



**boston planning &  
development agency**

MAY 16 2017

May 15, 2017

Chrystal Kornegay  
Undersecretary  
Department of Housing and Community Development  
Commonwealth of Massachusetts  
100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcel R-9b

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-9b.

The purpose of the proposed BRA action is to facilitate the redevelopment of Parcel R-9b located at 54-56 Belmont Street in Charlestown into a three unit residential condominium.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden  
Director

Enclosure

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.  
MASS. R-55, WITH RESPECT TO PARCEL R-9B**

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WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-9 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-9B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel R-9B.



2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-9B after the "R4-R18" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-9B	Residential and Parking	35	2	*	1 d

\* To be determined by the Authority

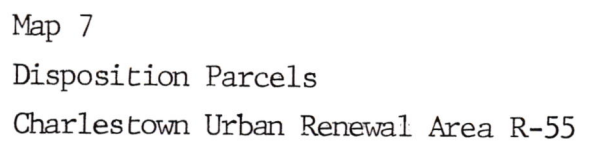
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.









May 15, 2017

The Honorable Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcel R-9b

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Dear Councilor Wu:

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The purpose of the proposed BRA action is to facilitate the redevelopment of Parcel R-9b located at 54-56 Belmont Street in Charlestown into a three unit residential condominium.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

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Brian P. Golden  
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5/15/17

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WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-9 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-9B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

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1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel R-9B.

2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-9B after the "R4-R18" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-9B	Residential and Parking	35	2	*	1 d

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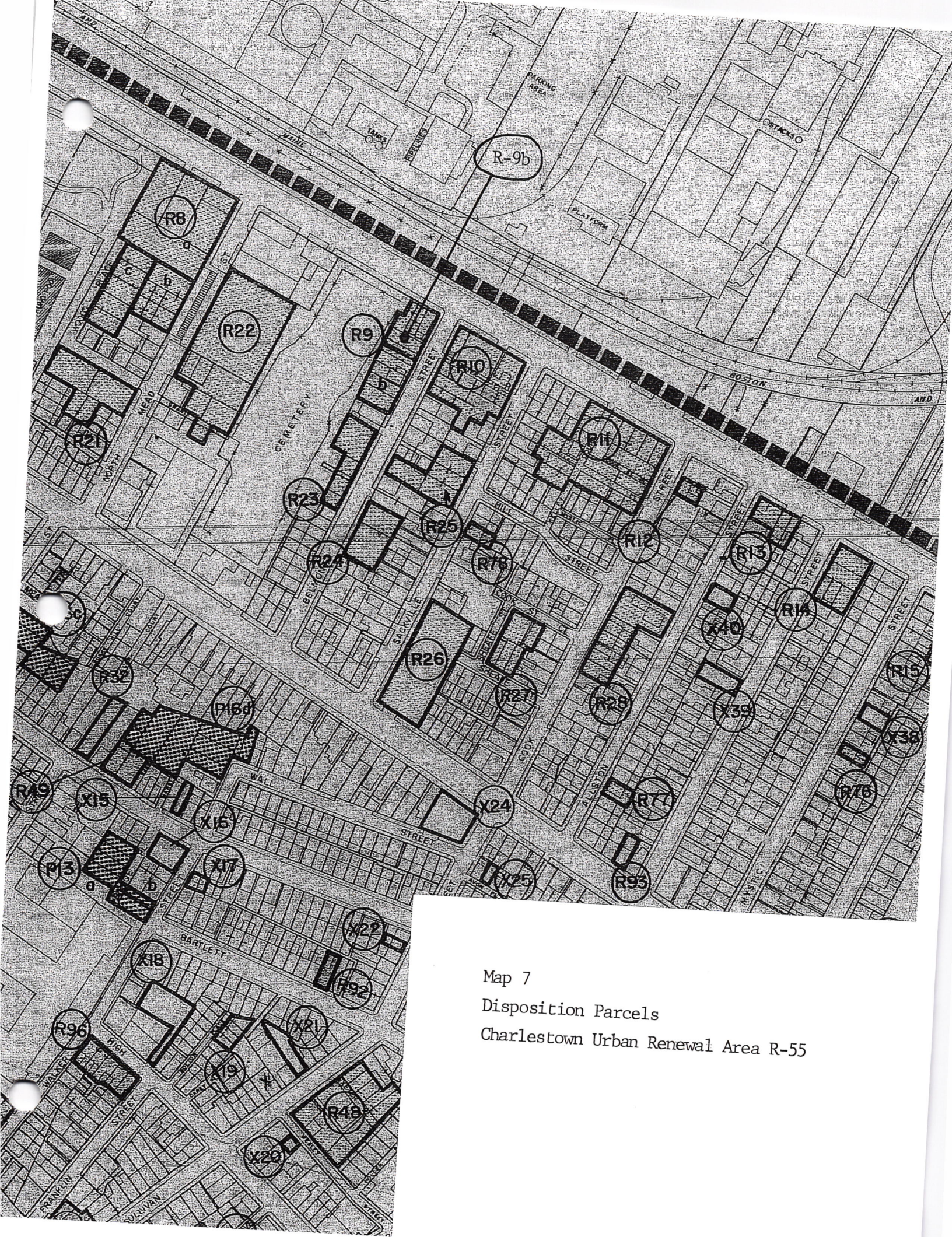
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5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55





March 10, 2017

Chrystal Kornegay  
Undersecretary  
Department of Housing and Community Development  
Commonwealth of Massachusetts  
100 Cambridge Street, Suite 300  
Boston, Massachusetts 02114

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcel R-97

Dear Undersecretary Kornegay:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on September 15, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Commonwealth of Massachusetts Department of Housing and Community Development that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-97.

The purpose of the proposed BRA action is to facilitate the construction of a three family dwelling on Parcel R-97 in the Charlestown Urban Renewal Area located at 305 Main Street (aka 2-2B Franklin Street).

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden  
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MASS. R-55, WITH RESPECT TO PARCEL R-97, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

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WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-97 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcel R-97 as shown on the attached map.

2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
R-97	Residential and Parking	33	2.0	NA	NA

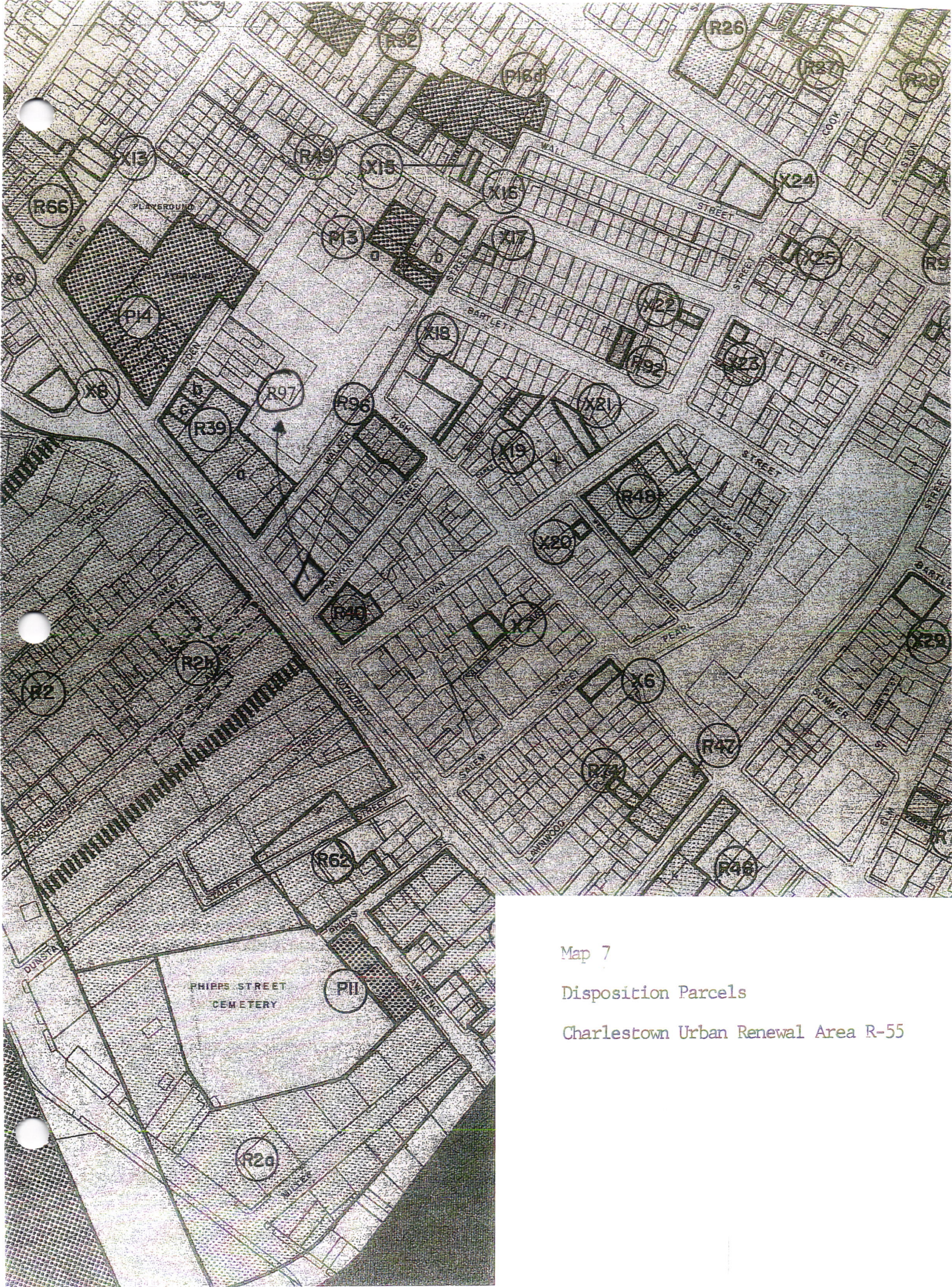
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4. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55



## **BUILDING Square Feet**

Existing 1 <sup>st</sup> Floor	13119 SF
Existing 2 <sup>nd</sup> Floor	13119 SF
Existing 3 <sup>rd</sup> Floor	13119 SF
New 4 <sup>th</sup> Floor	13119 SF

