project.

Copies of a memorandum dated October 19, 2006 were distributed entitled "REQUEST FOR PUBLIC HEARING: (I) FIRST AMENDMENT TO THE JOSLIN DIABETES CENTER MASSACHUSETTS GENERAL HOSPITAL INSTITUTIONAL MASTER PLAN; AND (II) DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN AND DEVELOPMENT IMPACT PROJECT FOR THE BUILDING 2 TWO AND THREE JOSLIN PLACE PROJECT", which included a proposed vote. Attached to said memorandum were three plans indicating 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 a Public Hearing before the Boston Redevelopment Authority on Thursday, November 16, 2006 at 2:15 00 p.m. to: (i) consider the proposed Massachusetts General Hospital Institutional Master Plan ("IMP"); and (ii) consider the Building 2 Project as an Amendment to the Development Impact Project.

Copies of a memorandum dated October 19, 2006 were distributed entitled “REQUEST TO READVERTISE A COMBINED PUBLIC HEARING: (I) FIRST AMENDMENT TO THE JOSLIN DIABETES CENTER INSTITUTIONAL MASTER PLAN; AND (II) DEVELOPMENT PLAN FOR A PLANNED DEVELOPMENT AREA DEVELOPMENT PLAN; AND (III) DEVELOPMENT IMPACT PROJECT FOR THE TWO AND THREE JOSLIN PLACE PROJECT”, which included a proposed vote. Attached to said memorandum were two site plans 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 combined Public Hearing before the Boston Redevelopment Authority on Thursday, November 16, 2006 at 2:30 p.m. to: (i) amend the Joslin Diabetes Center Institutional Master Plan; (ii) consider the proposed Development Plan for Planned Development Area; and (iii) consider the Two and Three Joslin Place Project as a Development Impact Project

Copies of a memorandum dated October 19, 2006 were distributed entitled “FIRST AMENDMENT TO REPORT AND DECISION ON THE TRINITY MATTAPAN HEIGHTS THREE CHAPTER 121A PROJECT, LOCATED OFF RIVER STREET IN THE MATTAPAN NEIGHBORHOOD OF BOSTON AT THE FORMER BOSTON SPECIALTY AND REHABILITATION HOSPITAL SITE”, which included a proposed vote. Attached to said memorandum were documents entitled “FIRST AMENDMENT TO THE REPORT AND DECISION ON THE MATTAPAN HEIGHTS THREE CHAPTER 121A PROJECT REGARDING APPROVAL OF CHANGE IN OWNERSHIP STRUCTURE FOR THE PROJECT AND RELATED MATTERS “ and three maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled “FIRST AMENDMENT TO THE REPORT AND DECISION ON THE MATTAPAN HEIGHTS THREE CHAPTER 121A PROJECT REGARDING APPROVAL OF CHANGE IN OWNERSHIP STRUCTURE FOR THE PROJECT AND RELATED MATTERS”, be and hereby is approved and adopted in all respects.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6787.

Mr. Mark Maloney entered at this time.

This is a Public Hearing before the Boston Redevelopment Authority, regarding the Channel Center Project, formerly known as the Midway Project, located at 1 through 40 Channel Center Street, within the Fort Point Channel District of South Boston, to consider amendment(s) to the Development Impact Project Agreement pursuant to Section 80B-7 of the Boston Zoning Code and to consider the First Amendment to the Development Plan for Planned Development Area No. 53, pursuant to Section 80C of the Boston Zoning Code. Affiliates of Beacon Capital Partners, Inc, propose a total development program of approximately 1,550,000 square feet of rehabilitation and new construction, including not less than 183,500 square feet and up to 1,383,000 square feet of residential uses, not less than 50,000 square feet and up to 1,249,800 square feet of office uses, 96,700 square feet of other uses, 20,000 square feet of gallery space, approximately 1010 parking spaces, including approximately 990 structured parking spaces located in one or more garages and approximately 20 surface parking spaces.

This hearing was duly advertised in the Boston Herald on October 4, 2006.

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.

