

Mr. Palmieri attended the meeting.  
The Chairman opened the meeting of the Boston Redevelopment Authority.

The Minutes of the meeting of January 13, 2009, which were previously distributed, were submitted.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Planned Development Area for the Parcel 7 Air Rights Project in the Fenway Area. The Proposed Project within this Planned Development Area is a mixed-use project consisting of four buildings and two parking lots that span over both the Massachusetts Turnpike and existing surface parking. It will contain a combined One Million Ninety-Nine Thousand square feet of retail, residential, office, and parking use, as well as being adjoined to the creation of the New Yawkey Commuter Rail Station.

The hearing was duly advertised on January 17, 2009 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. John Fitzgerald will present.

Copies of a memorandum dated January 29, 2009 were distributed entitled "PARCEL 7 AIR RIGHTS PROJECT- PUBLIC HEARING ON PDA DEVELOPMENT PLAN FOR FENWAY CENTER WITHIN FENWAY/ KENMORE SQUARE/ AUDUBON CIRCLE AREA PDA NO. 74 AND A DEVELOPMENT IMPACT PROJECT AND ARTICLE 80B REVIEW REGARDING THE PARCEL 7 AIR RIGHTS PROJECT ALSO KNOWN AS FENWAY CENTER, LOCATED OVER THE MASSACHUSETTS TURNPIKE, FENWAY NEIGHBORHOOD", which included nine proposed votes. Attached to the memorandum were a document entitled "PDA DEVELOPMENT PLAN FOR FENWAY CENTER WITHIN FENWAY/ KENMORE SQUARE/ AUDUBON CIRCLE AREA NO. 74, BOSTON MASSACHUSETTS DATED JANUARY 29, 2009", a TEXT AMENDMENT APPLICATION NO. 402, BOSTON REDEVELOPMENT AUTHORITY, AUDUBON CIRCLE NEIGHBORHOOD DISTRICT, ARTICLE 61 and a MAP AMENDMENT APPLICATION NO. 567 BOSTON REDEVELOPMENT AUTHORITY PLANNED DEVELOPMENT AREA NO. 74 MAP 1, BOSTON PROPER, MAP 1M AUDUBON CIRCLE NEIGHBORHOOD DISTRICT, MAP 1Q, FENWAY NEIGHBORHOOD DISTRICT, two renderings, a letter January 26, 2009 from Mary Marshall, Ropes & Gray and two maps indicating the location of the proposed project.

Mr. John Fitzgerald, Project Manager, Ms. Randi Lathrop, Deputy Director of Planning, Mr. John Rosenthal, developer, Mr. Carlos Zapata and David regarding the shadows, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Ms. Pam Beale, CAC

Mr. Will Onuoha, Mayor's Office of Neighborhood Services

Mr. Stephen Hines, Massachusetts Turnpike Authority

Mr. Mark Boyle, MBTA

Mr. Larry Cancro, Red Sox

Mr. Galvin Wright, Ironworkers Union

Mr. Ed Wright, Ironworkers Union  
Ms. Julie Jordan, Live Nation - House of Blues  
Mr. George Donahue, Plumbers Local  
Mr. Jack Creighton, Audubon Circle  
Mr. Paul Lynch, Ironworkers Union  
Mr. Alexander Cooper, Back Bay Association  
Mr. Mark Laborman, resident  
Mr. Gary Walker, IBEW  
Mr. Carl Koechlin, Fenway Community Development Corporation  
Ms. Sarah Hamilton, MASCO  
Mr. Peter Sugarettis, Samuels & Associates  
The following people spoke in opposition to the proposed project:  
Ms. Sandra Lewis, resident  
Ms. Jennifer Francis, Ray Management  
Victor Bartera, Sullivan & Worcester

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission of the City of Boston for approval of a Text Amendment to Article 61 of the Boston Zoning Code (the "Code") and for approval of a Map Amendment to Boston Zoning Maps 1, 1M and 1Q, both in substantial accord with the forms attached hereto as Exhibit A and Exhibit B; and

