

MINUTES OF A REGULAR MEETING
OF THE BOSTON REDEVELOPMENT AUTHORITY
HELD ON MARCH 25, 1965

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 10:00 a.m. on March 25, 1965. 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>
Msgr. Francis J. Lally	George P. Condakes (came in later)
Stephen E. McCloskey	Melvin J. Massucco (came in later)
James G. Colbert	

A copy of the NOTICE OF MEETING, pursuant to Section 23A of Chapter 39 of the General Laws, with the CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING attached thereto, was read and ordered spread upon the minutes of this meeting and filed for record.

NOTICE OF MEETING

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that a meeting of the Boston Redevelopment Authority will be held at ten o'clock a. m. on March 25, 1965 at 73 Tremont Street in the City of Boston.

BOSTON REDEVELOPMENT AUTHORITY

By Kane Simonian

March 18, 1965

Title: _____

Secretary _____

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING
(Sec. 23A, Chapter 39, General Laws)

I, Kane Simonian, the duly appointed, qualified and acting Secretary of the Boston Redevelopment Authority, do hereby certify that on March 18, 1965 I filed, in the manner provided by Sec. 23A, Chapter 39, General Laws, with the City Clerk of the City of Boston, Massachusetts, a NOTICE OF MEETING of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority this 25th day of March, 1965.

Kane Simonian
Secretary

LS

Messrs. Logue and Conley attended the meeting.

The minutes of the meeting of March 11, 1965 were read by the Secretary.

On motion duly made and seconded, it was unanimously

VOTED: to approve the minutes as read.

On the presentation of certified invoices, and on motion duly made and seconded, it was unanimously

VOTED: to approve payment of the following:

M. Edward Riney & Son	\$ 3,375.00
John D. Hewitt	3,600.00
James F. Kelley k Co.	4,065.00
Maher & Fall Wrecking Co.	8,150.00
John J. Duane Company, Inc.	43,866.10
William F. Morrissey.	2,500.00
Robert Treat	1,200.00
Barton-Aschman Associates, Inc.	2,039.41
Barton-Aschman Associates, Inc.	2,309.96
Chinese Consolidated Benevolent Association of New England	187.45
William A. Fisher Company, Inc.	246.28
Arthur D. Little, Inc.	4,140.52
Sasaki, Walker Associates.	713.25
Alois K. Strobl	1,034.96

Site Office reports were distributed.

Copies of a memo dated March 25, 1965 were distributed from the Washington Park Site Office recommending the eviction of certain site occupants for failure to cooperate and to make payment of use and occupancy charges.

On motion duly made and seconded, it was unanimously

VOTED: to authorize the Executive Director to issue

Eviction Warrants and to approve the eviction of the following occupants:

Moody Variety	2818 Washington St.	Acct. No.	1823
The Junk Business c/o Frank Coleman	2826 Washington St.	" "	2136
James Milton	425 Warren Street	" "	2097-1
William Brooks	74 Regent Street	" "	1635
Robert Chapman *	2808 Washington St.	" "	2110
Pearl Appling *	429 Warren Street	" "	1745-1

*The Executive Director was instructed not to issue Eviction Warrants for Robert Chapman and Pearl Appling if reasonable payments are made on the use and occupancy charge arrearage.

Copies of a memo dated March 25, 1965 from the Washington Park Site Office were distributed containing a list of vacated tenants' accounts receivable. Said memo explained that all the names on the list have been forwarded to the collection agency for collection, but these accounts have moved to addresses unknown; and further, that the Site Office has been unable to trace these accounts through the Post Office Department and utilities companies.

On motion duly made and seconded, it was unanimously

VOTED: to charge off the thirteen accounts (a total of \$2, 133. 35) contained in the above-mentioned memo which was presented to the Authority entitled, "Washington Park Project" dated March 25, 1965, and to make the following findings as required by URA procedure; that:

- 1) There is no reasonable prospect of collection;
- 2) The probable costs of further efforts to collect would not be warranted.

On the recommendation of the Site Office, and on motion duly made and seconded, it was unanimously

VOTED: to approve a moving allowance in the amount of \$70 for Nathaniel Marshall, 65 Homestead Street, Account No. 1870, Washington Park Project.