Copies of a memorandum dated October 19, 2006 were distributed entitled "PUBLIC HEARING - CHANNEL CENTER PROJECT, FORT POINT CHANNEL DISTRICT, SOUTH BOSTON", which included six proposed votes. Attached to said memorandum were a document entitled "FIRST AMENDMENT TO DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 53 - THE CHANNEL CENTER PROJECT", copy of the approved Development Plan for Planned Development Area No. 53 Midway, South Boston, a document entitled First Amendment to the Development Plan for Planned Development Area No. 53, The Channel Center Project, South Boston, October 16, 2006 from Cheryl Forte, Fort

Point Arts Community Incorporated, a letter dated October 16, 2006 from Cheryl Forte, Fort Point Cultural Coalition, Inc., a letter from Steve Hollinger, Seaport Alliance for a Neighborhood Design , a letter from Bryan Glascock, Director, City of Boston Environment Department and two maps indicating the location of the proposed project.

Ms. Kristin Donovan, Project Manager and Attorney Matt Keifer, Goulston & Storrs, addressed the Authority and answered the Members’ questions.

No one spoke in favor or opposition 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 Determination waiving further review under Section 80A-6.2 of the Boston Zoning Code (the “Code”), which finds that the Notice of Project Change submitted by the affiliates of Beacon Capital Partners, Inc., adequately describes the potential impacts arising from the development of approximately 1,550,000 square feet of rehabilitation and new construction, including not less than 183,500 square feet and up to 1,383,000 square feet of residential uses, not less than 50,000 square feet and up to 1,249,800 square feet of office uses, 96,700 square feet of other uses, 20,000 square feet of gallery space, approximately 1010 parking spaces, including approximately 990 structured parking spaces located in one or more garages and approximately 20 surface parking spaces located along Channel Center Street and/or Medallion Avenue, and that there are no material changes to the project, and waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority (“BRA”); and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance pursuant to Section 80B-6 of the Code for the Channel Center Project upon the successful completion of all applicable Article 80 processes; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to execute amendments to the Cooperation Agreement, the Development Impact Project Agreement and the Boston Residents Construction Employment Plan for the Channel Center Project to the extent required in connection with the First Amendment to the PDA Plan, and execute and deliver one or more Affordable Housing Agreements, and any and all other agreements and documents which

the Director deems appropriate and necessary in connection with the Channel Center 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 Channel Center Project complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval 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 and adopts the First Amendment to the Development Plan for Planned Development Area No. 53 and authorizes the Director to petition the Zoning Commission for approval of the First Amendment to the Development Plan for Planned Development Area No. 53, in substantial accord with the form of First Amendment submitted to the Authority and attached hereto; and

FURTHER  
VOTED: That upon approval of the First Amendment to the Development Plan for Planned Development Area No. 53 by the Zoning Commission, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency for the Channel Center Project under Section 3-1A.a and Article 80C-8 of the Code.

The aforementioned FIRST AMENDMENT TO PDA NO. 53 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6788.

Copies of a memorandum dated October 19, 2006 were distributed entitled “EAST CANTON STREET APARTMENTS CHAPTER 121A PROJECT (“EAST CANTON PROJECT”) FIRST AMENDMENT TO REPORT AND DECISION” which included two proposed votes. Attached to said memorandum were a document entitled “FIRST AMENDMENT TO REPORT AND DECISION ON EAST CANTON STREET APARTMENTS CHAPTER 121A PROJECT, FOR APPROVAL UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED EAST CANTON STREET APARTMENTS CHAPTER 121A PROJECT, AND CONSENT TO AND AUTHORIZATION FOR EAST CANTON STREET LIMITED PARTNERSHIP TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSES OF ACQUIRING, CARRYING OUT AND MAKING CERTAIN MODIFICATIONS TO SUCH PROJECT” and two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously  
VOTED: That the document presented at this meeting entitled “FIRST AMENDMENT TO REPORT AND DECISION ON EAST CANTON STREET APARTMENTS CHAPTER 121A PROJECT, FOR APPROVAL UNDER MASSACHUSETTS GENERAL LAWS, CHAPTER 121A AND THE ACTS OF 1960, CHAPTER 652, BOTH AS AMENDED, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED EAST CANTON STREET APARTMENTS CHAPTER 121A PROJECT, AND CONSENT TO AND AUTHORIZATION FOR EAST CANTON STREET LIMITED PARTNERSHIP TO ACT AS AN URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A AND CHAPTER 652 FOR THE PURPOSES OF ACQUIRING, CARRYING OUT AND MAKING CERTAIN MODIFICATIONS TO SUCH PROJECT”, be and hereby is, approved and adopted in all respects; and