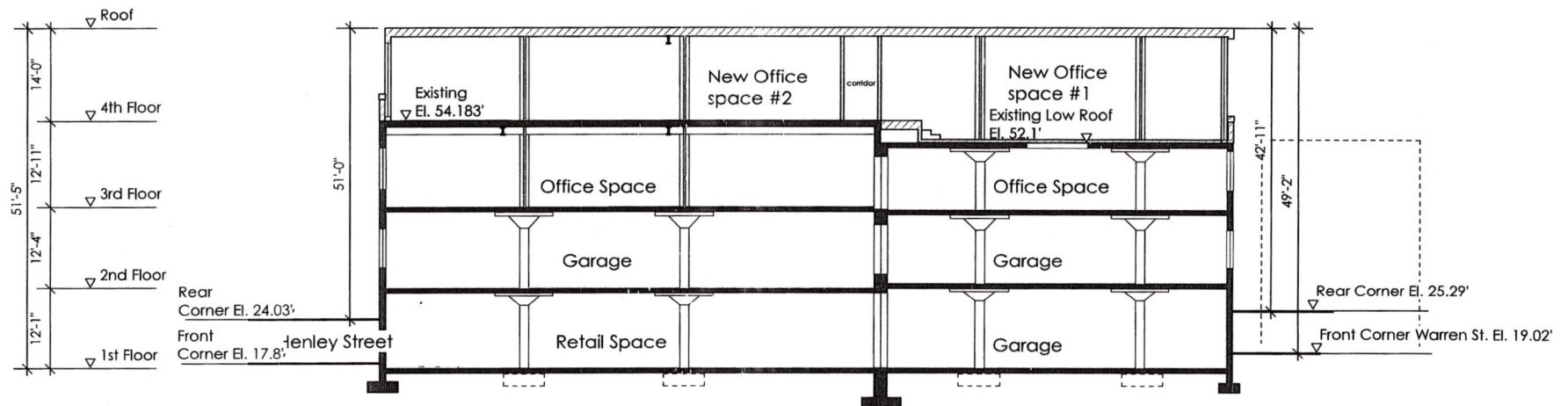
Total	52476 SF
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Lot Area	13153 SF
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Existing FAR	2
Proposed FAR	3.99

## **BUILDING ELEVATIONS**

Front Corner (Warren St.)	51'-5"
Rear Corner (Henley St.)	51'-0"
Front Corner (Warren St.)	49'-11"
Rear Corner	42'-11"



Hresko Associates, Inc.  
 Architect  
 Landscape Architect  
 110 Broad Street  
 Boston, MA 02110  
 617-350-7666  
 fax: 617-350-6260  
 eMail: hresko@ArchUSA.com

# **40 Warren Street** Charlestown, Massachusetts

5 0 5 10 20 25 30

## **Building Section**

Date: 3 September 2015  
 Scale: 1/16" = 1'-0"

14 October 2015

#a8-01

A  
 3.01





received on: MAR 10 2017

March 10, 2017

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Undersecretary  
Department of Housing and Community Development  
Commonwealth of Massachusetts  
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The purpose of the proposed BRA action is to facilitate the construction of a three family dwelling on Parcel R-97 in the Charlestown Urban Renewal Area located at 305 Main Street (aka 2-2B Franklin Street).

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden  
Director

Enclosure

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MASS. R-55, WITH RESPECT TO PARCEL R-97, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

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WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 and

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WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-97 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcel R-97 as shown on the attached map.

2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-97	Residential and Parking	33	2.0	NA	NA

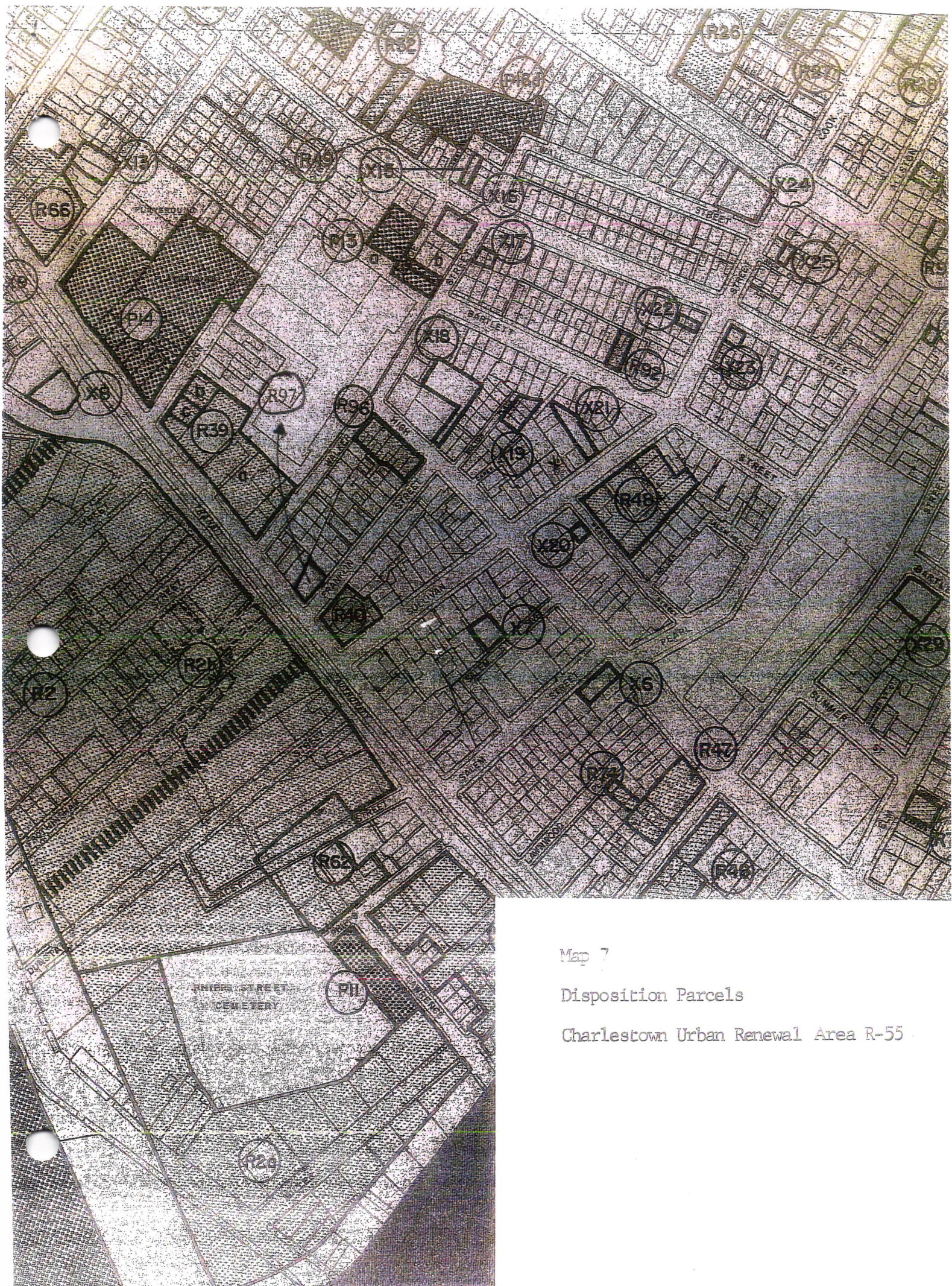
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Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55





March 10, 2017

The Honorable Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

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No. Mass. R-55, with respect to Parcel R-97

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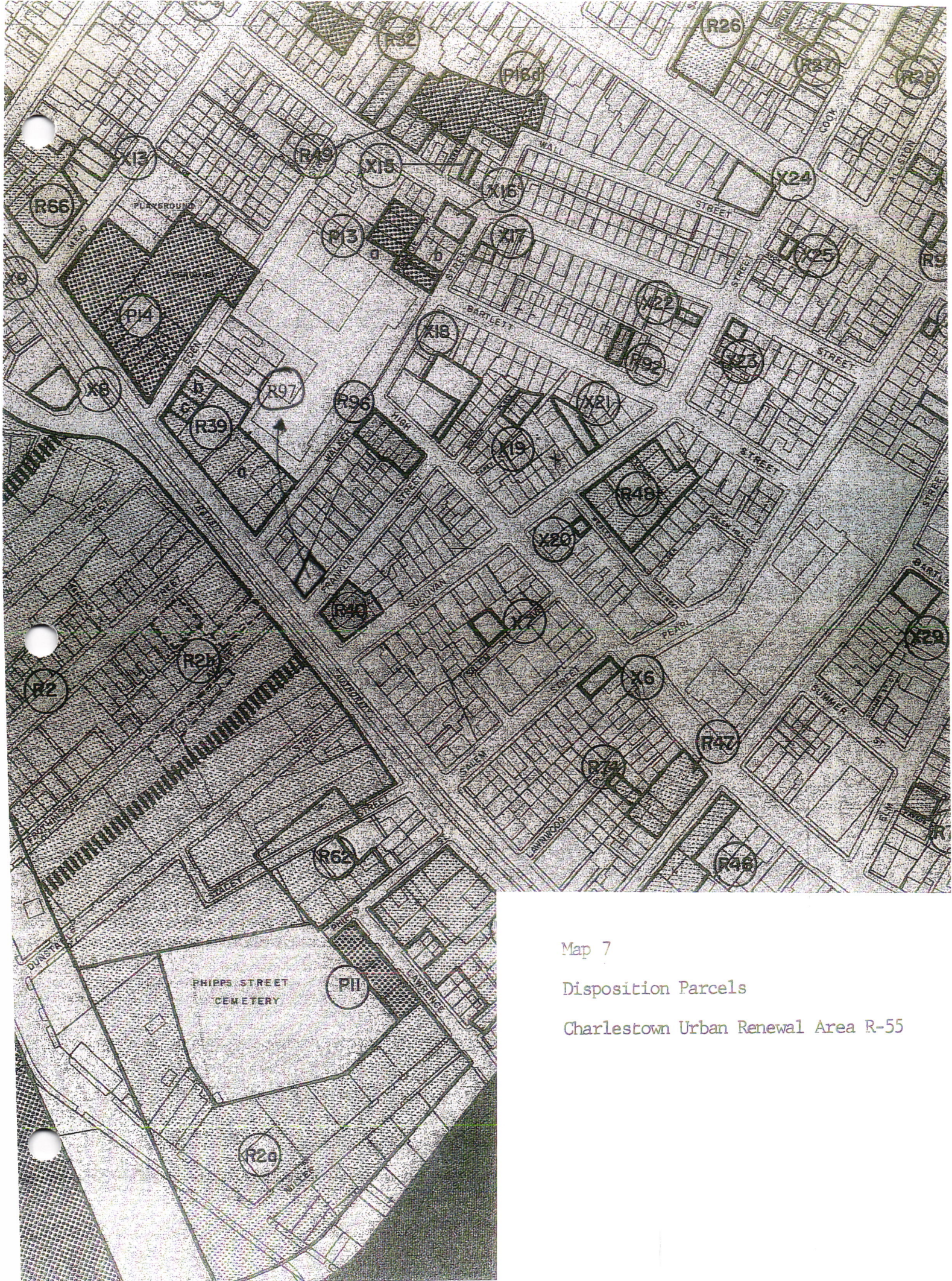
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Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55





February 15, 2017

The Honorable Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcel R-31

---

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-31.