On motion duly made and seconded, it was unanimously

VOTED: that the Executive Director be authorized to execute Third Party Option Negotiator Contracts for the North Harvard Project with the following negotiators:

Warren Alexander, 1108 Adams Street, Dorchester, Mass.

Francis Morris, 10 Harding Street, West Newton, Mass.

The Executive Director distributed copies of a memo dated March 25, 1965 re North Harvard Appraisal Contracts.

On motion duly made and seconded, it was unanimously

VOTED: that the Authority approve amendments to the appraisal contracts for Mr. William E. Riney and Mr. John D. Hewitt, increasing the total fee from \$4, 500 to \$6, 200 for each contract, in connection with the appraisal of the properties in the North Harvard Project.

George Condakes entered the meeting at this point.

The Executive Director distributed copies of a memo dated March 23, 1965 entitled, "Assent by the Authority to the Assignment of the Lease from Charles River Park "B" Inc. to Charles River Park "B" Company, a Massachusetts Limited Partnership, " attached to which were copies of a proposed form to be executed granting the Authority's assent. Also, attached were copies of an affidavit from Jerome L. Rappaport, Clerk of Charles River Park "B" Inc. and Charles River Park "B" Company, certifying that the stockholders of both entities are identical.

On motion duly made and seconded, it was unanimously

VOTED: to approve the assignment of the lease from Charles River Park "B" Inc. to Charles River Park "B" Company, and to authorize the Executive Director to execute the instrument granting the consent of the Authority in the form presented to this meeting.

Copies of a memo dated March 15, 1965 from the Chief Engineer re Castle Square Project No. Mass. R-56, Demolition and Site Clearance Contract No. 1, Change Order No. 3. The said memo recommended an extension in the contract time for the above-mentioned project of 90 calendar days with no change in the contract price.

VOTED: to approve Change Order No. 3 for Demolition and Site Clearance Contract No. 1, Castle Square Project, Mass. R-56, increasing the contract time by 90 calendar days with no change in contract price.

On motion duly made and seconded, it was unanimously

VOTED: to take from the table the Maher & Fall partial payment no. 13, Demolition and Site Clearance Contract No. 1, Washington Park Urban Renewal area.

The copies of a memo dated March 5, 1965 on the above subject were redistributed. This memo recommended that the 10 per cent retainage under Contract No. 1 be reduced to 1 per cent, since 99 per cent of the work under the contract has been completed to the satisfaction of the Engineering Department.

On motion duly made and seconded, it was

VOTED: to authorize the payment of \$33, 988 to the Maher fe Fall Wrecking Company, Inc. , Demolition and Site Clearance Contract No, 1, as Partial Payment No. 13, thereby reducing the 10% retainage under this contract to 1%, inasmuch as 99% of all the work required to be performed under the said contract has been satisfactorily completed.

Mr. McCloskey requested to be recorded as voting "present" on this matter.

The Development Administrator distributed copies of a memo dated March 25, 1965 entitled Government Center Parcel 7 Developer's Package. Copies were also distributed of a Developer's Kit containing maps, documents, and other informational material proposed to be furnished to interested developers.

On motion duly made and seconded, it was unanimously

VOTED: 1. that the Boston Redevelopment Authority approves the Policies for the Disposition of Parcel 7, included in the proposed Parcel 7 Developer's Kit submitted to this meeting as well as all other documents included in the said Developer's Kit, and authorizes the Development Administrator to proceed with the disposition of Parcel 7 in accordance with said policies and other materials;

2. that the Boston Redevelopment Authority approves publication of a brochure promoting the disposition of said Parcel 7 at a cost estimated at approximately \$1, 200;

3. that the Executive Director is authorized and directed to publish copies of the attached advertisement announcing the availability of Parcel 7 on two separate occasions in the next two weeks in the following newspapers: the Boston Record-American, Boston Herald-Traveler, Boston Globe, Christian Science Monitor, the New York Times, Wall Street Journal, Philadelphia Bulletin^ Washington Post and Chicago Tribune.

