

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON JANUARY 11, 1958

The Members of the Boston Redevelopment Authority met in regular session at the offices of the Authority, Room 350, 73 Tremont Street, Boston, Massachusetts, at 3:00 p.m. on January 11, 1958. The meeting was called to order by the Chairman, and upon roll call those present and absent were as follows:

<u>Present</u>	<u>Absent</u>
Joseph "W. Lund Very Rev. Msgr. Francis J. Lally James G. Colbert Melvin J. Massucco Stephen E. McCloskey	None

The minutes of the regular meeting of January 3, 1958 were read by the Secretary and upon motion duly made and seconded, it was unanimously

VOTED: to adopt the minutes as read.

A resolution entitled "Resolution of the Boston Redevelopment Authority Approving a Land Assembly and Redevelopment Plan for Project R-5^{1f} was introduced by Mr Colbert, read in full and considered Mr. Colbert moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Massucco, and upon roll call the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Joseph W. Lund Very Rev. Msgr. Francis J. Lally James G. Colbert Melvin J. Massucco Stephen E. McCloskey	none

The Chairman thereupon declared said motion carried and said resolution adopted.

(The foregoing resolution is filed as Document No. 7 in the Document Book of the Authority.)

1/11/58

A resolution entitled "Resolution of the Boston Redevelopment Authority- Authorizing the Filing of an Application for Loan and Grant for Project O. R. Mass. R-5" was introduced by Mr. Colbert, read in full and considered. Mr. Colbert moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Mr. Massucco and upon roll call, the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Joseph W. Lund	none
Very Rev. Msgr.	
Francis J. Lally	
James G. Colbert	
Melvin J. Massucco	
Stephen E. McCloskey	

The Chairman thereupon declared said motion carried and said resolution adopted.

(The foregoing resolution is filed as Document No. 8 in the Document Book of the Authority.)

Upon motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to send the Final Project Report Plans and the Application for Loan and Grant for the Mattapan Project to the New York Regional Office by a member of the staff in order to meet the deadline of January 15, 1958, and that such travel be authorized.

Upon motion duly made and seconded, it was unanimously

VOTED: that the regular weekly meeting scheduled for Wednesday, January 15th, be cancelled and that there be a regular weekly meeting held on Friday, January 17, 1958 at 10:00 a. m.

On motion duly made and seconded, it was unanimously

VOTED: that the Government Center Renewal Project be undertaken by the Authority when the plans by the City Planning Board have been completed.

Upon motion duly made and seconded, it was unanimously

VOTED: to employ Robert E. McGovern as Land Acquisition Consultant at a salary of \$9,000 per year, effective date to be determined by the Executive Director.

Upon motion duly made and seconded, it was

VOTED: that the use of City of Boston Urban. Renewal funds be authorized for the purpose of paying the salary of Robert E. McGovern on condition that the fund be reimbursed when funds are available for the West End Project.

Upon motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to subscribe to a news-clipping service.


Upon motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to make payment of all bills under \$200 by facsimile signature, and that the Executive Director be required to submit a list of all such expenditures made once a month.

Upon motion duly made and seconded, it was

VOTED: to adjourn.

The meeting adjourned at 5:15 p m.


Secretary

APPLICATION FOR LOAN AND GRANT
FOR THE PERLINER PROJECT AREA
IN THE CITY OF BOSTON

CITY OF BOSTON

Boston
Boston Redevelopment Authority
Boston Massachusetts

FOR ORIGINAL COPY

DATE ASSIGNED AND RECEIVED BY DEC 1857

A. DESCRIPTION OF THE PERLINER PROJECT AREA

This Plan sets forth the policy and the provisions of the
In the Ifettapan Project Area, the City of Boston, the
and Home Finance Agency under the Act of 1957, as amended,
of this Plan, and in accordance with the Charter of the
Massachusetts. The following are the provisions of the
part hereof as if fully set forth in the