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to waive the filing fee regarding the Transfer Application "APPLICATION FOR APPROVAL PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 121A, SECTION 22 AND 18C, OF THE TRANSFER OF THE PREVIOUSLY APPROVED AND DEVELOPED PROJECT, AND CONSENT TO FORM A NEW URBAN REDEVELOPMENT LIMITED PARTNERSHIP PURSUANT TO SAID CHAPTER 121A FOR THE PURPOSES OF ACQUIRING AND CARRYING OUT SUCH PROJECT AND MAKING CERTAIN MODIFICATIONS TO SUCH PROJECT" filed by East Canton Street Limited Partnership dated October 17, 2006 in accordance with the Authority's "Rules and Regulations Governing Chapter 121A Projects in the City of Boston," as amended.

The aforementioned FIRST REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6789.

Copies of a memorandum dated October 19, 2006 were distributed entitled "SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: PARCEL R-10, BOUNDED BY EAST BROOKLINE STREET, HARRISON AVENUE, EAST NEWTON STREET AND PUBLIC ALLEY #710", 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 issue Partial Certificates of Completion pursuant to Section 304 of the Land Disposition Agreement ("LDA") and Deed dated May 2, 2005 between the Boston Redevelopment Authority ("BRA") and ArtBlock LLC as amended on August 8, 2006 ("Amended LDA"), for the successful completion of a portion of Phase II Improvements of the ArtBlock 731 Project ("Project") consisting of the completion of the existing Joshua Bates Arts Center and the four (4) remaining market rate units in the ArtBlock East building, a five-story building, located on a portion of Parcel R-10 at 725 Harrison Avenue upon the determination that the improvements have been completed in accordance with the terms of said Amended LDA and upon receipt of individual Certificate(s) of Occupancy from the City of Boston Inspectional Services Department ("ISD") and an inspection of said

improvements by BRA staff, and subject to such terms as the Director deems to be necessary and appropriate, provided that the issuance of a Final Certificate of Completion for the entire Project shall require further Board approval.

Copies of a memorandum dated October 19, 2006 were distributed entitled “SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56: JAMES COURT PROJECT (FORMERLY KNOWN AS HARRISON COMMONS) BOUNDED BY HARRISON AVENUE, EAST NEWTON STREET AND FATHER FRANCIS J. GILDAY STREET”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be authorized to enter into a Second Amendment to the Affordable Rental Housing Agreement with Harrison Commons LLC in connection with the James Court Project (“Project”) bounded by Harrison Avenue, East Newton Street and Father Francis J. Gilday Street in the South End to reflect adjustments to the designation and allocation of the affordable rental units from nineteen (19) affordable rental units to nine (9) affordable rental units and to make the nine (9) affordable rental units available to households earning 125% of the Boston Median Income as determined by the American Community Survey conducted by the US Census Bureau, and any and all other agreements and documents which the Director deems appropriate and necessary, and all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated October 19, 2006 were distributed entitled “KITREDGE SQUARE URBAN RENEWAL AREA, PROJECT NO. MASS. R-167: PARCEL 8, LOCATED AT 8 ALVAH KITREDGE PARK”, which included a proposed vote. Attached to said memorandum were a memo from Michael Cannizzo, Senior Architect to Tai Y. Lim, Senior Project Manager dated October 4, 2006 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 Certificate of Completion for the completion of the rehabilitation of existing four-story brick row house into two (2) residential units and site related improvements located on Parcel 8 at 8 Alvah Kittredge Park in the



Kittredge Square Urban Renewal Area, Project No. Mass. R-167, upon receipt of Certificate(s) of Occupancy from Inspectional Services Department.