The Executive Director requested and was granted authorization to place the above advertisements through an advertising agency of his selection subject to the restriction that said agency be a local firm, and with the further

restriction that the advertisements in the Boston newspapers be placed directly by the Executive Director and not through the advertising agency.

Mr. Massucco entered the meeting at this point.

Copies of a memo dated March 25, 1965 were distributed re Parcel 8 Report. The matter was placed on file.

The Development Administrator distributed copies of a memo dated March 25, 1965 re Parcel 12 - Government Center. The Development Administrator informed the Authority that Center Plaza Associates would not agree to the amendment to the Land Disposition Agreement adopted by the Authority at the meeting of March 11, 1965 for the reason that Section 205 of the executed Land Disposition Agreement provides for an accelerated delivery of the second and third sections of the Parcel, and also provides for the forfeiture provisions.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: to rescind the Authority's vote of March 11, 1965 with respect to Parcel 12 of the Government Center Project.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: that the Boston Redevelopment Authority will endeavor to have section II of Parcel 12 in the Government Center area cleared and ready for delivery by October 1, 1965. If the Developer does not purchase the land within 30 days after it is ready for delivery, on or after October 1, 1965, the Boston Redevelopment Authority may declare forfeited any amount it deems proper from the Developer's deposit.

At this point in the meeting, Mr. Henry S. Price, 67 Putnam Street, West Newton, part owner of Price Bros. Co. of Rutherford Avenue, Charlestown, asked for permission to make a statement to the Authority opposing the proposed Charlestown project. Mr. Price was accompanied by Mr. Thomas McDonough, an associate. Mr. Price stated the hardship that would be involved if his property is acquired and demolished. The Development Administrator explained the reason for the inclusion of Mr. Price's property in the Urban Renewal Plan, and also informed the Authority

that the relocation of the Price Bros. Co. would not be necessary before January 1, 1968. The Development Administrator also stated that the matter would be explored further to see if there are any possible alternate solutions to the acquisition of this property. The Chairman thanked Mr. Price and Mr. McDonough for presenting their views and stated that the matter would be taken into consideration.

Mr. Colbert read a prepared statement summarizing his views on the public hearing which was held on March 14, 1965. The Chairman also made a statement that he was not going to vote either "for" or "against" the proposed Charlestown project because of the fact that he was a resident of the project area. The Chairman requested that he be recorded in the minutes as being "present" on all the votes and resolutions to be acted upon in connection with the Charlestown project.

The Development Administrator distributed copies of a memo dated March 25, 1965 re Approval of Charlestown Urban Renewal Project, attached thereto were copies of six resolutions.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority that the Charlestown project Area is an Eligible Urban Renewal Area" which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was

VOTED: to adopt the Resolution as read and considered.

The Chairman requested that he be recorded as voting "present. "

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 427.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving the Urban Renewal Plan, the Conditions under which Relocation Payments will be made, and the Fixed Relocation Payments Schedule for the Charlestown Urban Renewal Project No. Mass. R-55, " which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was

VOTED: to adopt the Resolution as read and considered.

The Chairman requested that he be recorded as voting
"present."^M

The foregoing Resolution is filed in the Document Book of the
Authority as Document No. 428.

Mr. Colbert introduced a Resolution entitled "Resolution of
the Boston Redevelopment Authority Finding that Removal of the Elevated
Transit Structure is Essential to the Charlestown Urban Renewal Project, "
which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it
was

VOTED: to adopt the Resolution as read and considered.

The Chairman requested that he be recorded as voting
"present. "

The foregoing Resolution is filed in the Document Book of the
Authority as Document No. 429.

Mr. Colbert introduced a Resolution entitled "Resolution of
the Boston Redevelopment Authority Authorizing Submission of Urban Renewal
Plan and Supporting Documentation to Mayor of the City of Boston, City
Council, and State Division of Urban Renewal, " which Resolution was read in
full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was

VOTED: to adopt the Resolution as read and considered.

The Chairman requested that he be recorded as voting
"present. "

The foregoing Resolution is filed in the Document Book of the
Authority as Document No. 430.

Mr. Colbert introduced a Resolution entitled "Resolution of the
Boston Redevelopment Authority Authorizing Execution of Cooperation Agreement
with City of Boston for Project No. Mass. R-55, " which Resolution was read in
full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was

VOTED: to adopt the Resolution as read and considered.

