

Messrs. Meade and Golden attended the Meeting.

The Chairman opened the meeting of the Boston Redevelopment Authority.

On a motion duly made and seconded, it was unanimously

The Minutes of the meeting of December 5, 2013 were submitted and approved.

The Director updated the Boards that the transportation projects and other projects have had over 300 community meetings.

Mr. Peter Meade recused himself and left the room at this time.

This is a Public Hearing before the Boston Redevelopment Authority, being held in accordance with Article 80 of the Boston Zoning Code, to consider whether the Expanded Project Notification Form for the Boston Garden Project submitted on September 6, 2013 ("Expanded PNF"), as supplemented by additional information on December 6, 2013, adequately describes the potential impacts arising from the proposed Boston Garden Project. Boston Garden Development Corp and Boston Properties Limited Partnership (together, the "Applicant") are seeking a Scoping Determination waiving further review of the Project under subsections 4 and 5 of Section 80B-5 of the Code.

Copies of a memorandum dated December 19, 2013 were distributed entitled "", which included seven proposed votes. Attached to said memorandum was a document entitled "THIRD INSTITUTIONAL MASTER PLAN AMENDMENT TO THE EMERSON COLLEGE INSTITUTIONAL MASTER PLAN AND 1-3 BOYLSTON PLACE PROJECT", which included seven proposed votes. Attached to said memorandum was a document entitled "Map Amendment Application No. , Boston Redevelopment Authority Emerson College Institutional Master Plan Area Map 1A, Midtown Cultural District" and two maps indicating the location of the proposed project.

Ms. Consulelo Thornell entered the room at this time.

Ms. Katelyn, Sullivan, Project Manager, Ms Peggy Ings, Emerson College, Mr. Elkus, architect and Mr. Ross Cameron, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Gary Walker, electrician union

Ms. Sarah Hinton on behalf of Councilor Michael Ross

Mr. James Chan, on behalf of Councilor William Linehan

Mr. Brian Doherty, Boston Building Trades

Ms. Margaret Carr, abutter

Mr. Greg Galer, Boston Preservation Alliance

Mr. Miguel Perez, carpenters union

Mr. Sean Nealy, ironworkers union

Mr. Neal Conley, ironworkers union

Mr. Steve Williams, ironworkers union
Mr. Paul Lynch, ironworkers union
Ms. Karen LaFrazer, St. Francis House
Mr. Michael Taylor, Urban College of Boston
Mr. Mark Fortune, Boston Building Trades
Mr. Jerome Murphy, M Steinert & Sons Piano Co.

The following people spoke in opposition to the proposed project:

Mr. Ray Marson, W resident
Mr. Dean Hara, W resident
Mr. John Russell, 110 Stuart Street condos
Mr. Larry Kaplan, attorney

On a motion duly made and seconded, it was unanimously

VOTED: That in connection with the Emerson College (“Emerson”) Third Institutional Master Plan Amendment (“Third IMP Amendment”) presented at a public hearing held pursuant to Section 80D-5.4 of the Boston Zoning Code (“Code”) at the offices of the Boston Redevelopment Authority (“Authority” or “BRA”) on December 19, 2013, and after consideration of evidence presented at, and in connection with, the proposed Emerson Third IMP Amendment, the BRA finds that: (a) the Emerson Third IMP Amendment complies with the Scoping Determination issued in connection with the Institutional Master Plan Notification Form; (b) the Emerson Third IMP Amendment conforms to the general plan for the City of Boston as a whole; and (d) on balance, nothing in the Emerson Third IMP Amendment will be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue an Adequacy Determination pursuant to Article 80D-5.4 of the Code approving the Emerson Third IMP Amendment; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirement to file and review a Draft Project Impact Report and Final Impact Report for the 1-3 Boylston Place Project (“Proposed Project”) pursuant to Section 80B-5.3(d) of the Code, which Scoping Determination shall provide that the Project Notification Form adequacy describes the impacts of the Proposed Project, subject to further BRA design review; and

FURTHER VOTED: That, the Director be, and hereby is, authorized pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon completion of the Article 80B Large Project Review; and

FURTHER VOTED: That, pursuant to Article 80D of the Code, the BRA hereby authorizes the Director to petition the Boston Zoning Commission for approval of the Emerson Third IMP Amendment and to amend “Map 1A, Midtown Cultural District” all in substantial accord with the and map amendment associated therewith presented to the BRA at its hearing on December 19, 2013; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to issue one or more Certifications of Consistency or partial Certifications of Consistency pursuant to Article 80D-10 of the Code when the Director finds that (a) the Proposed Projects are

described adequately in the Emerson Third IMP Amendment and are consistent with the Third IMP Amendment, and (b) the Third IMP Amendment has been approved by the BRA and the Boston Zoning Commission in accordance with the applicable provisions of Article 80D, IMP Review; and

FURTHER VOTED: That, the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the foregoing, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement.