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 First Amendment to Planned Development Area Development Plan No. 65. 1330 Holdings LLC, an affiliate of 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 4, 2006.

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 de

Copies of a memorandum dated October 19, 2006 were distributed entitled “PUBLIC HEARING - 1330 BOYLSTON STREET, FENWAY,” which included five proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Attorney Doug Hausic, Goulston & Storrs, Mr. Steve Samuels, Samuels & Associates, addressed the Authority and answered the Members’ questions.

The following people spoke in favor of the proposed project:

- Mr. William Onuoha, Mayor’s Office of Neighborhood Services
- Ms. Joyce Foster, Fenway Community Development Corporation
- Mr. Bill Richardson, Fenway Civic Association
- Mr. Al Peciario, Carpenters Union
- Mr. Gary Walker, IBEW

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby finds and determines that the First Amendment to Planned Development Area

Development Plan No. 65 relating to the 1330 Boylston Street project in the Fenway neighborhood, complies with Section 80C-4(a)-(e), Standards for Planned Development Area Review Approval 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 First Amendment to Planned Development Area Development Plan No. 65 relating to the 1330 Boylston Street project, Fenway, and authorizes the Director to petition the Zoning Commission for approval of the First Amendment to Planned Development Area Development Plan No. 65, in substantial accord with the form of Development Plan submitted to the Authority and attached hereto; and

FURTHER  
VOTED: That upon approval of the First Amendment to Planned Development Area Development Plan 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; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to issue a Determination pursuant to Article 80A-6 of the Boston Zoning Code which finds that the Notice of Project Change does not significantly increase the impacts of the Project and no additional review is required; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized further to execute and deliver all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, as affected by the First PDA Plan Amendment and the NPC, including, without limitation, a Development Impact Project Agreement, Boston Residents Construction Employment Plan, an Affordable Housing Agreement, and a Cooperation Agreement.

The aforementioned FIRST AMENDMENT PDA 65 is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6790.

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

Copies of a memorandum dated October 19, 2006 were distributed entitled “WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: PARCEL F-8A, LOCATED AT 100 RUTHVEN STREET”, which included a proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) extend the tentative designation of Lineco.Ruthven, LLC as the Redeveloper of Parcel F-8A, located at 100 Ruthven Street in the Washington Park Urban Renewal Area, Project No. Mass. R-24 for 180 days, or until April 8, 2007, to allow the Redeveloper time to meet all the necessary requirements. If the terms and conditions have not been met to the satisfaction of the Director and the final designation has not been granted by April 8, 2007, the tentative designation is automatically rescinded without prejudice and without further action by the BRA Board.

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

Copies of a memorandum dated October 19, 2006 were distributed entitled “WASHINGTON PARK URBAN RENEWAL AREA, PROJECT NO. MASS. R-24: 30 AND 32 HAZELWOOD STREET”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute an Amended and Restated Land Disposition Agreement and any and all agreements and documents which the Director deems appropriate and necessary in connection with the construction of three (3) residential condominium units on Parcel L-41 of the Washington Park Urban Renewal Area, which is also known as 30 Hazelwood Street in Roxbury, and the abutting land located at 32 Hazelwood Street in Roxbury, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated October 19, 2006 were distributed entitled “HOPE HOUSE PROJECT, 2-8 FARNHAM STREET, IN THE ROXBURY NEIGHBORHOOD”, which included three proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Rodney Sinclair, Project Assistant, Mr. Tom Duffy, Hope House and the architect, 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 Certificate of Approval, confirming that the construction of approximately 33,735 square feet of Affordable Group Care space, that will contain a total of eighty-eight (88) dormitory-style beds and twenty-two (22) single room occupancy ("SRO") rental units of which all twenty-two (22), or 100% will be affordable and available to individuals earning at or below 50% of the area median income ("AMI"), and sixteen (16) off-street above-grade parking spaces ("Proposed Project") to be developed by Hope House, INC. ("Developer") located at 2-8 Farnham Street, in Roxbury ("Project Site") has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Rental 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 twenty-two (22) single room occupancy ("SRO") rental units of which all twenty-two (22), or 100% will be affordable and available to individuals earning at or below 50% of the area median income ("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-27697, of Hope House, Inc. in Roxbury, seeking three (3) variances and four (4) conditional use permits in an Industrial Development Area Subdistrict, 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 19, 2006 were distributed entitled "APPLE COMPUTER STORE - 815 BOYLSTON STREET, BACK BAY", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Assistant, Attorney Dennis Quilty, McDermott Quilty and Miller, Mr. Mark Nitki, development team, Mr. James Gyse, architect and Mr. John Hillegess, 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 Small Project Review Application submitted by Apple Computer, Inc. to construct an Apple Computer Store at 815 Boylston Street in the Back Bay (the “Proposed Project”) has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code, and to execute 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: That the Director be, and hereby is, authorized to issue a recommendation of approval to the Zoning Board of Appeal on Petition BZC-27829 for variances necessary for the construction of the Proposed Project.