The Chairman requested that he be recorded as voting "present. "

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 431.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Authorizing the Filing of An Application for Loan and Grant for Project No. Mass. R-55, Amendment No. 2, " (copies of the Application for Loan and Grant, Project Cost Estimate and Financing Plan, and Project Expenditures Budget attached thereto).

On motion by Mr. Colbert, seconded by Mr. Massucco, it was VOTED: to adopt the Resolution as presented and read.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 433.

Mr. Colbert stated that he had toured the Charlestown Project area with Mr. Massucco and Mr. McCloskey. Mr. Condakes stated that he had toured and viewed the entire project area with the Project Director, Mr. Frank Del Vecchio. The Chairman stated that he has on many different occasions toured and viewed various parts of the urban renewal project area. The Secretary was instructed to record the above statements in the Minutes.

Copies of a memo dated March 25, 1965 were distributed re Amendatory Survey and Planning Contract for Charlestown Project, attached to which were copies of a proposed form of Resolution.

A Resolution entitled "Resolution Approving and Providing for the Execution of a First Amendatory Contract Amending Contract for Planning Advance No. Mass. R-55, By and Between the Boston Redevelopment Authority and the United States of America, " was introduced by Mr. McCloskey.

Said Resolution was then read in full and discussed and considered.

Mr. McCloskey then moved the adoption of the Resolution as introduced and read. Mr. Colbert seconded the motion, and, on roll call, the following voted "Aye": Msgr. Francis J. Lally, Messrs. McCloskey, Colbert, Massucco and Condakes; and the following voted "Nay": None.

The Chairman thereupon declared the motion carried and the Resolution adopted as introduced and read.

A copy of the foregoing Resolution is filed in the Document Book of the Authority as Document No. 432.

Copies of a memo dated March 25, 1965 were distributed re Payment to State Department of Public Works for Research on Tidelands Licenses, attached to which were copies of invoices received from the Commonwealth of Massachusetts, totaling \$1, 110.82.

On motion duly made and seconded, it was unanimously VOTED: to approve the above payment for research on Tidelands Licenses in the amount of \$1, 110. 82 to the State Department of Public Works.

Copies of a memo dated March 25, 1965 were distributed re Second Reuse Appraisal for Waterfront Project.

On motion duly made and seconded, it was unanimously VOTED: that the Development Administrator is authorized to enter into a contract with James Felt & Company for a second reuse appraisal for the Downtown Waterfront-Faneuil Hall Renewal Project, at a fee of not to exceed \$20, 000; said contract to be in the standard form prescribed by the Urban Renewal Administration.

The Development Administrator distributed copies of a memo dated March 25, 1965 entitled Order of Taking, Washington Park; attached to which were copies of a proposed form of Resolution and Order of Taking covering 63 properties in the Washington Park Urban Renewal Area. The Resolution and Order of Taking were read in full and considered by the Authority.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: to amend the above-mentioned Order of Taking as follows:

"By deleting from Annex B (entitled Boston Redevelopment Authority, Washington Park Urban Renewal Area, Taking Area Description) the following 5 parcels contained on page 6: 32-34 Regent Street; 101-107 Waumbeck Street; 24-26 Hollander Street; 20-20 1/2 St. James Street; 57-59 Rockland Street; and also to amend Annex C so as to reflect the changes caused by the above deletions. "

The General Counsel was instructed to revise the proposed Order of Taking by deleting the above-mentioned parcels.

The General Counsel presented to the Authority a proposed Resolution and Order of Taking covering 58 properties in the Washington Park Urban Renewal Area. The Authority read and considered the foregoing Resolution and the proposed Order of Taking covering the 58 properties.