The aforementioned THIRD MASTER PLAN AMENDMENT is filed in the Document Book at the Authority as Document No. 7443.

Mr. Brian P. Golden, Secretary left the meeting at this time.

Mr. Peter Meade re-entered the room at this time.

Copies of a memorandum dated December 19, 2013 were distributed entitled " SCHEDULING OF A PUBLIC HEARING FOR THE DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT AREA NO. 98, 345 HARRISON AVENUE, SOUTH END, BOSTON ", which included a proposed vote.

On a motion duly made and seconded, it was unanimously

VOTED: That the Secretary be, and hereby is, authorized to advertise pursuant to Section 80C-5 of the Boston Zoning Code a public hearing before the Boston Redevelopment Authority to be held at a date and time to be determined by the Director to consider the Development Plan for Planned Development Area No.98, 345 Harrison Avenue, South End, Boston.

Mr. Paul Foster recused himself and left the room at this time.

This is also a hearing under Chapter 121A of the Massachusetts General Laws and the Acts of 1960, Chapter 652, both as amended, and the Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, as amended and to the extent applicable, to consider an application filed by the Applicant with the BRA for approval of the Boston Garden Chapter 121A Project.

The Project Area is located adjacent to TD Garden and North Station and is bounded by Causeway Street to the south, the TD Garden to the north, the pedestrian connection from Causeway Street to the TD Garden and North Station to the west and Interstate 93 to the east. The Project Area contains approximately 2.8 acres of land, and is the former site of the original Boston Garden before the arena's demolition in 1998. The Project Area is currently being utilized as a paved surface parking lot with access directly from Causeway Street.

The Project consists of the construction of a new, mixed-use, 1,870,000± square foot project that will include office, retail, hotel and residential components and an underground parking garage for 800 vehicles. The Project will include a new entrance to North Station and TD Garden, and a new, weather-protected pedestrian connection between the MBTA Orange and Green Lines to the Commuter Rail and Amtrak.

Notice of this Public Hearing was duly advertised in:

The Boston Herald - December 6, 2013

Regional Review - December 10, 2013
The Beacon Hill - December 10, 2013
The Beacon Courant - December 13, 2013

and by sending such notice to abutters.

In a Public Hearing before the Authority, staff members and the Applicant's representatives will first present their case and will be subject to questions by members of the Authority only. Thereafter, those wishing to speak in favor of the proposed Project will be afforded an opportunity to do so under the same rules of questioning. Following that, those wishing to speak in opposition will be afforded an opportunity to do so, again under the same rules of questioning. Finally, the Applicant's representatives will be allowed a brief period of rebuttal, if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Any person aggrieved by the approval or disapproval of a Project under Chapter 121A may appeal within thirty (30) days as provided in Chapter 652 of the Acts of 1960, as Amended.

Staff will now begin the presentation.

Copies of a memorandum dated December 19, 2013 were distributed entitled "BOSTON GARDEN PROJECT, 80 CAUSEWAY STREET-NORTH STATION ECONOMIC DEVELOPMENT AREA", which included seven proposed votes. Attached to said memorandum was a document entitled "BOSTON REDEVELOPMENT AUTHORITY REPORT AND DECISION ON THE APPLICATION FOR APPROVAL OF THE BOSTON GARDEN DEVELOPMENT CORP. AND BOSTON PROPERTIES LIMITED PARTNERSHIP TO UNDERTAKE A PROJECT IN BOSTON, MASSACHUSETTS UNDER MASS. G.L.C. 121A, AS AMENDED AND ST. 1960, C. 652, AS AMENDED"

Mr. John Fitzgerald, Senior Project Manager, Mr. Brian Cooper, attorney, Ms. Amy Latimer President, Boston Garden and Mr. David Manfredi, architect, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Ms. Nicole Leo, Mayor's Office of Neighborhood Services

Mr. Bob O'Brien, Groundwater Trust

a woman for the Supermarket committee

Mr. Wayne Luca, West End Museum and resident

Mr. Lee, ABCD chairperson and Supermarket Committee

Mr. Devin Cruz, West End Place and IAG

Mr. Francesco, North End resident

Mr. Brian Golden entered the room at this time.