FURTHER

VOTED: That the Boston Redevelopment Authority (the "BRA") approve the Parcel 7 Air Rights Project also know as "Fenway Center" (the "Proposed Project") as a Development Impact Project within the meaning of Section 80B-7 of the Code and hereby finds and determines that the Proposed Project conforms to the general plan for the City of Boston as a whole, and that nothing in the Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination waiving further review for the Proposed Project in accordance with Section 80B-5.4(c) of the Code and which finds that the Draft Project Impact Report ("DPIR") adequately describes the impacts of the Proposed Project and which includes any conditions which the Director deems necessary to mitigate such impacts; and

FURTHER

VOTED: That the Director, be and hereby is, authorized to issue a Certification of Compliance for the Proposed Project after the Director has determined that the Proposed Project complies with all applicable Article 80 processes; and

FURTHER

VOTED: That, in connection with the Development Plan for Planned Development Area No. 74 for the Proposed Project (the "PDA") presented at a public hearing duly held at the offices of the BRA on January 29, 2009, and after consideration of evidence presented at and in connection with the hearing and in connection with the Proposed Project described in the PDA, the BRA finds with respect to the PDA that (a) the PDA is not for a location or Proposed Project for which Planned Development Areas are forbidden by the underlying zoning, as amended; (b) the Proposed Project in the PDA complies with any provisions of the underlying zoning, as amended that establish use, dimensional, design or other

requirements for Proposed Projects in Planned Development Areas; (c) the PDA complies with any provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) the PDA conforms to the plan for the district, subdistrict, or similar geographic area in which the Planned Development Area is located, and to the general plan for the City as a whole; (e) on balance, nothing in the PDA will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the BRA approves the PDA Development Plan for Fenway Center within Fenway/Kenmore Square/ Audubon Circle Area for the Planned Development Area No. 74 (“Development Plan”), in substantial accord as presented to the BRA on January 29, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Zoning Commission for approval of the Development Plan in substantial accord as presented to the BRA on January 29, 2009; and

FURTHER

VOTED: That the Director be, and hereby is, authorized further to issue a Certification of Consistency for the Proposed Project when the Director finds that (a) the Proposed Project is adequately described in the Development Plan; (b) the Proposed Project is consistent with the Development Plan; and (c) the Development Plan has been approved by the BRA and the Zoning Commission in accordance with the applicable provisions of Section 3-1A.a and Article 80, Section 80C of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement, Cooperation Agreement, Boston Residents Construction Employment Plan, Affordable Housing Agreement and any and all other documents or agreements deemed appropriate and necessary by the Director in connection with the Development Plan and Article 80 review for the Proposed Project.

The aforementioned PDA NO. 74 (with Text Amendment No. 402 & Map Amendment No. 567) AND DIP are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6949 and 9650.

The Chairman called a recessed at 3:43 p.m.

The Chairman re-adjourned at 3:47 p.m.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the Suffolk University 20 Somerset Street Academic Building Project. The Proposed Project, located in the Beacon Hill neighborhood, is an academic building of approximately 112,000 square feet that will provide studio, gallery, classroom, office, and other academic support space for Suffolk’s New England School of Art and Design, as well as general-purpose classroom space for the University.

This hearing was duly advertised on January 16, 2009 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to the questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the

same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed brief period for rebuttal if they so desire.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated January 29, 2009 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS FOR SUFFOLK UNIVERSITY'S 20 SOMERSET STREET ACADEMIC BUILDING PROJECT AS A DEVELOPMENT IMPACT PROJECT WITHIN THE SUFFOLK UNIVERSITY INSTITUTIONAL MASTER PLAN", which included five proposed votes. Attached to the memorandum were two maps indicating the location of the proposed project.