On motion by Mr. Colbert, seconded by Mr. Condakes, it was unanimously

VOTED: to adopt the following Resolution:

BE IT RESOLVED by the Boston Redevelopment Authority that an ORDER OF TAKING dated March 25, 1965 relating to portions of the Washington Park Urban Renewal Area, Mass. No. R-24, be executed, together with a plan consisting of twenty-six (26) sheets, dated June 11, 1962, June 26, 1963, and revised September 24, 1963, and December, 1964, and drawn by Harry F. Feldman, Inc., Surveyors, Boston, Mass., which sheets are respectively entitled "Property Line and Eminent Domain Taking Map, Washington Park Project R-24, Plans Nos. 1 to 26 inclusive," and made a permanent part of the proceedings, copies of which the Secretary shall cause to be recorded in the office of the Registry of Deeds for the County of Suffolk.

The above-mentioned Order of Taking as adopted by the Authority is filed in the Document Book of the Authority as Document No. 434.

Copies of a memo dated March 25, 1965 were distributed re Approval of Final Plans and Specifications for Property Located at 89 Elm Hill Avenue, attached to which were copies of plans entitled First Floor Kitchen Plan and Front Entrance Changes, Remodelling Plan.

On motion duly made and seconded, it was unanimously

VOTED: that plans necessary in connection with rehabilitation of 89 Elm Hill Avenue entitled "First Floor Kitchen Plan,"¹ dated March 8, 1965, and "Front Entrance Changes," dated March 9, 1965, which have been presented to the Board are hereby approved as the Final Plans and Specifications for the purposes of the Disposition Agreement dated March 11, 1965 between the Boston Redevelopment Authority and James H. and Bettye I. Latimer.

Copies of a memo dated March 25, 1965 were distributed re Proposed Disposition Price for Site D-1, Washington Park Urban Renewal Area, attached to which were copies of a form of Resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority re Proposed Prices for Disposition Parcel D-1 in the Washington Park Urban Renewal Area, Project No. Mass. R-24," which Resolution was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the above-entitled Resolution as read and considered.

The foregoing Resolution is filed in the Document Book of the Authority as Document No. 435.

Copies of a memo dated March 25, 1965 were distributed re Designation of Developer - Disposition Site E-2, Academy Homes, Section II, attached to which were copies of a form of Resolution.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority re proposed Disposition of Parcel E-2 in the Washington Park Urban Renewal Area, Project No. Mass. R-24 , " which Resolution was read in full and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the above-entitled Resolution as read and considered.

A copy of the foregoing Resolution is filed in the Authority's Document Book as Document No, 436.

Copies of a memo dated March 24, 1965 were distributed re Request for Occupancy of Notre Dame Academy by Boston School Department, attached to which was a letter from the Superintendent of Public Schools, Mr. William H. Ohrenberger.

On motion duly made and seconded, it was unanimously

VOTED: to table the matter.

The Chairman left the meeting at this point, 12:45 p.m. The Vice Chairman presided for the remainder of the meeting.

Copies of a memo dated March 25, 1965 were distributed re Washington Park Relocation Housing.

On motion duly made and seconded, it was unanimously

VOTED: to approve the recommendation of the Development Administrator to publicly advertise the availability of the relocation housing sites, and to invite expressions of interest from potential developers.

Copies of a memo dated February 25, 1965 were distributed re Designation of Rehabilitation Developer for 501 Warren Street - Washington

Park Project. This item had been tabled by the Authority at a previous meeting.

On motion duly made and seconded, it was unanimously
VOTED: to take the matter from the table.

On motion duly made and seconded, it was unanimously
VOTED: that the Development Administrator is hereby
authorized to execute a Land Disposition Agreement and Deed for 501 Warren
Street in the Washington Park Urban Renewal Area, with Wm. Pearce Co. ,
Inc. of 100 Franklin Street, Boston; and that the Wm. Pearce Co., Inc.,
is hereby designated as the rehabilitation purchaser of said property, it
being understood that this designation is subject to all Authority policies
and procedures relative to rehabilitation and concurrence in the disposal
transaction, including a minimum disposition price of \$14, 000, by the
Housing and Home Finance Agency.

The Development Administrator distributed copies of a
memo dated March 25, 1965 entitled South Cove Final Project Report, attached
to which were copies of the Resolution of the Boston Redevelopment Authority
Authorizing Filing of Application for Loan and Grant for Project No. Mass.
R-92. Copies of the Final Project Report, Application for Loan and Grant,
Part I, dated March 9, 1965, were distributed.