The purpose of the proposed BRA action is to facilitate the one story addition to the building located at 40 Warren Street in Charlestown on a portion of Parcel R-31 in the Charlestown Urban Renewal Area.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,

Brian P. Golden  
Director

Enclosure

2/15/17



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WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-31 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-31A-3;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel R-31A-3.



2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-31A-3 after the "R19-R54" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-31A-3	Office, Retail (First Floor) and Parking	50	3.99	N/A	*

\* To be determined by the Authority

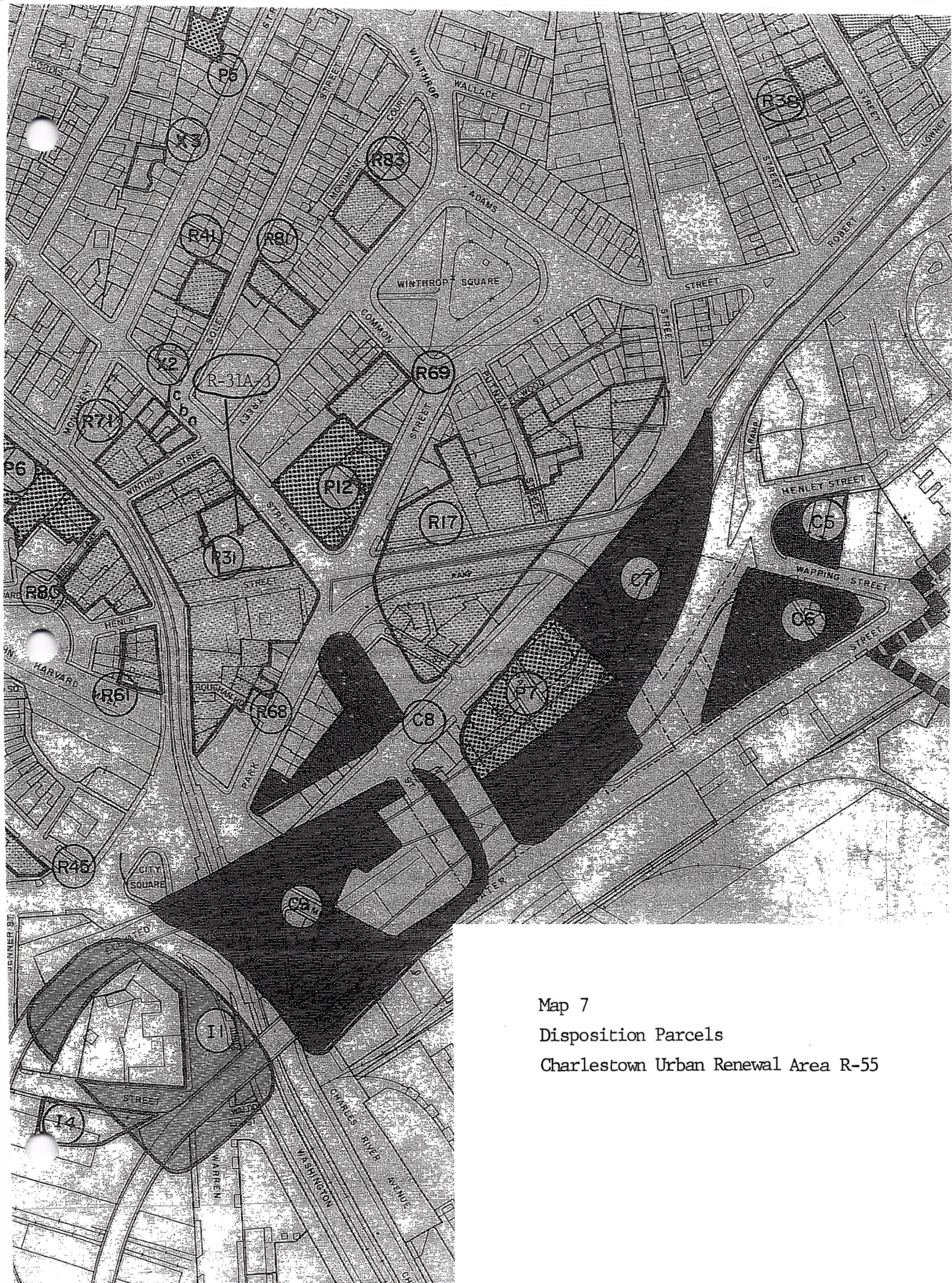
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Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55





**boston planning &  
development agency**

February 15, 2017

FEB 15 2017

Chrystal Kornegay  
Undersecretary  
Department of Housing and Community Development  
Commonwealth of Massachusetts  
100 Cambridge Street, Suite 300  
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WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-31A-3;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel R-31A-3.



2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-31A-3 after the "R19-R54" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-31A-3	Office, Retail (First Floor) and Parking	50	3.99	N/A	*

\* To be determined by the Authority

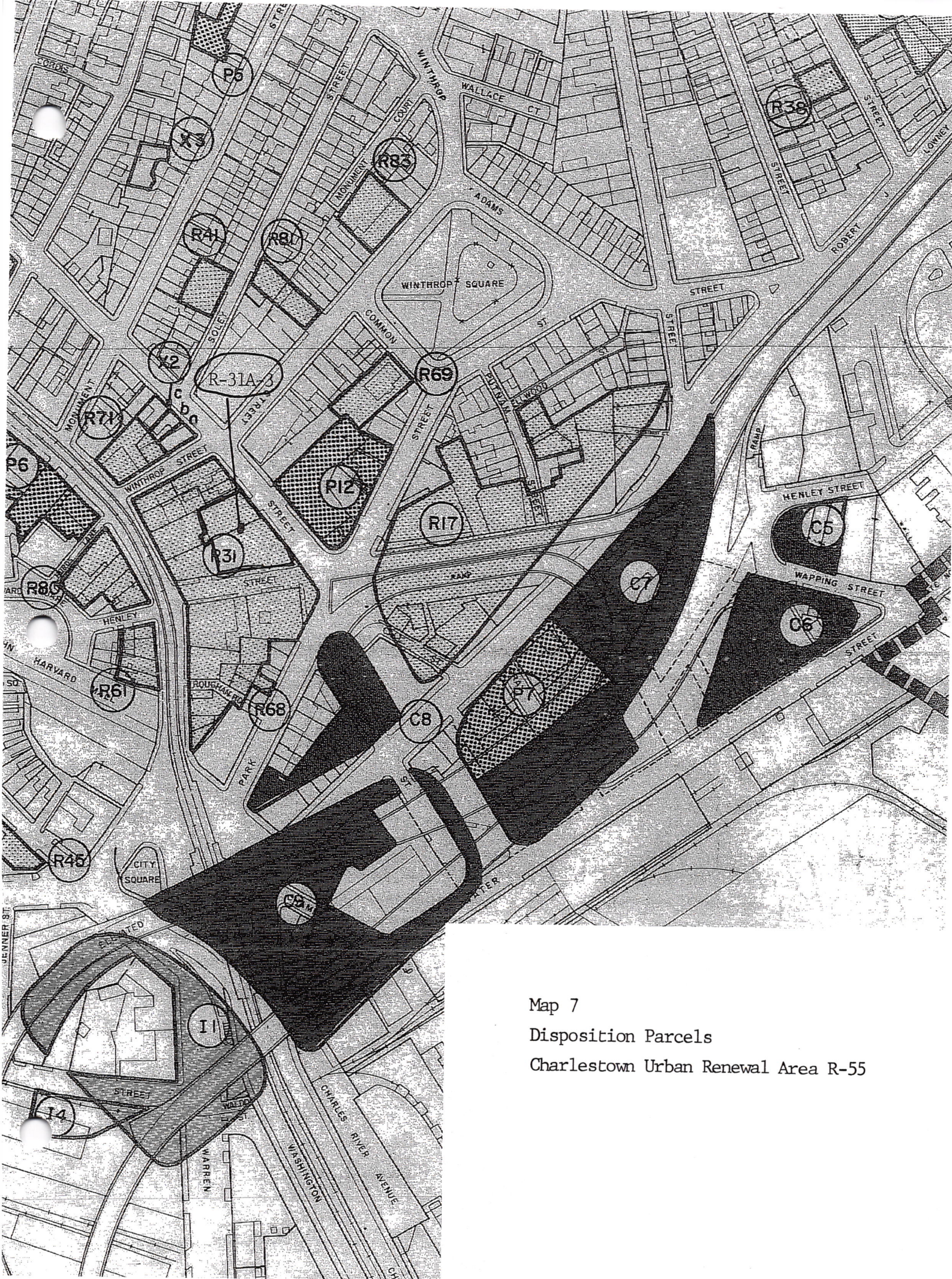
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Martin J. Walsh, *Mayor*  
Timothy J. Burke, *Chairman*  
Brian P. Golden, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

July 11, 2016

The Honorable Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcels R-11B-1 and R-11B-2

Dear Councilor Wu:

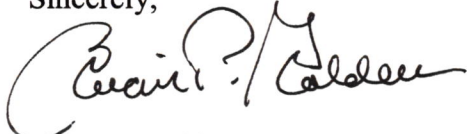
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004 and April 14, 2016, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcels R-11B-1 and R-11B-2.

The purpose of the proposed BRA action is to facilitate the construction of a single family house on Parcel R-11B-1 and a single family house on Parcel R-11B-2.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden  
Director

Enclosure





RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY REGARDING  
MINOR MODIFICATION TO THE CHARLESTOWN URBAN RENEWAL PLAN,  
PROJECT NO. MASS. R-55, WITH RESPECT TO PARCEL R-11B-1 AND PARCEL  
R-11B-2

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Amendment," provides that the Plan may be amended at any time by the Authority in the manner provided therein; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to Parcel R-11B-1 and Parcel R-11B-2 in the Charlestown Urban Renewal Area, are consistent with the objectives of the Plan and are minor modifications which may be adopted within the discretion of the Authority pursuant to said Section 1201; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcel R-11B-1 and Parcel R-11B-2 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, be it resolved by the Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be and hereby is amended as follows:

(a) That Map 7, entitled "Disposition Parcels", is hereby modified by subdividing Parcel R-11B and creating therefrom Parcel R-11B-1 and Parcel R-11B-2 as shown on the attached map; and

(b) That Map 2, "Proposed Land Use" is hereby modified by setting the use of the newly created Parcel R-11B-1 and Parcel R-11B-2 as residential, parking, open space and associated uses; and

(c) That Chapter VI, Section 602, entitled "Land Use and Building Requirements" is hereby modified as follows:



(1) That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-11B-1 and Parcel R-11B-2 after the "R4-R18" line of the table and by adding to the table the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-11B-1	Residential, Parking, Open Space and Associated Uses	45	*	*	1
R-11B-2	Residential, Parking, Open Space and Associated Uses	45	*	*	1

(2) That the following language shall be added at the end of the Permitted Uses section for Parcel R2 in the Specific Site Requirements section:

"Notwithstanding any other provision of this Plan, the use of Parcel R-11B-1 and Parcel R-11B-2 shall be residential, parking and open space uses."