LIST OF EXHIBITS

Map or Imp on EXHIBIT	MAP NO.	EXHIBIT NO.
Description of the Perimeter Boundary of the Project Area		A
Project Area Plan	1	B
Zoning Plan	2	C
Right-of-way Adjustment and Easement Plan	3	D
Public Utilities Plan - Sanitary	4	E
Public Utilities Plan - Sewer	5	F
Public Utilities Plan - Gas	6	G
Public Utilities Plan - Fire, Police and Street Lighting	7	H
Private Utilities Adjustments - Telephone	8	I
Private Utilities Adjustments - Gas	9	J
Existing Topography	10	K
Grading Plan	11	L
Demolition Plan	12	M
Property Map	13	N
Description of Properties to be Acquired		O
Disposition Plan	14	P

B. DESCRIPTION OF REDEVELOPMENT PROJECT AREA

The legal description of this project area is set forth
separately as if set forth in the
forth hereinafter "bimdarao; o", "j-cvi -irca
Project Area Plan

... of

2. Zoning changes

Development of the site reserved for school purposes shall be by the Boston School Committee.

3. School

Development of the site reserved for school purposes shall be by the Boston School Committee.

A petition... Mr. or rjid '-ij' CovncM, ;d.ii 'be i;a;o lo t>/- V^...-L-^ jKr-"c"..."^" Co;n:U^lor' 'Ao "rA>... ci:- istirjf; rlg^te 3.' T-iy ?j*i e.i.ccp. rlyv r.r^l'ii; oi ^7 as 'h-...< en T'ai 3, li-rhib?fl ;x ir^r-tV il-i'urv'v-'c,-! aao otrest "improvements Plan.

4. Provision of grants not to exceed one-third of final net project costs. This will be carried out by the City of Boston under the provision agreement between the City and the Boston Redevelopment Authority.

E. FLMCKG AND II-JECT LMAFCVTEPTEO HCHGALS

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1. Project jir^a Pla

The proposed ;tr?-et .^i^'s- c-f' T?,- li/cart- 1.3 flic'r on *>J... Exhibit B, Project Area Plan; and Map 3, Exhibit C, Right-of-Way Adjustments and Street Improvements Plan. The entire Project Area will be devoted to residential uses, including a site 'br' s nev eT.tirrei-^'irr, ;'chC...'

2. Zonin_KLata

Zoning changes are indicated on Map 2, Exhibit C, Zoning Plan. The entire Project Area is to be zoned R-4C, R-1 and R-2 as specified in the City of Boston Zoning Regulations, adopted June 5, 1924, and amended to the date of adoption of the Redevelopment Plan.

3. Street ...d I-H^ann^ ...v thit fit Plan

Street Improvements Plan.

4. Public Utilities Plan

Retention, abandonment and improvements of streets, water, gas, electric, telephone, and other utility services. All important fixtures, are indicated on the following maps:

- Public Utilities Street Survey Map No. 1, Exhibit B
- Public Utilities Street Survey Map No. 2, Exhibit B
- Public Utilities Street Survey Map No. 3, Exhibit B
- Public Utilities Street Survey Map No. 4, Exhibit B
- Private Utilities Adjustments: Gas & Telephone Map No. 5, Exhibit B
- Private Utilities Adjustments: Gas Map No. 6, Exhibit B

... ..

REABILITATION

Rehabilitation of

REQUIREMENTS

... ..
on May 13, 1974
properties and parcels
acquired by the Boston Redevelopment Authority
General Laws of Massachusetts
acquired, such properties will be subject to the controls and regulations of
the controls and regulations of
properties to the extent
structures of
demolished or relocated

... ..
\ legiCL descrij^ion of properties
bo'indar^ of the Project
subject to the
in Section H
fully set forth herein,

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Agreement, contracts,
of land associated with
be conditioned upon the application to this
controls specified in Section H
"Not to be Acquired" and not made
of Section H specified
development Authority in accordance with

REGULATIONS AND CONTROLS TO BE ENFORCED BY THE CITY

This Land Assembly and Redevelopment
regulations and controls
full force and effect for
of its jurisdiction by the City

1. Use and Development of Land For ...
 - a. The only permitted use of
... ..
... ..
... ..
... ..
 - b. The only permitted use of
... ..
... ..
 - c. The only permitted use of
... ..
... ..
... ..
... ..
2. Property in Sitjif: 3-1 through S-5 shall be devoted to
purposes only and in the following order of priority:
 - a. Retention by
rights-of-way.
 - b. Sale to
lots into
of this HUA.

a. Date of application for approval of this plan to be based upon the date of application for building permit or for this plan, whichever is later, for the construction of such a residential building or other structure, and for development of such a site, and for such a period.