Mr. Colbert introduced a Resolution entitled "Resolution of
the Boston Redevelopment Authority Authorizing the Filing of an Application
for Loan and Grant for Project No. Mass. R-92, " which was read in full
and considered.

On motion by Mr. Colbert, seconded by Mr. Condakes, it
was unanimously

VOTED: to adopt the above-entitled Resolution as presented
and read.

A copy of the foregoing Resolution is filed in the Authority's
Document Book as Document No. 437.

The Development Administrator distributed copies of a memo
dated March 25, 1965 entitled Downtown GNRP, Mass. R-46, attached to
which were copies of a proposed form of Resolution approving the Downtown
General Neighborhood Renewal Plan Mass. R-46 and copies of a Resolution

of the Boston Redevelopment Authority Assuring Compliance with the Civil Rights Act of 1964.

Mr. Massucco presented a Resolution entitled "Resolution of the Boston Redevelopment Authority Approving Downtown General Neighborhood Renewal Plan - Mass. R-46, " which Resolution was read in full and considered.

On motion by Mr. Massucco, seconded by Mr. Colbert, it was unanimously

VOTED: to adopt the above-entitled Resolution as introduced and read.

The foregoing Resolution is filed in the Authority's Document Book as Document No. 438.

Mr. Colbert introduced a Resolution entitled "Resolution of the Boston Redevelopment Authority Assuring Compliance with the Civil Rights Act of 1964, " which was read in full and considered.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: to adopt the above-entitled Resolution as presented and read.

The foregoing Resolution is filed in the Authority's Document Book as Document No. 438A.

Copies of a memo dated March 25, 1965 were distributed re Jamaicaway Project, Transfer of Stock of Redeveloper.

On motion by Mr. Condakes, seconded by Mr. Colbert, it was unanimously

VOTED: that pursuant to Section 301 of the Agreement with Jamaicaway Development Company, Inc. , dated April 26, 1963, the Boston Redevelopment Authority hereby approves the transfer by Sci-Tronics Fund, Inc. of 1280 shares of the common stock of Jamaicaway Development Company, Inc. to Edward J. McCormack, Jr.

The Development Administrator distributed copies of memoranda dated March 25, 1965 containing information on a Zoning Text Application No. 1 pending before the Zoning Commission, and several Appeals for Zoning Variances pending before the Board of Appeal, which petitions have been

referred to the Authority by the aforementioned City of Boston agencies pursuant to the Mandatory Referral provisions of the City Ordinances.

Mr. Thomas E. McCormick, member of the Authority's staff, was present, discussed each petition and answered questions pertaining to the memoranda in each case.

The Authority reviewed the memoranda referring to the petitions and unanimously took action as follows with respect to each;

Zoning Commission Text Application No. 1:

VOTED: that the Boston Redevelopment Authority go on record as notifying Zoning Commission that for the present and future notices, it is opposed to the establishment of any additional dormitories, fraternity or sorority houses in the Back Bay area.

Board of Appeal Case Z-23:

VOTED: that in connection with petition Z-23 brought by Charles River Park, Inc. , Jerome Rappaport, 161-209 Cambridge Street, West End. the Boston Redevelopment Authority recommends the granting of the Conditional Use Permits for a theatre and a restaurant with dancing or entertainment and variances for rear yard and setback less than required.

Board of Appeal Case Z-24:

VOTED: that in connection with petition Z.-24 brought by Kasanof's Model Bakery, Inc. , 37-53 Edgewood Street, 90-96 Maywood Street, Roxbury, the Boston Redevelopment Authority recommends the granting of a variance to allow no rear and side yards in the proposed parking areas and access driveway for trucks in an H-1 zone district, also granting of the Conditional Use permit to allow parking of motor vehicles (other than trucks) of, and without charge to, employees, customers, and guests of Kasanof's Model Bakery, Inc., in an H-1 zone district with the following proviso, a six-foot screen fence be erected along all lot lines that abut property not belonging to the petitioner other than street lines.