Mr. Gerald Autler, Senior Project Manager, Mr. James Greene, Rubin & Rudman, Mr. John Nucci, Suffolk University and Mr. Alex Krieger, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Michael Ross

Councilor Salvatore LaMattina office

Mr. Will Onuoha, Mayor's Office of Neighborhood Services

Mr. Bob O'Brien, Downtown Waterfront Association

Mr. Gary Walker, IBEW

Ms. Evelyn Tobin, Garden of Peace Board

Ms. Marianne Ponti, Task Force

Mr. John Forestall, West End Task Force

Ms. Margaret Carr, Devonshire Task Force

Mr. Kimberly Jennings, Beacon Hill Task Force

Ms. Beatrice Nessen, Garden of Peace

Mr. Tom Flynn, Carpenters Union

Mr. Paul Lynch, Ironworkers Union

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 20 Somerset Street Academic Building Project (the "Proposed Project") conforms to the general plan for the City of Boston as a whole, and that nothing in such Proposed Project will be injurious to the neighborhood or otherwise detrimental to the public welfare; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, pursuant to Section 80B-5.4(c)(iv) of the Code, to issue a Preliminary Adequacy Determination waiving the requirement to file and review a Final Project Impact Report for the Proposed Project under Article 80B of the Code, which Preliminary Adequacy Determination shall provide that the Project Notification Form and Draft Project Impact Report (i) adequately describe the impacts of the Proposed Project, subject to further BRA urban design review; (ii) meet the requirements of the Scoping Determination; and (iii) include any conditions that the Director deems necessary for the mitigation of such impacts; and

FURTHER

VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review process and when the Director has determined that the Proposed Project complies with (a) the conditions of the Preliminary Adequacy Determination waiving further review, and (b) to the extent applicable, the following provisions of the Code: (i) Section 80B-7: Development Impact

Project Exactions; (ii) Section 80B-8: Disclosure of Beneficial Interests; (iii) Section 80D-10: Institutional Master Plan Review: Certification of Consistency; and (iv) Article 28: Boston Civic Design Commission; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Project in the Suffolk University Institutional Master Plan (the "Suffolk IMP") when the Director finds that: (i) the Proposed Project (1) is adequately described in the Suffolk IMP; and (2) is consistent with such Suffolk IMP; and (ii) the Suffolk IMP (1) has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and (2) is in compliance with the updated requirements of 80D-7 and with the renewal requirements of 80D-8; and

FURTHER

VOTED: That the BRA hereby authorizes the Director to take all actions and execute all documents deemed necessary and appropriate by the Director in connection with the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan, a Development Impact Project Agreement, a Cooperation Agreement or an amendment to a Cooperation Agreement, and any and all other agreements deemed necessary and appropriate by the Director in connection with the Proposed Project.

The aforementioned MASTER PLAN is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6951.

The Chairman called a recessed at 4:17 p.m.

The Chairman re-adjourned at 4:29 p.m.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the 10-year Institutional Master Plan for Boston College. The IMP contains several proposed projects throughout the campus, including projects on the most recently acquired Brighton Campus. This includes a 150 bed dormitory along Commonwealth Avenue, the inclusion of the existing 2000 Commonwealth Avenue building, the athletic fields on the Brighton Campus, a Student Athletic Center, and dormitories on Shea Field.

The hearing was duly advertised on January 17, 2009 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, the proponents are allowed a period of five to ten minutes for rebuttal if they so desire.

Mr. John Fitzgerald will now present.

Copies of a memorandum dated January 29, 2009 were distributed entitled "REQUEST AUTHORIZATION AND APPROVALS REGARDING THE BOSTON COLLEGE INSTITUTIONAL MASTER PLAN", which included five proposed votes. Attached to the memorandum were a letter dated January 29, 2009 from Brona Simon, Massachusetts Historical Commission and two maps indicating the location of the proposed revised project.