Chairman Jones called a recess at 3:20 p.m.

Chairman Jones re-adjoined the meeting at 3:25 p.m.

Copies of a memorandum dated October 19, 2006 were distributed entitled “DANA FARBER CANCER INSTITUTE, LONGWOOD MEDICAL AND ACADEMIC AREA, REQUEST A RE-ADOPTION OF A TAKING OF A PORTION OF BROOKLINE AVENUE”, 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 Authority hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated October 19, 2006, relating to a portion of Brookline Avenue in 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. 6791.

Copies of a memorandum dated October 19, 2006 were distributed entitled “LIGHT RAIL ACCESSIBILITY PROJECT, ORDER OF TAKING, COPLEY SQUARE STATION”, which included two proposed votes.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 21, 2006, relating to certain easements for limited purposes in land located in Boston, Suffolk County, 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;” and

FURTHER  
VOTED: That the Boston Redevelopment Authority (the “Authority”) hereby adopts the resolution that states “BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated September 21, 2006, relating to certain easements in land located in Boston, Suffolk County, 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. 6792.

Copies of a memorandum dated October 19, 2006 were distributed entitled “CERTIFICATE OF COMPLETION FOR PARCELS NO. 3 AND NO. 4 IN THE NEW YORK STREETS PROJECT, U.R. MASS. 2-1 LOCATED AT 1000-1020 WASHINGTON STREET AND 311-321 HARRISON AVENUE”, which included a proposed vote. Attached to said memorandum were a letter dated October 10, 2006 from Michael Cannizzo, Senior Architect to Mark Maloney, Director and two maps 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 Certificate of Completion pursuant to the provisions of the agreement dated May 15, 1957 by and between the Boston Housing Authority and Cerel-Drucker Redevelopment Corporation, and the Agreement of Purchase and Sale of Land, New York Streets Project, U.R. Mass. 2-1 dated June 2, 1958, by and between the Boston Redevelopment Authority and

Clara R. Drucker, in connection with Parcels No. 3 and No. 4 in the New York Streets Project, Urban Renewal Mass. 2-1 located at 1000-1020 Washington Street and 311-321 Harrison Avenue , respectively, that is, an 11-story building for the purpose of light manufacturing and a parking garage with 300 parking spaces.

Mr. Paul Foster recused himself.

Copies of a memorandum dated October 19, 2006 were distributed entitled “HAYWARD DOWNTOWN, PARCEL C-1, CENTRAL BUSINESS DISTRICT BEDFORD-WEST URBAN RENEWAL AREA”, which included four proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Mark McGowan, Senior Project Manager, Mr. Tony Pangaro, Millenium Partners and Mr. Malay Shah, architect, addressed the Authority and answered the Members’ question.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination under Section 80B-5.5(c) of the Boston Zoning Code (the “Code”), which finds that the Project Notification Form, the Draft Project Impact Report, and the Final Project Impact Report, and Additional Materials received on October 11, 2006 adequately describe the potential impacts arising from the Hayward Place project and provide sufficient mitigation measures to minimize those impacts, subject to continuing design review by the Boston Redevelopment Authority (the “Authority”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Hayward Place project, upon the successful completion of the Article 80 process; 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 Hayward Place project, all upon terms and conditions determined to be in the best interests of the Authority; and

FURTHER VOTED: That pursuant to the provisions of Section 3-1A.a and Article 80C of

the Boston Zoning Code, the Authority hereby authorizes the Director to petition the Zoning Commission for approval of an amendment to Map Amendment No. 227, the effect of which is to remove the Project Site from the Planned Development Area designation associated with Planned Development Area No. 32.