1. Such property shall be subject to the provisions of the above and shall be subject to the provisions of the following: r,c y=: 1pp >i-^ j; -X: [: -vr of -5 b0:5 \$-1 ; T

All other lots in the project area shall be subject to the provisions of the Site Plan, and shall be subject to the provisions of the following: inclusive shall be subject to the provisions of the provisions of movement of pedestrians and vehicles.

All limited uses in the Project Area shall be subject to any ordinances, laws, regulations or controls as already exist or may exist of the City of Boston or the Commonwealth of Massachusetts with regard to permits, standards and maintenance or other similar requirements.

3. Dimensional and Developmental Requirements for Residential Use in the Project Area

a. The height of buildings shall not exceed thirty-five (35) feet, or the height of buildings shall not exceed three stories or forty feet.

b. In Site Plan and sites S-1 through S-9 inclusive, the minimum lot area shall be 10,000 square feet and the minimum lot width shall be 20 feet. The minimum front yard shall be 20 feet, the minimum side yard shall be 10 feet and the minimum rear yard shall be 10 feet. The floor area ratio shall not exceed 0.5.

c. In sites M-1 through M-5 inclusive, the minimum lot area shall be 10,000 square feet and the minimum lot width shall be 20 feet. The minimum front yard shall be 20 feet, the minimum side yard shall be 10 feet and the minimum rear yard shall be 10 feet. The floor area ratio shall not exceed 0.5. The maximum number of units shall be five (5) units per lot. The maximum number of stories shall be three (3) stories. The maximum number of parking spaces shall be two (2) spaces per unit.

d. Off-street parking shall be provided for all units in the project area. The minimum number of parking spaces shall be one (1) space per unit. The minimum number of parking spaces shall be one (1) space per unit.

3. Land in the Project Area shall be subject to the provisions of the following: abutting owners under Section 22B shall be subject to the provisions of the following: x-r_thoat thr approval of the Prm. Fodf-3iH.c. \ ^'Moi-ity ^ accordance ;th tfr re^lat'.or^ f ta::: ''La; a o. /% 2,^: ^t Regulations.

4. Other Developmental Requirements

The Boston Development Authority shall be subject to the provisions of the following: their title shall be subject to the provisions of the following: tive contracts shall be subject to the provisions of the following:

a. To use and devote such real property only for the purposes set forth in the following: /uanror 3ta'e;l ii ^'dn rj-^j..

- 0. To comply with such laws and ordinances specified by the zoning which will prevent flooding; or local fire regulations to prevent
- f. Architectural snrl ^mdsca^lnj p.in?; a*1 3pcciiile.il o.^ as r;r. -;3 anj- other ir:om;tion as may oo m^ajjiry shall V-- r:nl:Enrii/&-i v^rcdevelopers to vhc Boston Pa do' ••elopmoit Autho:-!^.- i^r 1^1 :-p:to -; to instire thoir '-onfdirian^e i h,;< ths 7X">7Jsiioiv3 if tio R^cv-Vxpa r' Plan,
- g. Mb btldinc <*r sln;>Tfenro shnll be ."i-i^v-od, ^Qcar.i-tr^1,^;^ tnl rgedi or moved Tor ar^ pta?pOG<; or i s^ ot^ox- "/xc. tha" -fo.:ti 3s iKu^m.lvd: hereia^ nor Rha3U &i^r b-ai^ldii;j V.o aroct?-], r^cor/-t-'ivr-'sd ^ilirncti altercx5 or ^noved In sue?", a Euan^r -3 tct -riolalxj ."rcr ^:." t^tJ :M "...lo- tions or controls specified l-srt.lij, Aiiy chance vr. c:r.rar;>>^ -^ occtipancy or use of nny crirucbiu-Q -jr land -.Ith:_r tr.o duration v.vj this Plan shall i^^dre p^oi fjv.bzlssj.ein lo the 'fes^fe^i ^-vlevo^p- mont .Vithorlty of aiiy and tll irifo matcm a? inay I-c *cof^:s^y to insure thst <uch cbingo in o<oi\$M:i^r :-r 'ass oonfonns to ih-r p'e - Tlstons of the Rede-mlopment Kl.-tn
- ho The constraction or bulAcIngE ?/?: . oor:*o:in to t^e i";"i" *J;i;^* set forth In thx Bf.:.dijif Coco ff "ho C::^y of IJcenter. :-i- M-^II fed to the date :-f E^prt^ra.l b^ t.Je C^:r i-^n;i.l of f^:-- :-^