Mr. John Fitzgerald, Project Manager, Mr. Tom Keady, Boston College, Ms. Linda Eastley of Sasaki Associates, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Councilor Mark Ciommo  
Representative Michael Moran  
Representative Kevin Honan  
Mr. Dan Roan, Mayor's Office of Neighborhood Service, with the 150-beds on Commonwealth Avenue being withheld.  
Ms. Jeanne Woods, Task Force  
Mr. Paul Berkley, Task Force  
Mr. John Hoffman, resident  
Mr. Dennis Minehan, Task Force  
Mr. Michael Buckley, resident  
Mr. Gary Walker, IBEW  
Ms. Shari Traum, resident  
Senator Steven Tolman  
Ms. Mary Kennedy, resident  
Ms. Eva Webster, resident  
Mr. Tom Puglra, Carpenters Union  
Mr. Kevin Bennet, Local 4  
Ms. Maggie Edmonds, resident  
Mr. Matt Diprato, BC student  
Mr. George Donahue, Plumbers Union  
Letters in support of the proposed project were submitted.  
Paul Lynch, Ironworkers Union  
Ms. Lauren McGrath, resident  
Mr. Patrick Fooey, BC Student  
Mr. Harry Gazokis, resident and Brighton/ Alston Civic Association  
Ms. Melissa Roberts, BC student  
Mr. Tim Landry, resident  
Mr. Bon Scanlon, BC worker  
Mr. Gerald Collins, resident  
Mr. Joe Shannon, resident  
Mr. Joseph Dreezen, BC student  
Ms. Shannon Parks, resident  
Mr. Matthew Meegan, resident  
Mr. Paul Armstrong, BC alumni & daughter a student

The Chairman call for a recess at 6:17 p.m.

The Chairman re-adjourned at 6:33 p.m.

The following people spoke in opposition to the proposed project:

Mr. William Galvin, Secretary of State  
Councilor Michael Flaherty  
Terry Cohen, Task Force  
Mr. Ram Rao, resident/BNU  
Ms. Lisa Lieberman, 32 year resident  
Mr. Brendan Pizzo, Lake Street resident  
Chairman Jones left the room at this time.  
Mr. Donal Carroll, Brighton/ Allston Improvement Commission  
Chairman Jones re-entered the room at this time.  
Maria Rodriquez, resident  
Ms. Deborah Reefe, resident  
Mr. David Carlson, 24 year resident  
Ms. Louise Bonar, resident  
Mr. Bruce Klein, resident  
Ms. Abigail Furey, resident  
Bill Flanagan, resident

Mr. Alex Selvig, resident  
Mr. Bill Marchione, resident  
Mr. Michael Pahre, resident  
Mr. John Stenson, resident  
Mr. Steve Ashcraft, resident  
Ms. Patricia Diamond, Commonwealth Avenue resident  
Mr. Mick Guzacowski and his wife, resident  
Letters and petitions in opposition to the proposed project were submitted.

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the BC IMP presented at a public hearing held pursuant to Section 80D-5.4(c)(ii) of the Boston Zoning Code ("Code") at the offices of the Boston Redevelopment Authority ("Authority" or "BRA") on June 24, 2008, and after consideration of evidence presented at, and in connection with, the proposed IMP, the BRA finds that: (a) the BC IMP complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the BC IMP conforms to the provisions of Article 80D of the Code; (c) the BC IMP conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the BC IMP will be injurious to the neighborhoods or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination approving the Boston College Institutional Master Plan ("BC IMP"), pursuant to Article 80D-5.4 (c) of the Boston Zoning Code ("Code") approving the BC IMP; but specifically taking under advisement for future deliberation by the Authority and subsequent public hearing by the Zoning Commission, the issue of the 150 beds located along Commonwealth Avenue on the Brighton Campus; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to petition the Boston Zoning Commission pursuant to the provisions of Article 80D of the Code to approve the BC IMP and amend "Map 7A/7C, Allston-Brighton Neighborhood District," all in substantial accord with the BC IMP and the map amendment presented to the Boston Redevelopment Authority ("BRA") at its hearing on January 29, 2009; and