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

3. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.

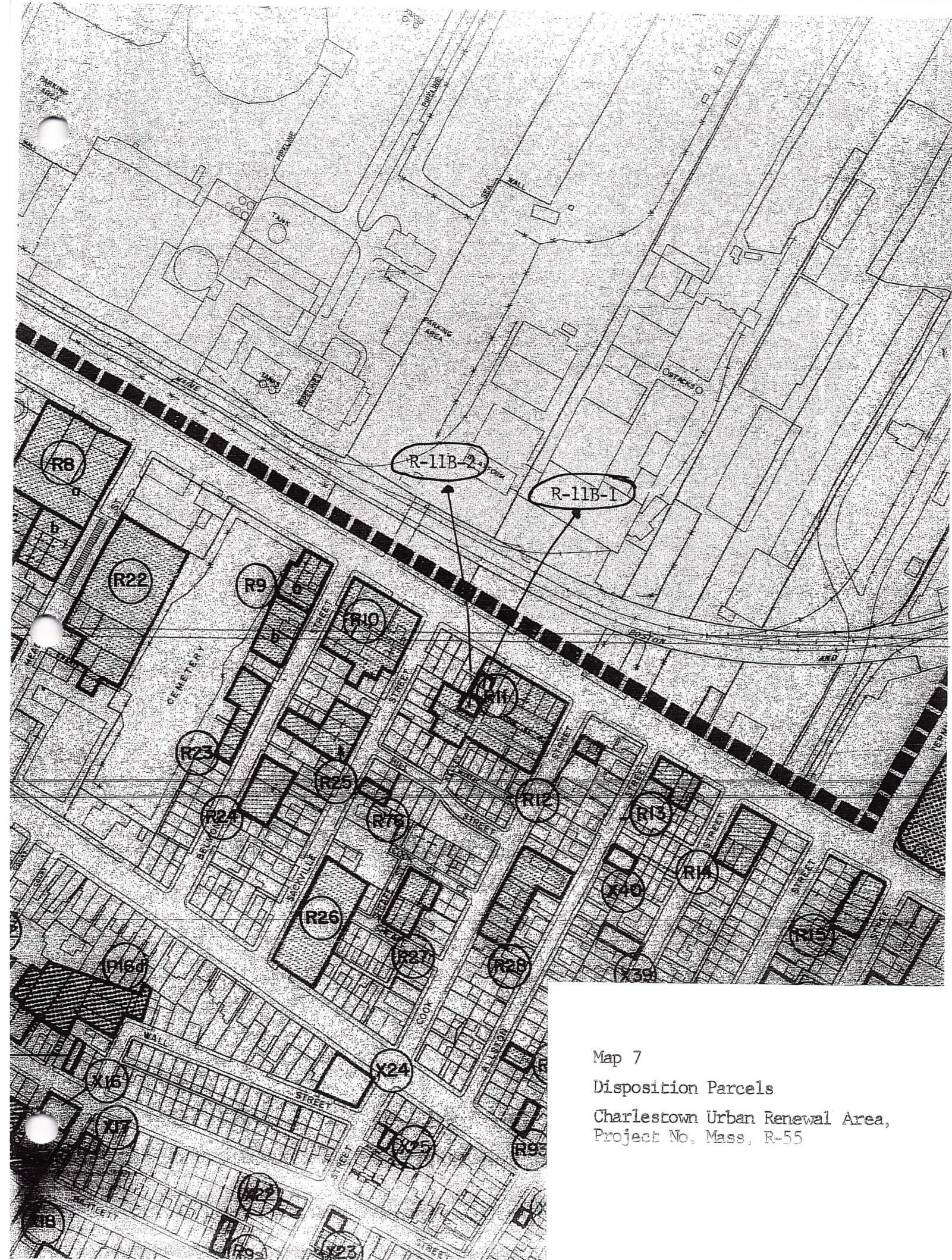
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That it is hereby found and determined that the proposed development is consistent and compatible with surrounding development respecting material, form and scale.



6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area,  
Project No. Mass. R-55



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Martin J. Walsh, *Mayor*  
Timothy J. Burke, *Chairman*  
Brian P. Golden, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

April 11, 2016

The Honorable Michelle Wu  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcel R-48

Dear Councilor Wu:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55, with respect to Parcel R-48.

The purpose of the proposed BRA action is to facilitate the redevelopment of the property located at 51 Sullivan Street by constructing a single family house thereon.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden  
Director



Enclosure



**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL R-48, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-48 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-48;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
Parcel R-48	Residential	35	2	*	1

\* To be determined by the Authority

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Martin J. Walsh, *Mayor*  
Timothy J. Burke, *Chairman*  
Brian P. Golden, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

October 9, 2015

The Honorable Bill Linehan  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Linehan:


In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the redevelopment of Parcel R-97 located at 305 Main Street. The BRA proposes to take action on this minor modification on November 10, 2015.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Brian P. Golden  
Director

cc: (all with enclosures).  
Members, Boston City Council  
Office of the Mayor





**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.  
MASS. R-55, WITH RESPECT TO PARCEL R-97, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-97 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcel R-97 as shown on the attached map.



2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
R-97	Residential and Parking	NA	NA	NA	NA

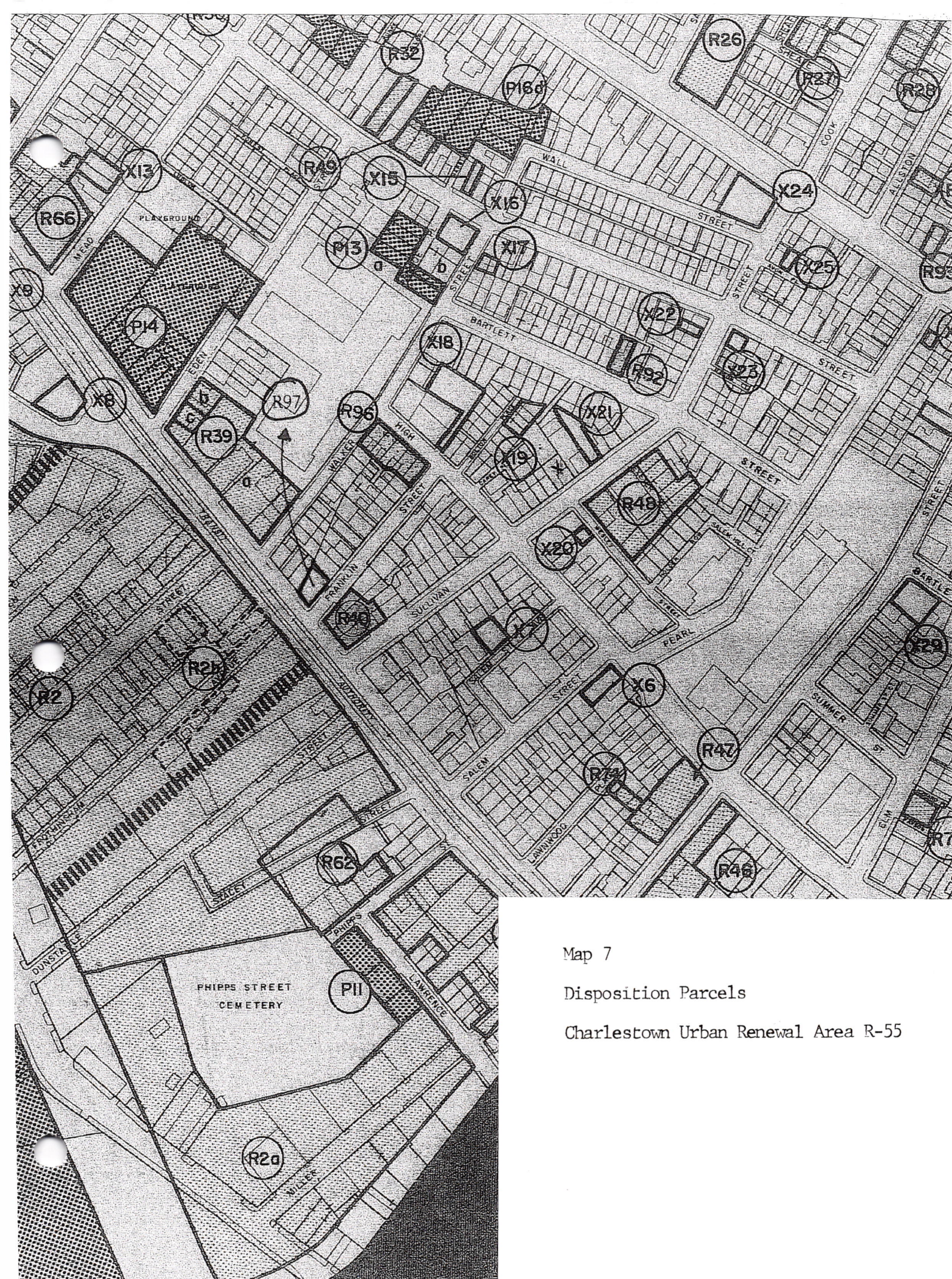
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area R-55



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Martin J. Walsh, *Mayor*  
Timothy J. Burke, *Chairman*  
Brian P. Golden, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

August 13, 2015

The Honorable Bill Linehan  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification to the Charlestown Urban Renewal Plan, Project  
No. Mass. R-55, with respect to Parcels R-7B-1 and R-7B-2

Dear Councilor Linehan:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan No. Mass. R-55, with respect to Parcels R-7B-1 and R-7B-2.

The purpose of the proposed BRA action is to facilitate the construction of three (3) residential units on a subdivided Parcel R-7B located at 49 Chappie Street.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Janet Carlson, First Assistant General Counsel, at (617) 918-4389.

Thank you.