Mr. John Ryder, resident and commuter

Mr. Grey Lee, US Green Building Council, Massachusetts

Ms. Sarah Hinton on behalf of Councilor Michael Ross

Mr. Brian Doherty, Boston Building Trades and on behalf of Mr. Mark Fortune,
President, Boston Building Trades

Mr. Michael on behalf of Councilor Salvatore Lamattina

Mr. Bill Georgaqui, West End Community Center

Ms. Marta McGuire, IAG

Mr. John Martin, North End resident

Mr. Colin Falvin, an architect of Portland Street

Mr. Harve, a small business owner

Mr. Paul Lynch, Ironworker Union

Mr. Sean Nealy, Ironworker Union

Mr. Steve Williams, Ironworker Union

Mr. Jack O'Brien, Ironworker Union

a representative from the Ironworker Union

Mr. John Noonan, Ironworker Union

Ms. Lisa Curran, Ironworker Union

Mr. Tim Butler, Ironworker Union

Mr. Michael Fleming, Ironworker Union

Mr. Bob Williams, Ironworker Union

Mr. Richard Monopoly, Ironworker Union

Mr. Mark, Back Bay resident

Mr. Adam S., North End resident

Mr. Perez, Carpenters Union

Mr. Gary Walker, Electricians Union

The following people spoke in opposition to the proposed project:

Mr. David Kubiak, North End Waterfront Association/30 year resident (Phase I)

Mr. Jim Zarka, IAG - concern about height and shadow

Ms. Lois Thomas, West End resident + IAG (Phase I)/Supermarket Committee

The following people spoke on opposition to the proposed project:

Ms. Shirley Kressel, resident and passed in a handout

Mr. Victor Brounio, the tax break and height

Ms. Lynn Young, West End resident

On a motion duly made and seconded, it was unanimously

VOTED: That the foregoing Memorandum, including without limitation all terms defined therein, and all findings set forth therein, is hereby incorporated herein by this reference and made a finding of the Boston Redevelopment Authority (the "Authority"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review under Section 80B-5.3(d) of the Boston Zoning Code (the "Code"), which finds that the Expanded Project Notification Form submitted by the Proponent adequately described the impacts of the Boston Garden Project in the North Station Economic Development Area (the "Proposed Project") located at 80 Causeway Street (the "Project Area") and waives further review of the Proposed Project, subject to continuing design review by the Authority; and

FURTHER VOTED: That the Authority approve the Proposed Project as a Development Impact Project pursuant to Section 80B-7 of the Code; and

FURTHER VOTED: That the application last revised December 6, 2013 (the "Application"), for approval under Chapter 121A last presented at the December 19, 2013 meeting of the Authority, be, and hereby is, approved, and the requested zoning deviations are hereby granted, pursuant to Chapter 121A, for the Proposed Project, subject to the conditions expressly set forth in the Report and Decision attached as Exhibit A (the "Report and Decision"), which is hereby approved and adopted. Any conflicts or inconsistencies between the Application and the Report and Decision shall be governed by the Report and Decision; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all related instruments, agreements and documents which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority, in connection with the Report and Decision, including without limitation, the 6A Contracts, Regulatory Agreements and Agreements Not to Transfer Interests as applicable for each Phase of the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into and execute all related instruments, agreements and documents required under Article 80 of the Code which the Director, in his sole discretion deems appropriate and necessary, and upon terms and conditions determined to be in the best interest of the Authority, including without limitation, a Development Impact Project Agreement, Cooperation Agreement, a Boston Residents Construction Employment Plan, Affordable Housing Agreement, and Boston Permanent Employment Agreement; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance in accordance with the provisions of Section 80B-6 of the Code.

The aforementioned BOSTON GARDEN APPLICATION is filed in the Document Book at the Authority as Document No. 7444.

Mr. Paul Foster re-entered the room at this time.

The Chairman called for a recess at 7:27 p.m.

The Chairman readjourned the meeting at 7:40 p.m.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the The Ruth Mulan Chu Chao Center at Harvard Business School as a Development Impact Project.

The hearing was duly advertised on December 6, 2013 in the Boston Herald.

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

for rebuttal is they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Autler will now begin the presentation.

Copies of a memorandum dated December 19, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE RUTH MULAN CHU CHAO CENTER AT HARVARD BUSINESS SCHOOL AS A DEVELOPMENT IMPACT PROJECT WITHIN THE HARVARD IMP", which included five proposed votes.

Mr. Gerald Autler Senior Project Manager/Planner and Mr. Kevin Casey, Harvard addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Mr. Brian Doherty, Boston Building Trades

Mr. Neal Conley, ironworkers union

Mr. Paul Lynch, ironworkers union

Mr. Gary Walker, electrician union

Mr. Miguel Perez, carpenters union

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving further review pursuant to Article 80B-5.3(d) of the Boston Zoning Code (the "Code") for the Ruth Mulan Chu Chao Center at Harvard Business School ("Proposed Project") as described in the Project Notification Form submitted to the Boston Redevelopment Authority ("BRA") on November 5, 2013 ("PNF") and the Harvard Institutional Master Plan approved by the Boston Zoning Commission on November 20, 2013, effective November 21, 2013 ("Harvard IMP"), which Scoping Determination shall provide that the PNF: (i) adequately describes the impacts of the Proposed Project, and (ii) includes any conditions that the Director deems necessary for the mitigation of such impacts, including further BRA design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized, pursuant to the provisions of Section 80B-6 of the Code, to issue a Certification of Compliance for the Proposed Project upon the successful completion of all Article 80 processes for the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Consistency pursuant to Section 80D-10 of the Code with respect to the Proposed Project in the IMP when the Director finds that: (a) the Proposed Project is adequately described in the Harvard IMP; and (b) the Harvard IMP has been approved by the BRA and the Boston Zoning Commission in accordance with applicable provisions of Article 80D of the Code, Institutional Master Plan Review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the Proposed Project in accordance with Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute any and all documents deemed necessary and appropriate by the Director in connection