FURTHER

VOTED: That pursuant to the provisions of Section 80D-10 of the Code, the BRA hereby authorizes the Director to issue a Certification of Consistency with respect to the Proposed Projects in the BC IMP when the Director finds that: (a) the Proposed Projects are adequately described in the BC IMP; (b) the Proposed Projects are consistent with the BC IMP; (c) the BC IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code; and (d) the BC IMP is in compliance with the updated requirements of Section 80D-7 and the renewal requirements of Section 80D-8 of the Code; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the BC IMP, including, without limitation, a Cooperation Agreement and Development Impact Project Agreements.

The aforementioned MASTER PLAN and DIP are incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document Nos. 6953 and 6954.

Copies of a memorandum dated January 29, 2009 were distributed entitled "THIRTEENTH REPORT AND DECISION AMENDMENT TO THE DUDLEY NEIGHBORS, INC. CHAPTER 121A PROJECT, ROXBURY", which included two proposed votes. Attached to said memorandum was a documents entitled "THIRTEENTH AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS INCORPORATED, FOR THE AUTHORIZATION ON THE APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A", a letter dated January 13, 2009 from Jason J. Saunders-Webb, Dudley Neighbors Incorporated and four 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 "THIRTEENTH AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS INCORPORATED, FOR THE AUTHORIZATION ON THE APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A," be and hereby is, approved and adopted in all respects;

FURTHER

VOTED: That the Director of the Boston Redevelopment Authority be, and hereby is, authorized to waive the filing fee in connection with the Application for the Thirteenth Report and Decision Amendment on the Dudley Neighbors, Inc. Chapter 121A Project in regard to the Dudley Village North and Dudley Village South Development.

The aforementioned THIRTEENTH REPORT AND DECISION AMENDMENT is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6952.

Copies of a memorandum dated January 29, 2009 were distributed entitled "93-115 MARCELLA STREET IN ROXBURY AS A PORTION OF MARCELLA-HIGHLAND STREETS DEVELOPMENT PROJECT", which included three proposed votes. Attached to said memorandum were three rendering and five maps indicating the location of the proposed project.



A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED JANUARY 29, 2009, RE: TENTATIVE DESIGNATION OF WINDALE DEVELOPERS, INC. AS THE REDEVELOPER OF 93-115 MARCELLA STREET IN ROXBURY", was introduced, read and considered.

Mr. Tai Lim, Senior Project Manager, Mr. Robert MacArthur, developer and Mr. Mike Washington, architect, 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") hereby adopts the Resolution of the Boston Redevelopment Authority, dated January 29, 2009, re: Tentative Designation of Windale Developers, Inc. as the Redeveloper of the BRA owned land located at 93-115 Marcella Street in Roxbury; and

FURTHER  
VOTED: That the Director be, and hereby is, authorized to execute a temporary License Agreement with the Redeveloper, its agent, contractors and/or subcontractors for the purpose of providing the Redeveloper, its agent, contractors and/subcontractors with access onto 93-115 Marcella Street in Roxbury for survey and site preparation, and all related pre-development activities associated with the planning and development of 93-115 Marcella Street in Roxbury; and

FURTHER  
VOTED: That this Tentative Designation of Windale Developers, Inc. as the Redeveloper of 93-115 Marcella Street in Roxbury, be automatically rescinded without prejudice and without further action by the BRA Board, if Final Designation has not been granted within 360 days of this Tentative Designation.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6955.