Sincerely,



Teresa Polhemus  
Acting Director

Enclosure





**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.  
MASS. R-55, WITH RESPECT TO PARCELS R-7B-1 AND R-7B-2**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels R-7B-1 and R-7B-2 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcels R-7B-1 and R-7B-2 as shown on the attached map.
2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:



<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-7B-1	Residential	NA	NA	NA	NA
R-7B-2	Residential	NA	NA	NA	NA

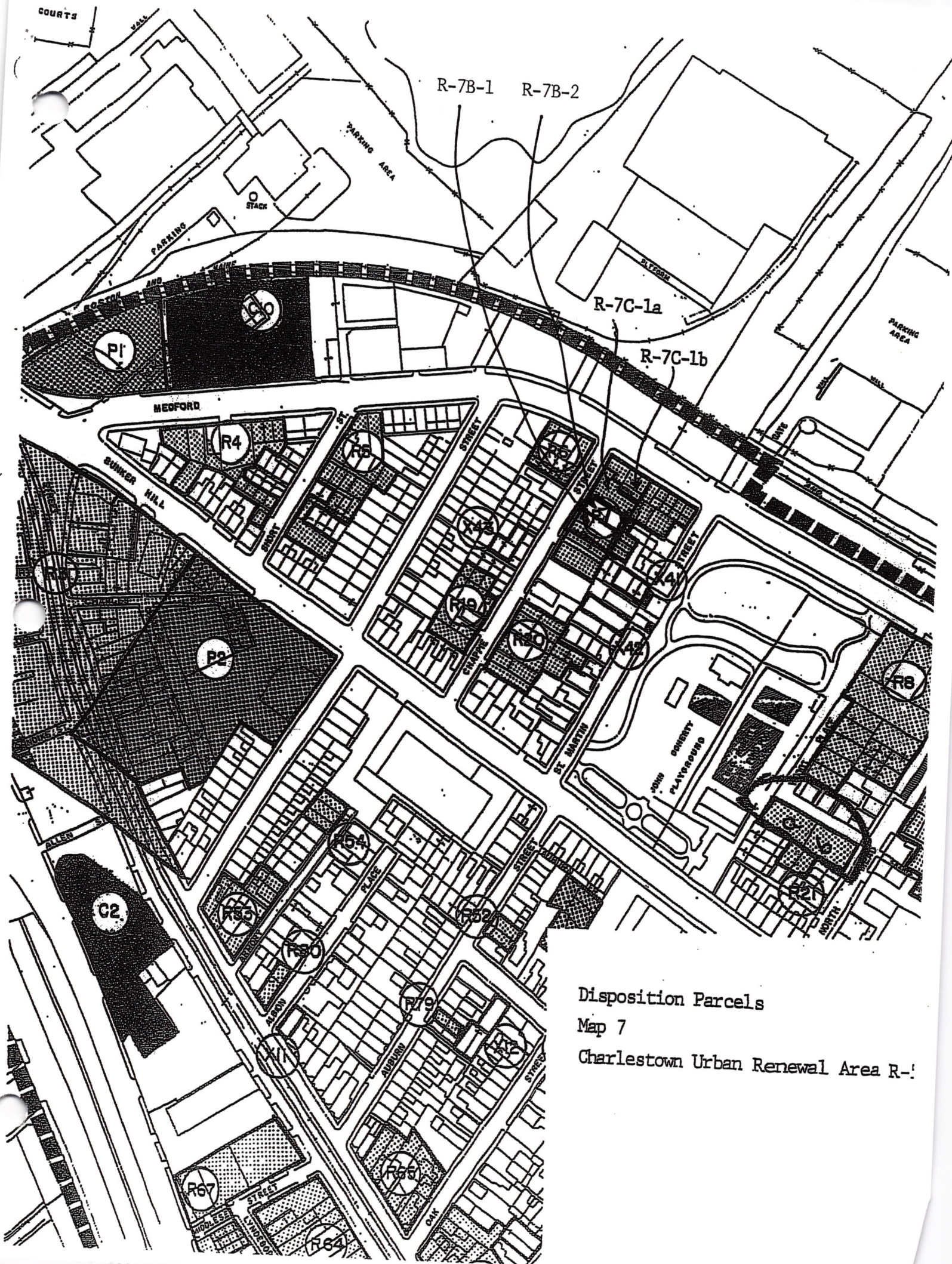
3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Disposition Parcels  
Map 7  
Charlestown Urban Renewal Area R-1



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Martin J. Walsh, Mayor

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

August 15, 2014

The Honorable Bill Linehan  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

**Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan,  
Project No. Mass. R-55**

Dear Councilor Linehan:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan, Project No. Mass. R-55 (the "Plan").

The purpose of the proposed BRA action for Parcel P-15-2C-4 is to facilitate the construction of a residential project as approved by the BRA Board on December 19, 2013. The purpose of the proposed BRA action for Parcel P-15-2C3 is to clearly define the urban renewal parcel for the existing commercial project. A copy of the Minor Modification Resolution is enclosed.

The BRA proposes to take action on this Minor Modification on September 18, 2014.

If you have any questions about this matter, please do not hesitate to contact Erico Lopez, Director for Development Review and Policy (617) 918-4429.

Thank you.

Sincerely,



Brian P. Golden  
Acting Director

cc (all with enclosures):  
Members, Boston City Council





SEPTEMBER 18, 2014

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCELS P-15-2C3 AND  
P-15-2C-4, AND AUTHORIZATION TO PROCLAIM BY  
CERTIFICATE THIS MINOR MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area ("Plan") was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modifications" provides that the Plan may be modified at any time by the Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels P-15-2C3 and P-15-2C-4 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of Chapter 30, sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:
  - (a) That Map 7, entitled "Disposition Parcels" is hereby modified by creating Parcels P-15-2C3 and P-15-2C-4 as shown on the attached map.



(b) That Map 3, entitled "Proposed Land Use" is hereby modified to by setting the use of the newly created Parcel P-15-2C3 as general business, and by setting the use of the newly created Parcel P-15-2C-4 as residential; and

(c) That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<sup>b</sup> <u>Permitted Uses</u>	<sup>c</sup> <u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
P-15-2C3	Commercial	*	*	*	*
P-15-2C-4	Residential	*	*	*	*

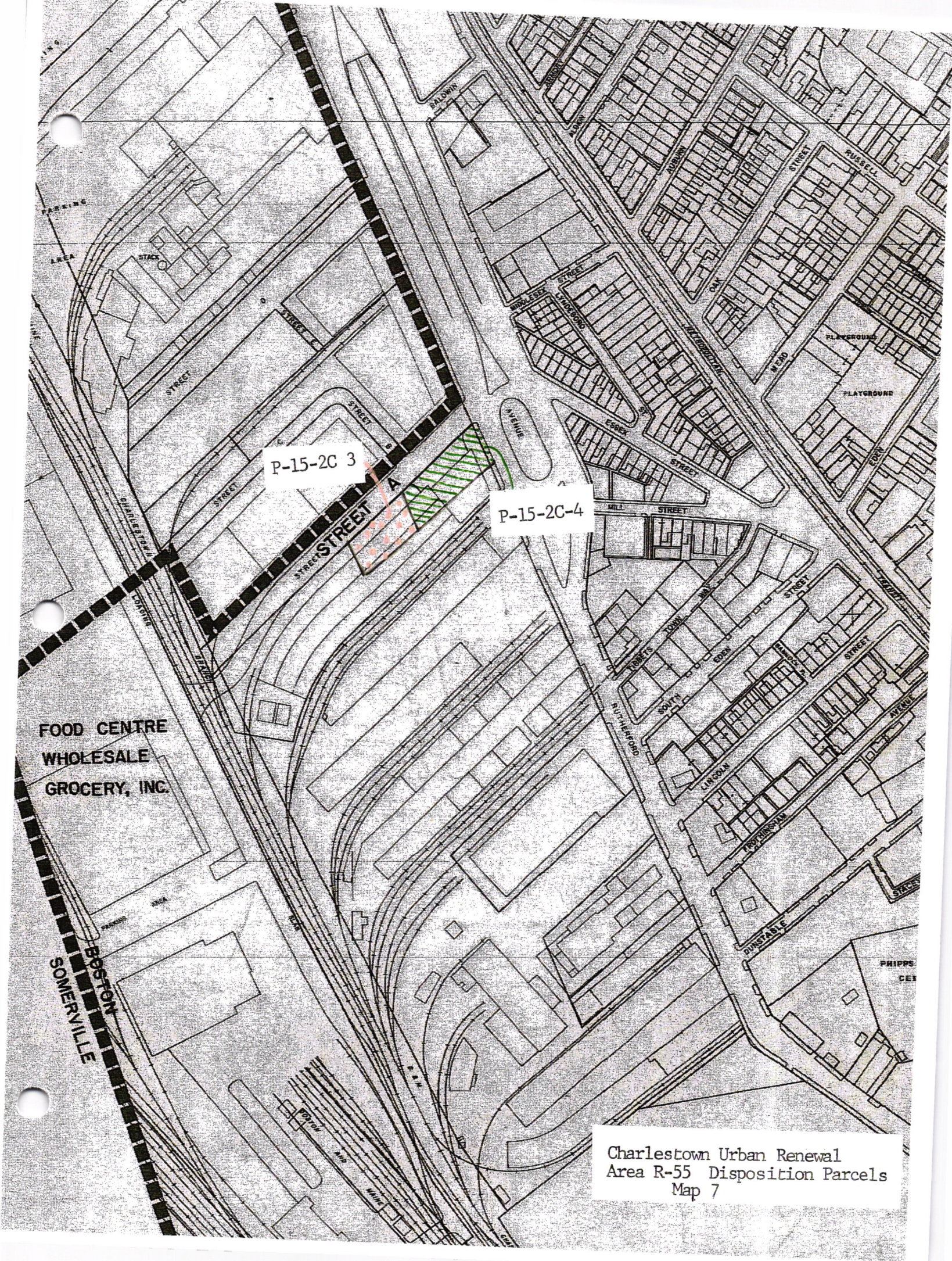
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that this minor modification of the Plan will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





P-15-2C 3

P-15-2C-4

FOOD CENTRE  
WHOLESALE  
GROCERY, INC.

BOSTON  
SOMERVILLE

Charlestown Urban Renewal  
Area R-55 Disposition Parcels  
Map 7



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

September 18, 2012

## **VIA HAND DELIVERY**

The Honorable Steven Murphy, President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

**Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan**

Dear Councilor Murphy:

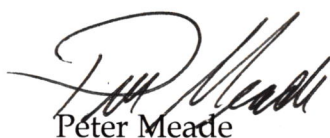
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I hereby notify the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of BRA-owned property located at 4 Walker Street by modifying the use of Parcel R-39A in the Charlestown Urban Renewal Area, Project No. Mass. R-55 from residential to include parking, playground and open space. The BRA proposes to take action on this minor modification at its Board meeting on October 18, 2012.

I enclosed copies of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Brenda McKenzie, Director of Economic Development at (617) 918-4424.

Thank you.

Sincerely,



Peter Meade

Director

Boston Redevelopment Authority

cc (all with enclosures):

Members, Boston City Council

Brenda McKenzie, BRA

Michael Kineavy, Office of the Mayor

James Tierney, BRA





OCTOBER 18, 2012

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
REGARDING MINOR MODIFICATION TO THE CHARLESTOWN  
URBAN RENEWAL PLAN, PROJECT NO. MASS. R-55 WITH RESPECT TO  
PARCEL R-39 AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE  
THIS MINOR MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Amendment," provides that the Plan may be amended at any time by the Authority in the manner provided therein; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to Parcel R-39 in the Charlestown Urban Renewal Area, are consistent with the objectives of the Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Plan is necessary to effectuate the redevelopment of Parcel R-39.