with the Proposed Project, including, without limitation, a Boston Residents Construction Employment Plan and a Cooperation Agreement, all upon terms and conditions determined by the Director to be in the best interest of the BRA.

The aforementioned HARVARD IMP is filed in the Document Book at the Authority as Document No. 7445.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the 40 Trinity project in the Back Bay Area as a Development Impact Project. The Proposed Project consists of the construction of a 33-story, 400 foot tall building containing hotel and residential uses.

The hearing was duly advertised on December 6, 2013 in the Boston Herald.

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

Copies of a memorandum dated December 19, 2013 were distributed entitled "PUBLIC HEARING TO CONSIDER THE 40 TRINITY PLACE PROJECT AS A DEVELOPMENT IMPACT PROJECT", which included four proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. John Fitzgerald, Senior Project Manager, Mr. Gary Saunders, Saunders Hotel and Mr. Jordan Warshaw, developer, addressed the Authority and answered the Members' questions.

The following people spoke in favor of the proposed project:

Mr. Nash Logan, Urbanism

Mr. Jamie McNeil, Hospitality Union

Ms. Paula Stocky, resident and member of University Club

Mr. Aaron Single, Bay Back resident and University Club

Mr. John Rasilyn, University Club

Attorney Herbert Weiss, resident

2 gentlemen from the University Club

Ms. Beth Steely, Greater Boston Convention and Business Bureau

Mr. Paul Dius, hospitality

Mr. Paul Lynch, Ironworkers Union

Mr. Randy Bean, Clarendon

Mr. Greg Selko via letter.

Mr. Patrick Sarkus, residnet

Mr. Dan Louis, resident and employee

Mr. Brian Doherty, Boston Building Trades

Mr. Mark Fortune, President Boston Building Trades

Mr. Perez, Carpenters Union

Mr. David Ferramonti, resident
Mr. Neal Conley, Ironworkers Union
Mr. Justin Farren, Clarendon
Ms. Meg Mainzer Cohen, Back Bay Association and IAG

Publicly said "Thank you to Jeep Jones"

Mr. Gary Walker, Electricians Union
Ms. Terrilynn Haak, Town Stove & Spirits
Ms. Colleen Daniels, Back Bay/South End resident
Mr. Boyd Holk, University Club
Mr. Adams, resident
Mr. Mike Gately, resident

Mr. Sacco, Massachusetts Lodging Association

The following people spoke in opposition of the proposed project:

Attorney Rebecca Lee, YW Boston for the President
Mr. Jack Tynan YW Boston
Mr. Jonathan Spin, Ellis/Elliott Neighborhood Association
Mr. Howard Kassler, Neighborhood Association of Back Bay
Mr. Howard Spitzer, attorney for the Clarendon
Mr. Elliot Gastman, resident
Mr. Tom, resident of the Clarendon
Mr. Wessell, resident of the Clarendon
Mr. Steve, resident of the Clarendon
Ms. Kathy Anardi, resident of the Clarendon
a woman, Stuart and Clarendon resident
Mr. Marvin Wool, 780 Boylston Street

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to execute a Development Impact Project Agreement for the 40 Trinity Place Project (the "Proposed Project") in accordance with Article 80, Section 80B-7 of the Code; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Preliminary Adequacy Determination under Section 80B-5.4(c)(iv) of the Boston Zoning Code, which finds that (1) the Draft Project Impact Report submitted on July 17, 2013 adequately describes the potential impacts arising from the 40 Trinity Place project and provides sufficient mitigation measures to minimize these impacts; and (2) waives further review of the Proposed Project, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project upon the successful completion of the Article 80 Large Project Review process; and

FURTHER VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate in connection with the foregoing, including, without limitation, executing and delivering a Development Impact Project Agreement, Boston Residents Construction Employment Plan, Cooperation Agreement, Affordable Housing Agreement and any

and all other documents as may be deemed necessary and appropriate by the Director upon terms and conditions determined to be in the best interest of the Authority, in connection with the Proposed Project.

The aforementioned DEVELOPMENT IMPACT PROJECT is filed in the Document Book at the Authority as Document No. 7446.