Copies of a memorandum dated January 29, 2009 were distributed entitled "MAVERICK STREET APARTMENTS, 170 MAVERICK STREET IN EAST BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Tai Lim, Senior Project Manager and Mr. Michael A. Interbartolo, 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 Certification of Approval, for the development of an approximately 37,000 square foot multifamily residential project, known as Maverick Street Apartments, comprised of twenty-seven (27) affordable rental units, sixteen (16) parking spaces, and related site improvements (the "Proposed Project") located at 170 Maverick Street in East Boston upon a successful completion of the Article 80 process under Section 80E of the Boston Zoning Code ("Code"); and

FURTHER  
VOTED: In reference to Petition BZC-29511, 170 Maverick Street, East Boston, for zoning relief necessary in the Three-Family Residential Subdistrict ("3F-2000"), 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.

Copies of a memorandum dated January 29, 2009 were distributed entitled “4238 WASHINGTON STREET, ROSLINDALE”, which included a proposed vote. Attached to said memorandum were a letter dated December 18, 2008 from Jody Burr and Adam Rogoff, Roslindale Village Main Street and two maps indicating the location of the proposed project.

Mr. Erico Lopez, Project Assistant and Mr. Eric Larson, architect, addressed the Authority and answered the Members’ questions.

Councilor 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, confirming that the proposed project by Family Realty Trust to develop 4238 Washington Street in the Roslindale neighborhood of Boston (the “Proposed Project”) has complied with the requirements of Small Project Review, under Section 80E of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority.

Copies of a memorandum dated January 29, 2009 were distributed entitled “PROPOSED DISBURSEMENT OF CHARLESTOWN MITIGATION FUND (CENTRAL ARTERY NORTH AREA (“CANA”) PARCELS – CITY SQUARE)”, which included two proposed votes. Attached to said memorandum was a letter dated January 3, 2009 from Thomas Cunha, Charlestown Neighborhood Council.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby authorizes the disbursement of \$90,000 from the Charlestown Mitigation Fund maintained by the BRA from contributions made by the developers of the City Square Central Artery North Area parcels as follows:

<b>Organization</b>	<b>Proposed grant amount</b>
Special Townies	6,300
Kennedy Center	13,391
Warren Prescott Foundation	3,588
Monument Square Walk	1,433
Little League	10,067
Youth Football	14,916
Youth Hockey	7,471
Youth Soccer	3,138
Charlestown Lacrosse	12,641
Bunker Hill Parade	4,271
Charlestown Working Theater	7,304
Gardens for Charlestown	2,042
Charlestown Historical Society	3,438
<b>Total</b>	<b><u>\$90,000</u></b>

FURTHER

VOTED: That the Director be, and hereby is, authorized to execute any and all documents, including but not limited to Grant Agreements, in connection with the disbursement of funds from the Charlestown Mitigation Fund, as set forth in the prior vote.

Copies of a memorandum dated January 29, 2009 were distributed entitled “ACQUISITION OF SEVEN FORECLOSED PROPERTIES FROM COUNTRYWIDE HOME LOANS; DEMONSTRATION PROJECT”, which included two proposed votes. Attached to said memorandum were ten maps indicating the location of the proposed project.

Ms. Sheila Dillon, Deputy Director of Housing, addressed the Authority and answered the Members’ questions.

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) To overcome urban blight by acquiring foreclosed properties currently owned by Countrywide Home Loans, respectively located at 1 Marion Place, East Boston, 22 Rockwell Street, Dorchester, 42-44 Woodbine Street, Roxbury, 302 Fuller Street, Mattapan, and 50 Bradshaw Street, Units 1A, 2A and 2B, Dorchester (the "Project"), it is in the public interest of the Authority and the City of Boston to adopt a Demonstration Project Plan for the Project;
- (b) That in accordance with the Massachusetts General Laws Chapter 30, Section 61, a finding and/or determination is hereby made that the 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 or have been taken to avoid or minimize potential damage to the environment;
- (c) That undertaking of the Project 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 Project: the Authority shall, on behalf of the City of Boston, acquire title to seven (7) foreclosed properties located at 1 Marion Place, East Boston, 22 Rockwell Street, Dorchester, 42-44 Woodbine Street, Roxbury, 302 Fuller Street, Mattapan, and 50 Bradshaw Street, Unit 1A, 2A and 2B, Dorchester with funding received from the City of Boston Department of Neighborhood Development ("DND") in advance and at purchase prices determined by DND and as follows:

<u>Property</u>	<u>Maximum Purchase Price</u>
1 Marion Place, East Boston	\$ 67,000
22 Rockwell Street, Dorchester	\$192,000
42-44 Woodbine Street, Roxbury	\$ 89,000
302 Fuller Street, Mattapan	\$176,000
50 Bradshaw Street, Unit 1A, Dorchester	\$ 50,000
50 Bradshaw Street, Unit 2A, Dorchester	\$ 42,000
50 Bradshaw Street, Unit 2B, Dorchester	\$ 58,000

and shall either (i) convey such units to the DND, or (ii) dispose of the properties in accordance with applicable disposition procedures. The Director is hereby authorized on behalf of the Authority to convey such units and to execute such documents and agreements with the City of Boston and other entities or individuals 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 documents and agreements shall be at the sole discretion of the Director.

Copies of a memorandum dated January 29, 2009 were distributed entitled "WIND ENERGY FACILITIES ZONING", which included a proposed vote. Attached to said memorandum was a document entitled "Text Amendment Application No. 396, Boston Redevelopment Authority, Wind Energy Facilities Adopt Article 88".

On a motion duly made and seconded, it was unanimously VOTED: That the Boston Redevelopment Authority (the "Authority") authorize the Director to petition the Boston Zoning Commission to adopt the Wind Energy Facilities Zoning Article text amendment, in substantial accord with the amendment presented to the Authority at its meeting on January 29, 2009.

The aforementioned RESOLUTION is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 6956.

Copies of a memorandum dated January 29, 2009 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 20 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-29586; BZC-29587; BZC-29588; BZC-29589 BZC-29595; BZC-29598; BZC-29599; BZC-29600; BZC-29601; BZC-29602; BZC-29603; BZC-29607; BZC-29609; BZC-29610; BZC-29611; BZC-29612; BZC-29613; BZC-29614; BZC-29615 and BZC-29624.

The Director's Update: The Director had no update at this meeting.

Copies of a memorandum dated January 29, 2009 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

UTILE, INC.	\$ 10,433.50
Urban Marketing Collaborative	\$ 12,503.53
Rosenberg & Schapiro	\$ 16,064.95
The Cecil Group	\$ 70,356.00
Project for Public Spaces	\$ 6,062.70
Goulston & Storrs	\$ 1,604.00
Goulston & Storrs	\$ 10,496.08
Bryne McKinney & Associates	\$ 500.00

Copies of a memorandum dated January 29, 2009 were distributed entitled, "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously VOTED: To approve and authorize Galen Nelson, GreenTech Business Manager, Economic Initiatives Department, Economic Development Division to travel to Racine, Wisconsin, February 8-10, 2009 to Attend the Star Technical Advisory Committees Inaugural Retreats: 3-Energy and Climate & Employment and Workforce Training at a cost of \$45 for conference registration plus travel and hotel expenses; this retreat is paid in full by an outside entity.

VOTED: That the next meetings of the Authority will be held on Thursday, February 19, 2009 at 2:00 p.m.; TUESDAY, March 10, 2009 at 2:00 p.m.; Thursday, April 2, 2009 at 2:00 p.m.; TUESDAY, April 28, 2009 at 2:00 p.m.; Thursday, May 14, 2009 at 2:00 p.m.; Thursday, June 4, 2009 at 2:00 p.m. and Thursday, June 25, 2009 at 2:00 p.m.

On a motion duly made and seconded, it was unanimously

VOTED: To adjourn.

The meeting adjourned at 8:31 p.m.

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Assistant Secretary