NOW, THEREFORE, be it resolved by the Authority as follows:

1. Pursuant to Section 1201 thereof, the Plan be, and hereby is, amended as follows:
  - (a) That Map 7, "Disposition Parcels" is hereby modified as follows:
    - (1) By dividing a portion of Parcel R-39 to create Parcel R-39A as shown on the attached Map; and
    - (2) By designating the use of Parcel R-39A as playground, open space and parking; and

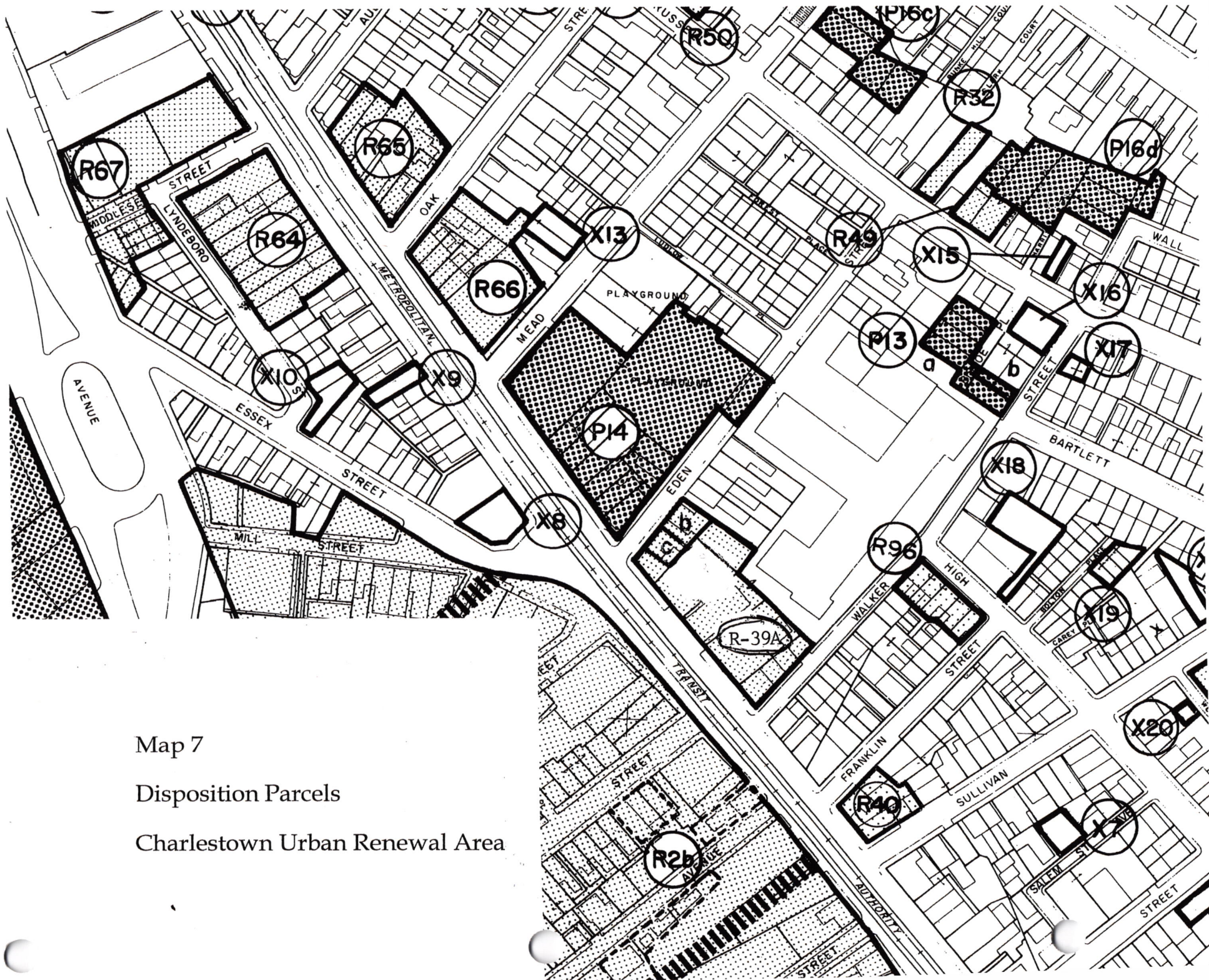


(b) That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Building Height (feet)</u>	<u>Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-39A	Playground, Open Space and Parking	*	*	*	*

2. That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.
3. That all other provisions of the Plan not inconsistent herewith be and hereby are continued in full force and effect.
4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
5. That it is hereby found and determined that the proposed development is consistent and compatible with surrounding development respecting material, form and scale.
6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

September 18, 2012

## VIA HAND DELIVERY

The Honorable Steven Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: **Proposed Minor Modification of the Charlestown Urban Renewal Plan**

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I hereby notify the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of property located at 54-60 Tremont Street by creating Parcel R-108 in the Charlestown Urban Renewal Area, Project No. Mass. R-55 for residential, parking, open space and associated uses. The BRA proposes to take action on this minor modification on October 18, 2012.

I enclosed copies of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Brenda McKenzie, Director of Economic Development at (617) 918-4424.

Thank you.

Sincerely,



Peter Meade  
Director

cc (all with enclosures):

Members, Boston City Council  
Brenda McKenzie, BRA  
Michael Kineavy, Office of the Mayor  
James Tierney, BRA





OCTOBER 18, 2012

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION TO THE CHARLESTOWN URBAN  
RENEWAL AREA, PROJECT NO. MASS. R-55 WITH RESPECT TO THE  
CREATION OF PARCEL R-108 AND AUTHORIZATION TO PROCLAIM  
BY CERTIFICATE THIS MINOR MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 (said plan, as amended, being herein referred to as the "Plan"); and

WHEREAS, Section 1201 of Chapter XII of the Plan, entitled "Amendment," provides that the Plan may be amended at any time by the Authority in the manner provided therein; and

WHEREAS, it is the opinion of the Authority that the modifications hereinafter provided with respect to 54-60 Tremont Street in the Charlestown Urban Renewal Area, are consistent with the objectives of the Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Plan is necessary to effectuate the redevelopment of 54-60 Tremont Street.

NOW, THEREFORE, be it resolved by the Authority as follows:

1. That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

(a) That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcel R-108 as shown on the attached map; and



(b) That Map 2, "Proposed Land Use" is hereby modified by setting the use of the newly created Parcel R-108 as residential, parking, open space and associated uses; and

(c) That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding Parcel R-108 and by adding to the table the following:

<u>Max.</u>		<u>Max.</u>	<u>Floor</u>		<u>Min.</u>
		<u>Building</u>	<u>Area</u>	<u>Max.</u>	<u>Parking</u>
<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Height</u>	<u>Ratio</u>	<u>Density</u>	<u>Ratio</u>
R-108	Residential, Parking, Open Space and Associated Uses	*	*	*	*

\* To be determined by the Authority

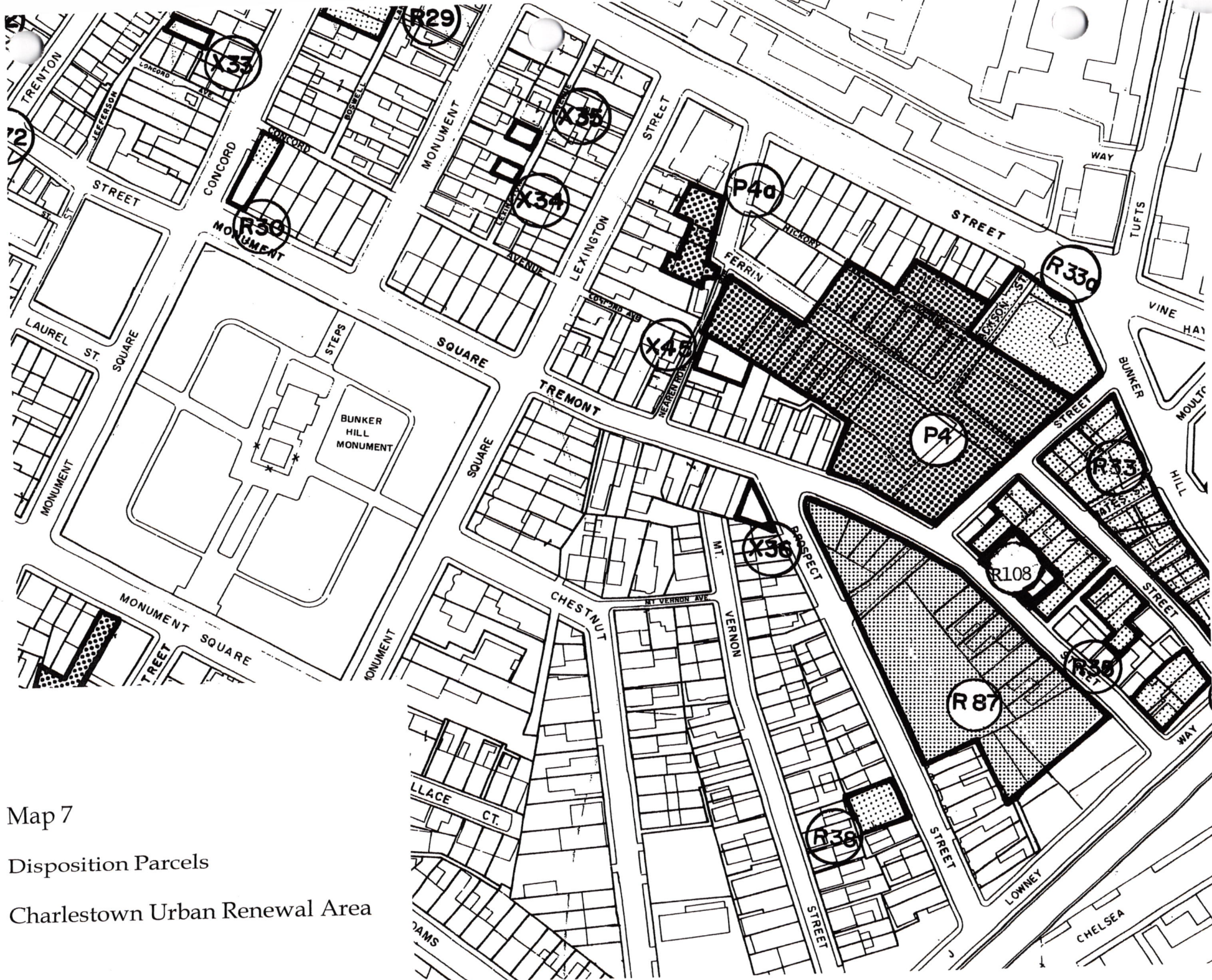
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

November 15, 2011

The Honorable Stephen J. Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Murphy:

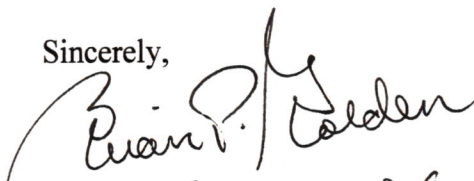
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel R-31 located at 40 Warren Street. The BRA proposes to take action on this minor modification on December 15, 2011.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Brenda McKenzie, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,

  
Peter Meade  
Director  
BRIAN P. GOLDEN  
ACTING DIRECTOR

cc: (all with enclosures).