This is a public hearing before the Boston Redevelopment Authority, being held in conformance with Article 80 of the Boston Zoning Code, to consider the recommendation to authorize the Director to petition the Boston Zoning Commission to adopt Article 90 (Newmarket Industrial-Commercial Neighborhood District).

This hearing was duly advertised on December 6, 2013 in the Boston Herald.

In a Boston Redevelopment Authority hearing on a proposed petition by the Authority, staff members will first present their case and are subject to questioning by members of the Authority. Thereafter, others who wish to speak in favor of the proposed petition are afforded an opportunity to do so under the same rules of questioning. Following that, those who wish to speak in opposition may do so, again under the same rules of questioning. Finally, staff members are allowed a period of five to ten minutes for rebuttal if they so desire. In an effort to accommodate all who would like to speak about this proposal, each person will be given up to two minutes to comment. BRA staff will indicate when thirty seconds remain. At that time, please conclude your remarks so that the hearing may continue and others may be heard.

Mr. Montanez will now begin the presentation.

Copies of a memorandum dated December 19, 2013 were distributed entitled "ARTICLE 90: NEWMARKET INDUSTRIAL-COMMERCIAL NEIGHBORHOOD DISTRICT", which included a proposed votes. Attached to said memorandum was a document entitled "ARTICLE 90- NEWMARKET INDUSTIRAL-COMMERCIAL NEIGHBORHOOD DISTRICT".

Mr. Carlos Montanez, Senior Urban Planner II, addressed the Authority and answered the members' questions.

The following people spoke in favor of the proposed project:

Ms. Sue Sullivan spoke in support, Newmarket Business Association

Mr. Tom McDonough on behalf o Councilor Stephen Murphy

No one spoke in opposition to the proposed project.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") authorize the Director to petition the Boston Zoning Commission to adopt Article 90 and Map 6E for Newmarket Industrial-Commercial Neighborhood District of the Boston Zoning Code (the "Code"), in substantial accord as presented to the BRA at its meeting on December 19, 2013.

The aforementioned ARTICLE 90 is filed in the Document Book at the Authority as Document No. 7447.

The Chairman called for a recess at 9:37 p.m.

The Chairman readjoined the meeting at 9:43 p.m.

Copies of a memorandum dated December 19, 2013 were distributed entitled "1350 BOYLSTON STREET PROJECT, FENWAY", which included three proposed votes.

Mr. John Fitzgerald, Senior Project Manager, Mr. Sean Hurley, developer and Mr. BK Bolli, architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director of the Boston Redevelopment Authority ("BRA") be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5 of the Boston Zoning Code (the "Code"), which: (i) finds that the Project Notification Form and additional materials adequately describes the potential impacts arising from the development of an approximately seventeen story, two hundred and fifteen (215) unit multi-family residential and retail building including approximately one hundred five (105) parking spaces at 1346-1356 Boylston Street (the "Proposed Project"), and provides sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5.3(d) of the Code, subject to continuing design review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Certification of Compliance for the Proposed Project, or any component thereof, upon the successful completion of the Boston Zoning Code's Article 80 process for the Proposed Project, or any component thereof subject to continuing design review by the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Cooperation Agreement, an Affordable Rental Housing Agreement and Restriction, a Boston Residents Construction Employment Plan, and any and all other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the BRA.

Copies of a memorandum dated December 19, 2013 were distributed entitled "BOSTON MARINE INDUSTRIAL PARK, INNOVATION SQUARE AT NORTHERN AVENUE, PARCEL R (6 TIDE STREET)", which included four proposed votes. Attached to said memorandum were a eighteen plans.

Ms. Heather Campisano, Deputy Director for Development Review, Mr. Tom Miller, developer and Mr. Joe, architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority, pursuant to Article 80 of the Boston Zoning Code ("the Code"), hereby finds that the Project Notification Form for the Innovation Square at Northern Avenue project, together with the design changes noted herein, adequately describes and mitigates the potential impacts of the Proposed Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination waiving the requirements of further review pursuant to Article 80, Section 80B-5.3(d) of the Boston Zoning Code ("Code"), in connection with the

Innovation Square at Northern Avenue project, subject to continuing BRA Design Review; and

FURTHER VOTED: That the Director be, and hereby is, authorized to make certain findings and to issue a Certification of Compliance for the Innovation Square at Northern Avenue project pursuant to Article 80, Section 80B-6 of the Code, upon the conclusion of the Article 80 review process, including the additional public comment period provided in Section 80B-5.3(d); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver a Cooperation Agreement, and Boston Residents Construction Employment Plan, and any and all other agreements and documents in connection with the foregoing votes, which the Director in his sole discretion deems appropriate and necessary, and upon terms and conditions as he determines to be in the best interests of the Boston Redevelopment Authority.

Copies of a memorandum dated December 19, 2013 were distributed entitled "340 WEST SECOND STREET DEVELOPMENT, SOUTH BOSTON", which included three proposed votes. Attached to said memorandum were a Zoning Code Refusal letter dated May 7, 2013 and two maps indicating the location of the proposed project.