I., CONFORMITY TO GEHERAL PLU /ND voracAiiF PROGRAM **POOR ORIGINAL COPY**

Tr< de34.oeafcion and effectuation of the Harboren Redevelopment Project Area a<; an Hrban Renewal vMeital^n-^ for read rtdJ re-use in the vicinity id-fch Gc^norol P7jin r/lawm^f as :e^v. fortr. ir t-o ,y^d:the Program of Boston, approved by HHPA on April 6 1950 and recertified September 25, 1957

J. OTHER PROVISIONS NECESSARY TO THE PLAN

Tr; accc^ina-'io m'e;- ^raptt, "1 of thic C<^ ^ of the ... requires ths.b A io^OTrel^jnoni 'U-J! ::irJl 5;£." ... j^orsoiu: lining In -he oro^ol xrc;^ ^y: r.e lc> ... Area ic yu^mitt^d I'-ipara';; Ly r j c ci.^r3 'TIS^f

K. OFFICIAL AGREES TO EARLY OUT THE PLAN

- 1. Approval of the ... the Department of ... Authority and the ... was utilized in tie p.epcj*ro;3:ne of ... must be approved by r.luF*:,.
- 2. Approval by the Sostoi City Planning "ward if? ;*?qu5rod 1st i.ccrjr src-vvth Chapter 1?1 of the General Lat's of Hsssac"i-asett.5, -rt^-. ;:tr<-iv* that this ?lan is ban--?d -,oon a. loi'at; r^ir/cy Mii conformas to ... prehenslve Plan for the locality ae a whole.
- 3. tbder the orovisions of Sections ?6y mid f^OG if Grantor ?21 ' : \U General Lat'js of Kassaiha5;ettE,; ani vodor BoiaslaR ar.d Hen' Fli-tii'jc Agency regulations pu.*auant tc th3 Fou-dnp" Acv, of 19-9 a~ "^^rdcc.. approval 0.1" the goveriir,n bo<3j- of th- 'l.xtcait;- 13 loriiri-'-' V.^oi-e the Authority is ampo-rer-ed to act ur^o;- this ?-Lan, iho {;:y CCLTCPI. of the City of DostoC; in approviie tlv'r r.adevolopK:e.t ?;an. vuH i^> the sane time obligate itself to ?arrj' mil the raspors-;:?' :-i-:; :c : forth in Section D oi tM^ VI-r;..

4. Under the provisions of Chapter 238B, § 12B(1)(b), in Massachusetts, any project of land acquisition, reversion, or renewal is required to be initiated or by the Housing Board of the Commonwealth of Massachusetts,

K0 CHAPTER 238B, SECTION 12B(1)(B)

This Redevelopment Plan may be modified at any time by the Boston Redevelopment Authority with the approval of the City Council of the City of Boston, provided that, if modified after the disposition of any land in the Project Area, the modification must be embodied in writing by the purchaser or losses of the property affected by the proposed modification.

L0 REDEVELOPMENT PLAN EQUIVALENT TO HOUSING BOARD REDEMPTION PLAN

Since slum clearance and redevelopment is the only project activity in the Project Area, this Redevelopment Plan constitutes an "Ordinance Repeal Plan" for the Project Area within the meaning of Public Law 171, as amended through the date of approval of this Plan.

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