Members, Boston City Council  
Brenda McKenzie, BRA  
Heather Campisano, BRA  
Geoffrey Lewis, BRA  
Michael Kineavy, Office of the Mayor





DECEMBER 15, 2011

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL R-31 AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-31 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-31;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-31	Residential, Institutional, Public, Parking, and Commercial	*	*	*	*

\* To be determined by the Authority

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

July 13, 2011

The Honorable Stephen Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel R-59C in the Charlestown Urban Renewal Area ("Parcel R-59C"), located at 50 Old Rutherford Avenue in Charlestown. The BRA proposes to take action on this minor modification on August 18, 2011

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Geoff Lewis, Senior Project Manager, at (617) 918-4297.

Thank you.

Sincerely,



Peter Meade  
Director

Cc: (all with enclosures).

Members, Boston City Council  
Heather Campisano, BRA  
Michael Kineavy, Office of the Mayor





AUGUST 18, 2011

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL R-59C, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-59C and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-59C;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
Parcel R-59C	Residential	*	*	*	*

\* To be determined by the Authority

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

8/16/11

July 15, 2011

The Honorable Stephen J. Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Murphy:

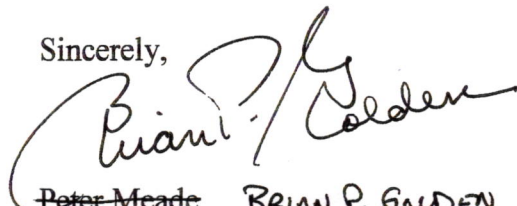
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel X-31 located at 65 Elm Street. The BRA proposes to take action on this minor modification on August 18, 2011.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Brenda McKenzie, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,

  
~~Peter Meade~~      BRIAN P. GOLDEN  
Director      ACTING DIRECTOR

cc: (all with enclosures).

Members, Boston City Council  
Brenda McKenzie, BRA  
Heather Campisano, BRA  
Geoffrey Lewis, BRA  
Michael Kineavy, Office of the Mayor





AUGUST 18, 2011

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL X-31, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel X-31 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel X-31;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
Parcel X-31	Residential	*	*	*	*

\* To be determined by the Authority

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Peter Meade, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

June 13, 2011

The Honorable Stephen Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Murphy:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel R-59-C-1 in the Charlestown Urban Renewal Area ("Parcel R-59-C-1"), located at 50 Rutherford Avenue in Charlestown. The BRA proposes to take action on this minor modification on July 14, 2011

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Geoff Lewis, Senior Project Manager, at (617) 918-4297.

Thank you.

Sincerely,



Peter Meade  
Director

Cc: (all with enclosures).

Members, Boston City Council  
Heather Campisano, BRA  
Michael Kineavy, Office of the Mayor



JULY 14, 2011

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL R-59-C-1, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-59-C-1 and is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-59-C-1;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
Parcel R-59-C-1	Residential	*	*	*	*

\* To be determined by the Authority

2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



March 9, 2011

The Honorable Stephen Murphy  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Murphy:

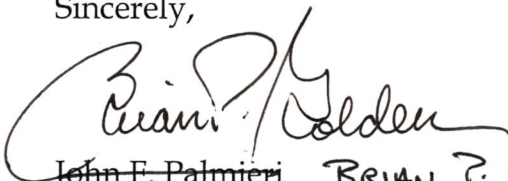
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcel R-2A1 in the Charlestown Urban Renewal Area ("Parcel R-2A1"), located at 75 West School Street in Charlestown. The BRA proposes to take action on this minor modification on April 14, 2011

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Geoff Lewis, Senior Project Manager, at (617) 918-4297.

Thank you.

Sincerely,



~~John F. Palmieri~~  
~~Director~~

BRIAN P. GOLDEN  
ACTING DIRECTOR

Cc: (all with enclosures).

Members, Boston City Council  
Heather Campisano, BRA  
Michael Kineavy, Office of the Mayor



APRIL 14, 2011

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCEL R-2A1, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcel R-2A1 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcel R-2A1;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:



1. That Map 7, entitled "Disposition Parcels," is hereby modified by creating Parcel 2A1 as shown on the attached map.

2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-2A1	Residential	*	*	*	*

3. That the Specific Site Requirements set forth in Section 602 of Chapter VI for Parcel R2 shall be amended as follows:

(a) The following sentence shall be added at the end of Section C.2. entitled "Density":

"The density of Parcel 2A1 shall be as determined by the Authority."

(b) The following sentence shall be added at the end of Section C.3. entitled "Height":

"The height of Parcel 2A1 shall be as determined by the Authority."

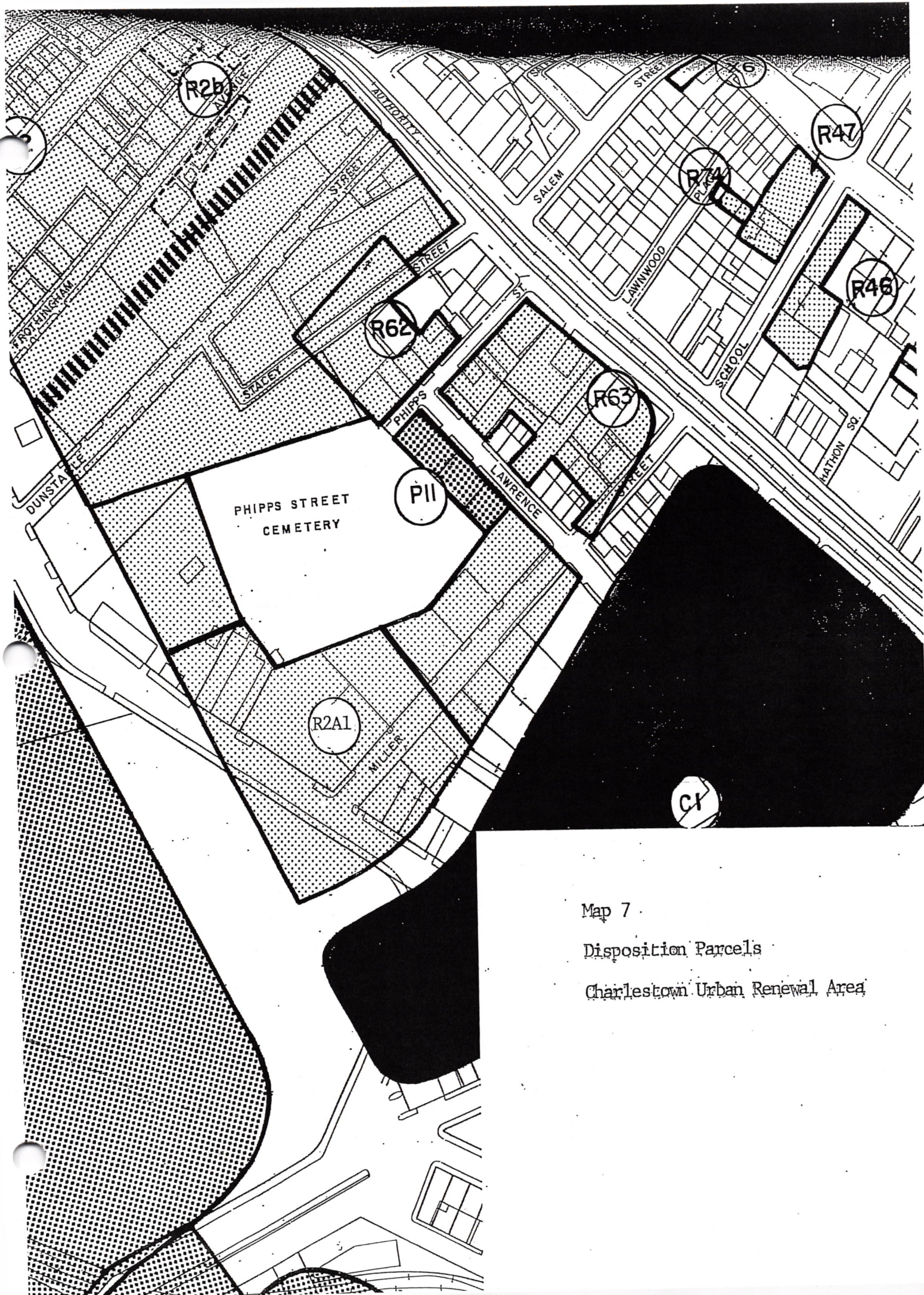
4. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

5. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

6. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

7. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7

Disposition Parcels

Charlestown Urban Renewal Area



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Mark Maloney, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

August 8, 2006

The Honorable Michael Flaherty  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Flaherty:

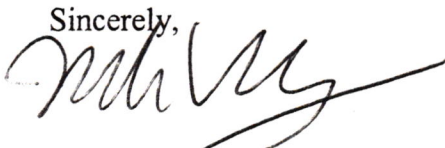
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of Parcels R-37A and R-37B located on a parcel of land bounded by Bunker Hill Street, Hunter Street, Vine Street, and Chelsea Street. The BRA proposes to take action on this minor modification on September 7, 2006.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney  
Director

Cc: (all with enclosures).