Mr. Lance Campbell, Senior Project Manager and Mr. Timothy Burke, architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval for the development, proposed by Shamus Holdings, LLC for 340 West Second Street Development in South Boston involving the provision of twenty-nine (29) residential rental units, forty-three (43) parking spaces and related site improvements ("Proposed Project"), in accordance with Section 80E-6, Small Project Review of the Boston Zoning Code (the "Code"); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute and deliver an Affordable Rental Housing Agreement and Restriction and all agreements and documents which the Director deems appropriate and necessary in connection with the Proposed Project, all upon terms and conditions determined to be in the best interests of the Boston Redevelopment Authority ("BRA"); and

FURTHER VOTED: In reference to Zoning Board of Appeal Petition BZC-32830, the 340 West Second Street Development, the BRA recommends APPROVAL WITH PROVISIO: submit project plans to the BRA for design review approval.

Copies of a memorandum dated December 19, 2013 were distributed entitled "PROPOSED DISBURSEMENT OF FUNDS ASSOCIATED WITH THE CHANNEL CENTER PROJECT IN THE FORT POINT CHANNEL NEIGHBORHOOD IN SOUTH BOSTON", which included two proposed votes.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority (“BRA”) hereby authorizes the disbursement of \$100,000 from the Channel Center Mitigation Fund maintained by the BRA from contributions made by the developers of the Channel Center Project pursuant to the Cooperation Agreement dated January 31, 2003, as amended, to the Fort Point Arts Community, Inc. (“FPAC”); and

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

Copies of a memorandum dated December 19, 2013 were distributed entitled "FAN PIER - SOUTH BOSTON WATERFRONT DISTRICT STREET IMPROVEMENTS CONTEMPLATED BY PUBLIC REALM PLAN - NORTHERN AVENUE", which included four proposed votes. Attached to said memorandum were a site plan and two maps indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to co-petition the Public Improvement Commission to widen and relocate a portion of Northern Avenue in South Boston in connection with the Fan Pier Parcel I Project; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a highway easement or deed in connection with the widening and relocation of Northern Avenue, containing terms and conditions approved by the Director and determined to be in the best interest of the Boston Redevelopment Authority (“BRA”); and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute license agreements to permit the construction of the widened and relocated Northern Avenue, containing terms and conditions approved by the Director and determined to be in the best interest of the BRA; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Amendment to Use Restriction for Civic and Cultural Use to Boston Redevelopment Authority allowing an increase in civic/cultural uses on Building B and corresponding decreases in civic/cultural uses on Parcel D and Parcel H in the Fan Pier Project., containing terms and conditions approved by the Director and determined to be in the best interest of the BRA.

Copies of a memorandum dated December 19, 2013 were distributed entitled “PARCEL 7 IN THE GOVERNMENT CENTER URBAN RENEWAL AREA, 136 BLACKSTONE STREET, BOSTON - PARTIAL CERTIFICATE OF COMPLETION”, which included a proposed vote. Attached to said memorandum was a memorandum dated December 16, 2013 from David Carlson, BRA.

Ms. John Campbell, Project Assistant, addressed the Authority and answered the members’ questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a partial Certificate of Completion certifying in accordance with the provisions of the Land Disposition Agreement by and between Boston Redevelopment Authority and the Commonwealth of Massachusetts dated April 26, 1989 and recorded with the Suffolk Registry of Deeds in Book 15652, Page 187 ("LDA") that the construction of the public lobby, office space and building loading dock in the 136 Blackstone Street project on Parcel 7 in the Government Center Urban Renewal Area has been completed in compliance with all the terms and conditions of the LDA.

Copies of a memorandum dated December 19, 2013 were distributed entitled "PARCEL P-15-2C-4, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55 LOCATED AT 400 RUTHERFORD AVENUE", which included three proposed votes. Attached to said memorandum were a letter dated November 6, 2013 from Theresa A. Gallagher, Neighborhood Housing Trust and map indicating the location of the proposed project.

A Resolution entitled: "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED DECEMBER 19, 2013 RE: FINAL DESIGNATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55", was introduced, read and considered.

Mr. Tyler Norod, Senior Project Manager, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the Resolution entitled "RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED DECEMBER 19, 2013 RE: FINAL DESIGNATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP ("Bridgeview Apartments LP") OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55"; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute a Term Sheet and Negotiate Sale of the Property located on Parcel P-15-2C-4; all upon terms and conditions to be determined by the Director to be in the best interests of the Boston Redevelopment Authority; and

FURTHER VOTED: That if the terms and conditions of the Resolution have not been met to the satisfaction of the Director by September 30, 2014, the Final Designation shall be automatically rescinded without prejudice and without further action by the BRA Board; and

FURTHER VOTED: That the Boston Redevelopment Authority extend the termination condition to commence construction of the Project by September 30, 2014, set forth in Section J of the Report and Decision entitled "BOSTON REDEVELOPMENT AUTHORITY, REPORT AND DECISION ON THE APPLICATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS AND ACTS OF

1960, CHAPTER 652, BOTH AS AMENDED, KNOWN AS BRIDGEVIEW APARTMENTS CHAPTER 121A PROJECT," as amended, is in full force and effect.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7448.