Copies of a memorandum dated October 19, 2006 were distributed entitled “WINTHROP SQUARE GARAGE, 115 WINTHROP SQUARE”, which included a proposed vote. Attached to said memorandum were two maps 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 execute a services contract with Byrne, McKinney & Associates Inc. for the provision of appraisal services in connection with 115 Winthrop Square in the Financial District of Downtown Boston, for maximum contract amount not to exceed \$40,000.00.

Copies of a memorandum dated October 19, 2006 were distributed entitled “PROPERTY LOCATED AT 141 BOSTON STREET, DORCHESTER”, 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 issue a Certificate of Completion pursuant to the Land Disposition Agreement by and between the Boston Redevelopment Authority (“BRA”) and Columbia-Savin Hill Neighborhood Housing Services, Inc. dated July 22, 1977 and the Deed from the BRA to Columbia-Savin Hill Neighborhood Housing Services, Inc. dated July 22, 1977, evidencing the successful completion of a three-story building into three (3) residential units located at 141 Boston Street, Dorchester.

Copies of a memorandum dated October 19, 2006 were distributed entitled “9 GARDNER STREET, ALLSTON”, which included three proposed vote. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Jay Rourke, Project Manager, Attorney Joe Hanlon, McDermott, Quilt and Miller and Mr. David O’Sullivan, 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 Trademark Realty Trust to develop 9 Gardner Street in Allston (the “Proposed Project”) has complied with the requirements of Small Project Review, under Section 80E, of the Boston Zoning Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to enter into an Affordable Housing Agreement for the creation of two (2) affordable units at 9 Gardner Street in Allston, and 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 (the “Authority”); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a recommendation of APPROVAL WITH PROVISIO: that plans be submitted to the Authority for design review approval, to the Zoning Board of Appeal on Petition BZC-27721 for zoning relief necessary in connection with the Proposed Project.

Copies of a memorandum dated October 19, 2006 were distributed entitled “LONG GLEN HOMEOWNERSHIP PROJECT, 48-52 GLENVILLE AVENUE, ALLSTON “, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Geoff Lewis, addressed the Authority and answered the Members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority approves a grant in the amount of \$600,000 of Inclusionary Development Funds to Long Glen Homeownership, LLC for the Long Glen Homeownership housing project in Allston, and that the Director is authorized to execute any and all documents necessary in connection with this grant.

Copies of a memorandum dated October 19, 2006 were distributed entitled “AMENDED AND RESTATED AFFORDABLE HOUSING AGREEMENT CHESTNUT HILL WATERWORKS, BRIGHTON”, which included a proposed vote. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager, addressed the Authority and

answered the Members’ questions.

On a motion duly made and seconded, it was unanimously  
TAKEN UNDER  
ADVISEMENT: That the Director be, and hereby is, authorized to enter into an  
Amendment to the Affordable Housing Agreement with  
respect to eleven (11) on-site affordable housing units, to be  
located in the Watermark Building within the Chestnut Hill  
Waterworks Project in Brighton.

Copies of a memorandum dated October 16, 2006 were distributed entitled  
“THE CERTIFICATE OF COMPLETION FOR PARCEL R-17C IN CHARLESTOWN  
URBAN RENEWAL AREA, PROJECT NO. MASS. R-55, LOCATED AT A  
PORTION OF 8 TO 12 CHESTNUT STREET IN CHARLESTOWN”, which included  
a proposed vote. Attached to said memorandum was a CERTIFICATE OF USE  
AND OCCUPANCY dated August 31, 2006.