Members, Boston City Council  
Tom Miller, BRA  
Heather Campisano, BRA  
Michael Kineavy, Office of the Mayor  
Amy Dwyer, Office of the Mayor



SEPTEMBER 7, 2006

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
FOR THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT  
NO. MASS. R-55, WITH RESPECT TO PARCELS R-37A AND R-37B,  
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS  
MINOR MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan") and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Parcels R-37A and R-37B in the Charlestown Urban Renewal Plan Area ("Parcels R-37A and R-37B") is proposed to be redefined; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to Parcels R-37A and R-37B is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Urban Renewal Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed modification to the Urban Renewal Plan is necessary to effectuate the redevelopment of Parcels R-37A and R-37B;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:



That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by redefining the boundaries of Parcels R-37A and R-37B as shown on the attached map.
2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-37A	Public	*	*	*	*
R-37B	Residential/ Institutional	*	*	*	*

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.
4. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.
5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.
6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



Map No. 7  
Disposition Parcels  
Charlestown Urban Renewal  
Area R-55

STREET  
WAY  
TUFTS  
COREY  
VINE  
HAYES SQUARE  
SUMNER  
MOULTON  
HILL  
WATER STREET  
PARKING  
ST  
R-339  
P4  
R-378  
R-37A  
P10  
P11  
R87  
R36  
R35  
R34  
R33  
3 RD  
7TH ST  
MYS

Map No. 7  
Disposition Parcels  
Charlestown Urban Renewal  
Area R-55

STREET  
WAY  
TUFTS  
COREY  
VINE  
HAYES SQUARE  
SUMNER  
MOULTON  
HILL  
WATER STREET  
PARKING  
ST  
R-339  
P4  
R35  
R34  
R33  
R87  
R36  
R-378  
R-37A  
P10  
P11  
3 RD  
7TH ST



# Boston Redevelopment Authority

Boston's Planning & Economic  
Development Office

Thomas M. Menino, *Mayor*  
Clarence J. Jones, *Chairman*  
Mark Maloney, *Director*

One City Hall Square  
Boston, MA 02201-1007  
Tel 617-722-4300  
Fax 617-248-1937

August 5, 2005

The Honorable Michael Flaherty  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Flaherty:

In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the disposition of BRA-owned property located at New Rutherford Avenue. The BRA proposes to take action on this minor modification on September 8, 2005.

I have enclosed a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney

cc (all with enclosures):

Members, Boston City Council  
Tom Miller, BRA  
Jay Russo, BRA  
Michael Kineavy, Office of the Mayor  
Amy Dwyer, Office of the Mayor



SEPTEMBER 8, 2005

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.  
MASS. R-55, WITH RESPECT TO PARCELS R-59-C-1 AND R-59-C-2,  
AND AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS  
MINOR MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 ("Plan" or "Urban Renewal Plan"); and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Amendment" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, certain parcels of land on New Rutherford Avenue are proposed to be included in the Plan and will be identified as Parcels R-59-C-1 and R-59-C-2 in the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modifications with respect to Parcels R-59-C-1 and R-59-C-2, located on New Rutherford Avenue are consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 and 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed amendments to the Urban Renewal Plan are necessary to effectuate the redevelopment of Parcels R-59-C-1 and R-59-C-2 in Charlestown;



NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

a. That Map 7, entitled "Disposition Parcels", is hereby modified by creating Parcels R-59-C-1 and R-59-C-2 as shown on the attached map.

b. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

Parcel Number	Permitted Uses	Max. Building Height (feet)	Max. Floor Area Ratio	Max. Density	Min. Parking Ratio
R-59-C-1	Open Space Accessory to Residential Use	NA	NA	NA	NA
R-59-C-2	Residential Use	*	*	*	*

\* To be determined by the Authority.

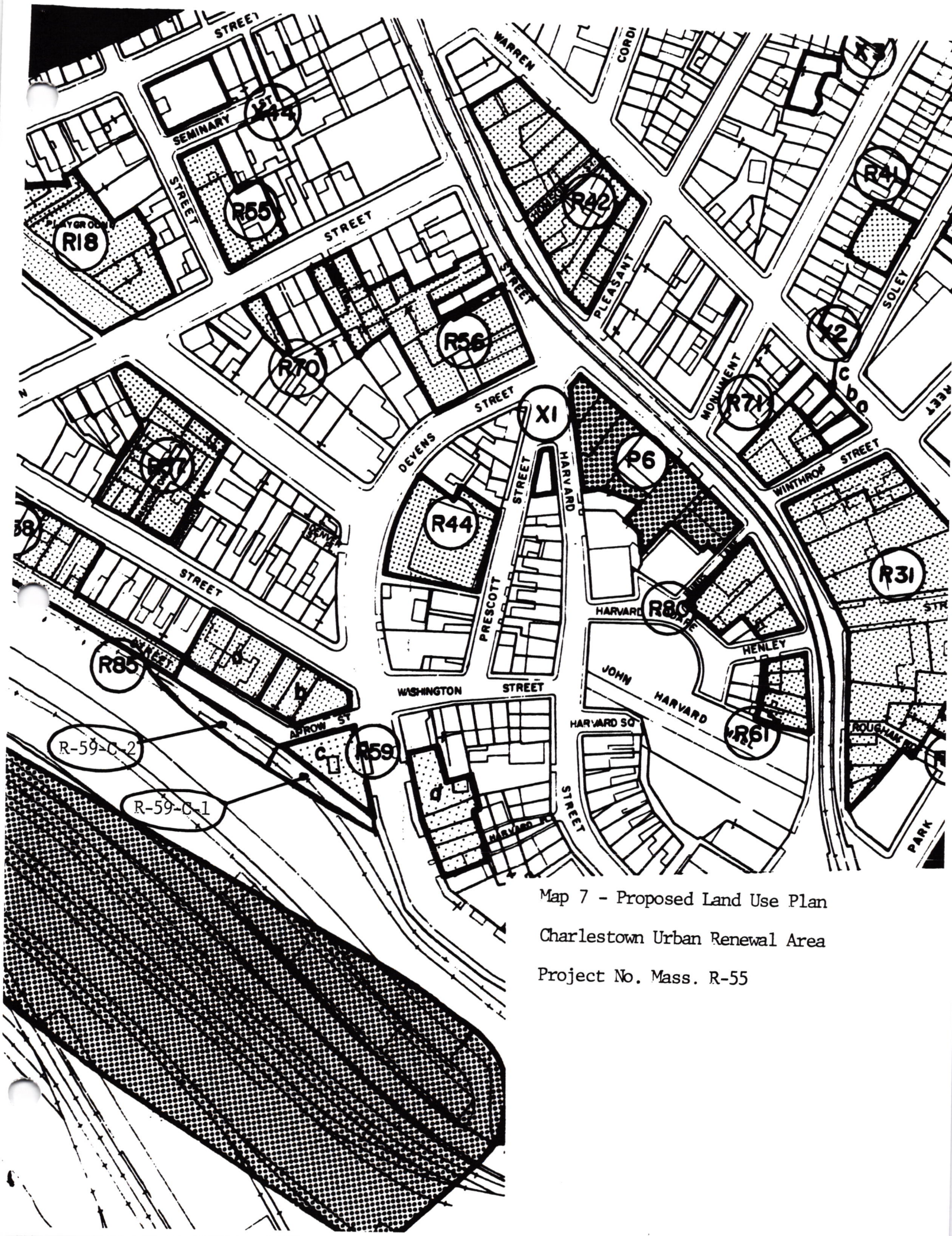
2. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

3. That it is hereby found and determined that pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment, and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

5. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.





Map 7 - Proposed Land Use Plan  
Charlestown Urban Renewal Area  
Project No. Mass. R-55



February 9, 2005

The Honorable Michael Flaherty  
President  
Boston City Council  
One City Hall Square  
Boston, MA 02201

Re: Proposed Minor Modification of the Charlestown Urban Renewal Plan

Dear Councilor Flaherty:

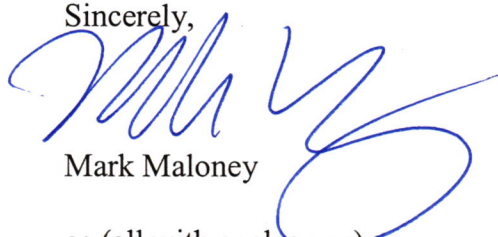
In accordance with the policies adopted by the Boston Redevelopment Authority ("BRA") Board on December 21, 2004, with respect to proposed urban renewal actions of the BRA, I am hereby notifying the Boston City Council that the BRA proposes to adopt a minor modification to the Charlestown Urban Renewal Plan.

The purpose of the proposed BRA action is to facilitate the development of a residential structure to be located at 300 Medford Street, which structure will comprise three residential units, associated parking spaces, and other site improvements and to transfer 1,565 square feet of land to owners of the property located at 51 Allston Street for a side yard. The BRA proposes to take action on this minor modification on March 24, 2005.

I enclose a copy of the proposed minor modification resolution. If you have any questions about this matter, please do not hesitate to contact Tom Miller, Director of Economic Development, at (617) 918-4424.

Thank you.

Sincerely,



Mark Maloney

cc (all with enclosures):

Members, Boston City Council  
Tom Miller, BRA  
Jay Russo, BRA  
Michael Kineavy, Office of the Mayor  
Amy Dwyer, Office of the Mayor



MARCH 24, 2005

**RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: MINOR MODIFICATION OF THE URBAN RENEWAL PLAN  
OF THE CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO.  
MASS. R-55, WITH RESPECT TO PARCELS R-13-1 AND R-13-2, AND  
AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS MINOR  
MODIFICATION**

---

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area was adopted by the Boston Redevelopment Authority (the "Authority") on March 25, 1965 and approved by the City Council of the City of Boston on June 7, 1965 and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Authority that the minor modification with respect to the subdivision of Parcel R-13 into Parcels R-13-1 and R-13-2 is consistent with the objectives of the Charlestown Urban Renewal Plan; and

WHEREAS, the Authority is cognizant of the requirements of Massachusetts General Laws Chapter 30, Sections 61 through 62H, as amended, and its implementing regulations (collectively, "MEPA") with respect to minimizing and preventing damage to the environment; and

WHEREAS, the proposed amendment to the Plan is a minor change and may be adopted within the discretion of the Authority pursuant to Section 1201 of said Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That, pursuant to Section 1201 of the Charlestown Urban Renewal Plan, Mass. R-55 (the "Plan"), the Plan be, and hereby is, amended as follows:

1. That Map 7, entitled "Disposition Parcels", is hereby modified by subdividing Parcel R-13 into Parcels R-13-1 and R-13-2 as shown on the attached map.



2. That the table entitled "Table of Land Use Requirements" in Section 602 of Chapter VI shall be modified by adding the following:

<u>Parcel Number</u>	<u>Permitted Uses</u>	<u>Max. Building Height (feet)</u>	<u>Max. Floor Area Ratio</u>	<u>Max. Density</u>	<u>Min. Parking Ratio</u>
R-13-1	Residential and Associated uses	*	*	*	*
R-13-2	Open Space	*	*	*	*

3. That the proposed modification is found to be a minor modification which does not substantially or materially alter or change the Plan.

4. That it is hereby found and determined pursuant to MEPA that the foregoing modification of the Plan, and any proposed development undertaken pursuant thereto, will not result in significant damage to or impairment of the environment, and further that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

5. That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

6. That the Director be and hereby is authorized to proclaim by certificate this minor modification of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1, dated August, 1974, if applicable.



Map 7 - Disposition Parcels  
Charlestown Urban Renewal Area R-55