Copies of a memorandum dated December 19, 2013 were distributed entitled "REDEVELOPMENT OF A PORTION OF SWC-1 LOCATED AT 68 ROWE STREET IN ROSLINDALE FOR A LOW DENSITY DEVELOPMENT USE", which included two proposed votes.

A Resolution entitled: " RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY DATED DECEMBER 19, 2013 RE: FINAL DESIGNATION OF BRIDGEVIEW APARTMENTS LIMITED PARTNERSHIP OF PARCEL P-15-2C-4 OF THE CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS R-55", was introduced, read and considered. Attached to said memorandum was a map indicating the location of the proposed project.

Ms. Heather Campisano, Deputy Director for Development Review and Mr. Jim Gribardo, developer, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority ("BRA") hereby adopts the Resolution of the Boston Redevelopment Authority, dated December 19, 2013, re: Tentative Designation of Toward Independent Living and Learning, Inc. ("TILL") as the redeveloper of the BRA owned land located at 68 Rowe Street in Roslindale ("Property") for the creation of two group homes and related site improvements ("Proposal"); and site preparation, and all related pre-development activities associated with the planning and development of the Property; and

FURTHER VOTED: That this Tentative Designation of TILL as the Redeveloper of the property be automatically rescinded without prejudice and without further action by the BRA Board, if Final Designation has not been granted within 270 days of this Tentative Designation.

The aforementioned RESOLUTION is filed in the Document Book at the Authority as Document No. 7449.

Copies of a memorandum dated December 19, 2013 were distributed entitled "917 BENNINGTON STREET, EAST BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Assistant, Mr. Steve Miller, consultant and the architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 917 Bennington Street in East Boston (the "Proposed Project") by Pat Buonopane (the "Developer") in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of seven (7) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated December 19, 2013 were distributed entitled "319-327 CHELSEA STREET, EAST BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Raul DuVerge, Project Assistant, Mr. Steve Miller, consultant and the architect, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certification of Approval, approving the development at 319-327 Chelsea Street in East Boston (the "Proposed Project") by Pat Buonopane (the "Developer") in accordance with the requirements of Small Project Review, Article 80E, of the Boston Zoning Code, subject to continuing design review by the Boston Redevelopment Authority; and

FURTHER VOTED: That the Director be, and hereby is, authorized to execute an Affordable Rental Housing Agreement and Restriction for the creation of six (6) on-site Affordable Units and execute any other agreements and documents that the Director deems appropriate and necessary in connection with the Proposed Project.

Copies of a memorandum dated December 19, 2013 were distributed entitled "2-8 WARREN STREET/17-19 PALMER STREET IN ROXBURY - CERTIFICATE OF COMPLETION", which included a proposed vote. Attached to said memorandum were three Certificates of Use and Occupancy dated 11/22/06, 9/25/06 and 3/7/06, respectively.

Ms. Heather Campisano, Deputy Director for Development Review, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to issue a Certificate of Completion pursuant to the provisions of the Land Disposition Agreement dated as of December 16, 2004 by and between the Boston Redevelopment Authority and New Palmer Street Limited Partnership in connection with the development of 8 Warren Street, 17 Palmer Street, and two air rights parcels, in conjunction with the development of 2-6A Warren Street, evidencing the successful completion of the construction of a three-story, mixed use commercial building and associated parking area located at the intersection of Warren and Palmer Streets in the area known as Dudley Square in Roxbury containing approximately 32,286 square feet, of which approximately 27,536 square feet is rentable area, upon the issuance of a Certificate(s) of Occupancy therefor by the City of Boston Inspectional Services Department.

Copies of a memorandum dated December 5, 2013 were distributed entitled "BOARD OF APPEAL REFERRALS", attached to which were 22 zoning petitions prepared by Authority staff for transmittal to the Board of Appeal.

Mr. Jeffrey Hampton, Senior Land Use Planner III, addressed the Authority and answered the Members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: BZC 33096; BZC 33097 BZC 33099; BZC 33101, BZC 33103, BZC 33111-33112; BZC 33114; BZC 33115; BZC 33116; BZC 33117; BZC 33118; BZC 33119; BZC 33120; BZC 33121; BZC 33125-33127; BZC 33126; BZC 33128; BZC 33130; BZC 33164; BZC 33165; and, BZC 33168.