On a motion duly made and seconded, it was unanimously  
VOTED: That the Director be, and hereby is, authorized to issue a Certificate of  
Completion pursuant to Section 304 of the Land Disposition  
Agreement by and between the Boston Redevelopment Authority and  
Melissa Doherty, Andrea Gorman and James Hingston, and Thomas  
and Pamela McGrath, Jason & Cheryl Gallagher, Daniel & Andrea  
Killoran and James McLaughlin, dated August 9, 2004, for the  
successful completion of the improvements to 8 to 12 Chestnut Street  
by construction of three (3) single-family units residential  
condominium units, and six (6) surface parking spaces located on  
Parcel R-17C and in the Charlestown Urban Renewal Area, Project  
No. Mass. R-55.

Copies of a memorandum dated October 16, 2006 were distributed entitled  
“THE CERTIFICATE OF COMPLETION FOR PARCEL R-17D IN  
CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55,  
LOCATED AT A PORTION OF 2 TO 6 CHESTNUT STREET IN  
CHARLESTOWN”, which included a proposed vote. Attached to said  
memorandum was a CERTIFICATE OF USE AND OCCUPANCY dated August 31,  
2006.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to Section 304 of the Land Disposition Agreement by and between the Boston Redevelopment Authority and Jason & Cheryl Gallagher, Daniel & Andrea Killoran and James McLaughlin, dated August 9, 2004, for the successful completion of the improvements to 2-6 Chestnut Street by construction of six (6) single-family units, and three (3) surface parking spaces located on Parcel R-17D and in the Charlestown Urban Renewal Area, Project No. Mass. R-55.

Copies of a memorandum dated October 19, 2006 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR FOURTH AVENUE", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with the Massachusetts General Hospital, permitting the use of a portion of Boston Redevelopment Authority owned land adjacent to Fourth Avenue, next to Building #62 in the Charlestown Navy Yard for the purpose of parking a refrigerated cooler storage unit commencing on October 1, 2006, upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority by the Director in his sole discretion.

Copies of a memorandum dated October 19, 2006 were distributed entitled "CHARLESTOWN NAVY YARD, LICENSE AGREEMENT FOR SECOND AVENUE", which included a proposed votes.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a temporary License Agreement with the Massachusetts General Hospital, permitting the use of a portion of Second Avenue between Buildings #105 and #149 in the Charlestown Navy Yard for the parking of construction vehicles and for use as a staging area beginning on October 1, 2006 upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority by the Director in his sole discretion.

Copies of a memorandum dated October 19, 2006 were distributed entitled “AUTHORIZATION TO SUBMIT AN AMENDMENT TO THE 2000 SOUTH BOSTON WATERFRONT DISTRICT MUNICIPAL HARBOR PLAN”, which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to submit an Amendment to the 2000 South Boston Waterfront District Municipal Harbor Plan, substantially in the form as attached, dated October 2006, to the Massachusetts Executive Office of Environmental Affairs, and to take any other measures as required to implement such plan.

Copies of a memorandum dated October 19, 2006 were distributed entitled “RFP FOR ROXBURY TRANSPORTATION MODELING SERVICES”, 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 Boston Redevelopment Authority authorizes the Secretary to advertise and issue a Request for Proposals to hire a Consultant to provide transportation modeling services, not to exceed \$75,000.

Copies of a memorandum dated October 19, 2006 were distributed entitled “AMENDMENT OF THE ORIGINAL CONTRACT TO INCLUDE APPROPRIATION OF NO MORE THAN \$4,500.00 FOR TRAVEL EXPENSES FOR THE GIS CONSULTANTS WORKING ONWITH SYSTEMS ENGINEERING, INC., FOR THE ARTICLE 80 PROJECT PIPELINE GEOSPATIALLY INTEGRATED PROJECT MANAGEMENT WEBSITE”, 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 amend the contract with Systems Engineering Inc., (SEI) for the amount disburse an amount not to exceed \$4,500.00 to coverpay Systems Engineering Inc., (SEI) for travel expenses to the GIS consultants in the development of a web portal for the Article 80 Development Review Process and project management.