Copies of a memorandum dated December 19, 2013 were distributed entitled "ADOPTION OF SULLIVAN SQUARE STUDY", which included two proposed votes. Attached to said memorandum was a document entitled "Sullivan Square Disposition Study".

Mr. Ted Schwartzberg, Planner II, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Boston Redevelopment Authority hereby adopts the Sullivan Square Disposition Study as the framework to guide future public land disposal and land use in Sullivan Square, Charlestown.

The aforementioned SULLIVAN SQUARE STUDY is filed in the Document Book at the Authority as Document No. 7449.

Copies of a memorandum dated December 19, 2013 were distributed entitled "AWARD OF CONTRACT TO UTILE, INC. FOR THE SOUTH STATION MASTER PLAN AND CORRESPONDING AMENDMENT TO THE FORT POINT DOWNTOWN MUNICIPAL HARBOR PLAN ", which included two proposed votes. Attached to said memorandum was a map indicating the location of the proposed project.

Mr. Tad Read, senior Planner III, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with Utile, Inc. to assist the Boston Redevelopment Authority in the development of a South Station Master Plan and corresponding amendment to the Fort Point Downtown Municipal Harbor Plan; and

FURTHER VOTED: That the Director be, and hereby is, authorized to enter into a contract with the Massachusetts Department of Transportation regarding reimbursement for the contract for consultant services to artist in the South Station Master Plan and corresponding amendment to the Fort Point Downtown Municipal Harbor Plan.

Copies of a memorandum dated December 19, 2013 were distributed entitled "AWARD OF CONTRACT TO MCMAHON ASSOCIATES FOR THE MT. VERNON STREET 25% DESIGN", which included a proposed vote.

Mr. Tad Read, senior Planner III, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract for consultant services with McMahon Associates for engineering, landscape design, and urban design services to develop an approved 25% design for Mt. Vernon Street in Columbia Point in an amount not to exceed Four Hundred Nine Thousand and Five Hundred Dollars (\$409,500).

Copies of a memorandum dated December 19, 2013 were distributed entitled "AWARD OF CONTRACT TO WOODS HOLE GROUP, INC. FOR FEMA RISKMAP PROGRAM FLOOD INSURANCE STUDY AND PRELIMINARY FLOOD INSURANCE RATE MAP TECHNICAL EVALUATION AND FLOOD ZONE MODELING FOR THE CITY OF BOSTON", which included two proposed votes. Attached to said memorandum were two maps indicating the location of the proposed project.

Mr. Chris Busch, Senior Waterfront Planner, addressed the Authority and answered the members' questions.

On a motion duly made and seconded, it was unanimously

VOTED: That the Director be, and hereby is, authorized to enter into a contract with (Woods Hole Group, Inc.) for consultant coastal engineering services to: (1) evaluate the Federal Emergency Management Agency's RiskMAP Program, Flood Insurance Study and Preliminary Flood Insurance Rate Maps for the City of Boston; and (2) develop dynamic flood modeling for the City of Boston's coastal areas, based upon need and availability of funding.

Copies of a memorandum dated December 19, 2013 were distributed entitled "CONTRACTUAL PAYMENTS".

On a motion duly made and seconded, it was unanimously

VOTED: To approve payment of the following bills:

| NAME | AMOUNT |
|--------------------------|--------------|
| Englander, Leggett et al | \$ 19,482.35 |
| REMI, Inc. | \$ 4,550.00 |
| Klopfert Martin Design | \$ 17,886.28 |
| Boston Interactive | \$ 14,000.00 |

Copies of a memorandum dated December 19, 2013 were distributed entitled "PERSONNEL ACTIONS".

PERSONNEL MEMORANDUM #1

On a motion duly made and seconded, it was unanimously

VOTED: To approve the promotion of Roberta A. Downey to Sr. Administrative Assistant (1), Job Posting #32-13.

PERSONNEL MEMORANDUM #2

On a motion duly made and seconded, it was unanimously
VOTED: : To approve the promotion of Jonathan Greeley, Sr. Public Realm
Infrastructure Planner II, Grade 21, Panning/Planning, Job Posting #30-13.

PERSONNEL MEMORANDUM #3

On a motion duly made and seconded, it was unanimously
VOTED: To approve the promotion of James Fitzgerald to Sr. Transportation
Management Planner III, Grade 22, Job Posting #29-13..

VOTED: That the next meetings of the Authority will be held on Thursday,
January 16, 2014 at 5:30 p.m.; Thursday, February 13, 2014 at 5:30 p.m.; Thursday,
March 13, 2014 at 5:30 p.m.; Thursday, April 17, 2014 at 5:30 p.m.; Thursday, May 15,
2014 at 5:30 p.m.; and, Thursday, June 12, 2014 at 5:30 p.m.

VOTED: To adjourn.

The meeting adjourned at 10:44 p.m.

Secretary