Copies of a memorandum dated October 19, 2006 were distributed entitled “BOARD OF APPEAL REFERRALS”, attached to which were 65 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-27409; BCZ-27502; BZC-27535&27653-27654; BZC-27551; BZC-  
27554; BZC-27556; BZC-27557; BZC-27558; BZC-27561; BZC-27562; BZC-  
27598; BZC-27599; BZC-27600; BZC-27604; BZC-27605; BZC-27608; BZC-  
27609; BZC-27610; BZC-27611; BZC-27614; BZC-27615; BZC-27616-27617;  
BZC-27618; BZC-27619; BZC-27621; BZC-27622; BZC-27623; BZC-27624;  
BZC-27625; BZC-27626; BZC-27627; BZC-27629; BZC-27628; BZC-27630;  
BZC-27631; BZC-27632; BZC-27633; BZC-27634; BZC-27635; BZC-27636;  
BZC-27637-27638; BZC-27639; BZC-27640; BZC-27641; BZC-27643; BZC-  
27657-27659; BZC-27660; BZC-27661; BZC-27662; BZC-27699; BZC-27726;  
BZC-27766; BZC-27747; BZC-27748; BZC-27677; BZC-27717; BZC-27729 and  
BZC-27763.

Copies of a memorandum dated October 19, 2006 were distributed entitled  
“CONTRACTUAL PAYMENTS”.

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

Goulston & Storrs	\$	11,280.52
Rosenberg & Schapiro	\$	29,342.09
Crosby, Schlessinger, Smallridge	\$	2,254.30
The Cecil Group	\$	24,232.17
BSC Group	\$	3,391.98

Copies of a memorandum dated October 19, 2006 were distributed entitled,  
“PERSONNEL ACTIONS”.

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Greg Knight, GIS Applications  
Developer, City-wide Planning Initiative Department of the  
Planning Division to travel to Groton, Connecticut, November  
12-15, 2006 to attend the 21<sup>st</sup> Annual ARC Users Group  
Conference at the cost of \$225 for conference registration plus  
travel and hotel expenses.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously  
VOTED: To approve and authorize Prataap Patrose, Deputy Director for  
Urban Design in the Planning Division, to travel to Tokyo,

Japan December 1-5, 2006 to attend and speak at the Urban Land Institute Japan Winter Conference at no cost to the Authority.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize this change of grade and transfer to new role as Senior Accountant for Francis McNally in the Budget and Finance Department, Administration and Finance Division, effective upon your approval:

FROM: Grade 17, \$75,044 annually

TO: Grade 20, \$78,544 annually

PERSONNEL MEMORANDUM #4

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the following change of title and grade for Jeremy Rosenberger, Community Planning Department, Planning Division, effective upon your approval:

FROM: Assistant Planner, Grade 15, \$38,405

TO: Planner I, Grade 17, \$45,000

PERSONNEL MEMORANDUM #5

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize a seven-month employment services agreement with Benjamin Branham to provide services as agreed upon, at an hourly rate of \$28.00, up to fourteen hours per week, for a total contract of \$12,000, October 7, 2006 – May 4, 2007.

PERSONNEL MEMORANDUM #6

On a motion duly made and seconded, it was unanimously

VOTED: To accept and approve the resignation of Glen A. Comiso, Deputy Director for Economic Initiatives, Grade 24, \$102,166 effective October 20, 2006.

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PERSONNEL MEMORANDUM #7

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Yvonne Bello as a Temporary Development Program Employee in the position of Special Assistant to the Director’s Office, Grade 20, \$57,000 annually effective upon approval.

PERSONNEL MEMORANDUM #8

On a motion duly made and seconded, it was unanimously

VOTED: To approve and authorize the appointment of Marie Mercurio as a Temporary Development Program Employee in the position of Senior Planner I, Grade 19, at an annual salary of \$58,000 effective upon approval.

VOTED: The Authority hereby appoints Harry R. Collings to be an additional Acting Director of the Boston Redevelopment Authority.

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VOTED: That the next meetings of the Authority will be held on November 16, 2006 at 2:00 p.m.; December 7, 2006 at 2:00 p.m. and December 21, 2006 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.

\_\_\_\_\_  
Secretary