Board of Appeal Cases Z-25 and Z-26:

VOTED: that in connection with petitions Z-25 and Z-26 brought by Nathan Hollis, owner of 1464-1466 Tremont Street, Roxbury, the Boston Redevelopment Authority opposes the granting of the variances to allow lot size less than required, lot area for dwelling unit less than required and off-street parking not provided

Board of Appeal Case Z-27:

VOTED: that in connection with petition Z-27 brought by Armenian Working Womens Association, 431 Pond Street, Jamaica Plain, its request for a permit for the extension of a nonconforming use to enclose a stairway approximately 13' by 24' be granted.

Board of Appeal Case Z-28:

VOTED: that in connection with petition Z-28 brought by Elias G. Leon, at 4897 Washington Street, West Roxbury, concerning substitution of a nonconforming use: i. e. , a dry cleaning establishment for a previous electric office and supplies use, the Boston Redevelopment Authority recommends disapproval because of the hazard to wood frame dwellings only six feet distant and because it will adversely affect the neighborhood,

Board of Appeal Case Z-29:

VOTED: tKat in connection with petition Z-29 brought by Polish American Club of South Boston, Inc., 82-84 Boston Street, South Boston, the request for a conditional use permit be granted to allow the addition to be built to its existing club building in an M-2 zoning district (Restricted Manufacturing) and the necessary variance be granted to allow floor area ratio in excess of two, rear yard less than required and off-street parking less than required with the following proviso: "that the club receive the necessary written permission from the owner of the nearby lots to be

allowed to use those lots for parking by persons using the club. "

Board of Appeal Case Z-30:

VOTED: that in connection with petition Z-30 brought by Liberty Market, 200 Border Street, East Boston, the request for a conditional use permit be granted to allow the building of an addition to the existing supermarket building in a W-2 zone district (Waterfront).

Board of Appeal Case Z-31:

VOTED: that in connection with petition Z-31 brought by Carl Moldauer, 57 Gainsborough Street, Boston, the Boston Redevelopment Authority opposes granting of a variance to allow a retail store in an H-3 zone district (residential) also to have side yard less than required and to allow no off-street parking.

Board of Appeal Case Z-32:

VOTED: that no action be taken.

On motion by Mr. Colbert, seconded by Mr. Massucco, it was unanimously

VOTED: that the Secretary be instructed to communicate with the Zoning Commission and the Board of Appeal to request that the transmittal of Mandatory Referrals be coordinated with the Authority's Director of Planning - Zoning, in order to insure that the official referral permits sufficient time for technical review by the Authority's staff and for presentation to the Authority at a regular meeting for action within the statutory 20-day time limit.

The General Counsel was requested to review the appropriate City Ordinances and give the Authority his opinion as to when the statutory time requirement commences and expires under the City Ordinances.

Mr. Clifford Goodenough of Cress Road, Cochituate, was present at the meeting and was given permission to make a statement to the Authority concerning the Charlestown Urban Renewal Project. Mr. Goodenough informed the Authority that he is opposed to the Charlestown Urban Renewal Project. The Vice Chairman thanked him for his interest in the program and stated that the Authority would take into consideration his statement.

The Development Administrator distributed copies of a memo dated March 25, 1965 re 1965 City Budget.

On motion duly made and seconded, it was unanimously

VOTED: that the Treasurer is hereby authorized to requisition from the City of Boston the sum of \$789,315 approved by the City Council for operation of the Boston Redevelopment Authority.

The Development Administrator distributed copies of a memo dated March 25, 1965 re 1964 Cordon Count - Downtown Boston, attached to which were copies of a brochure entitled "1964 Cordon Count" prepared by the Boston Traffic and Parking Department, the Boston Redevelopment and the Boston Regional Planning Project. The report was placed on file.

The Development Administrator distributed copies of a memo dated March 25, 1965 re Transportation Planning Department - Acceptance of Wilbur Smith and Associates Traffic Report, also several copies of Part I, II and III of the Renewal Program Traffic Stud/ prepared by Wilbur Smith and Associates.

On motion duly made and seconded, it was unanimously
VOTED: to table the matter.

On motion duly made and seconded, it was unanimously
VOTED: that the next meeting of the Authority will be held on April 8, 1965 at 10 a. m.

On motion duly made and seconded, it was unanimously
VOTED: that the following members of the Boston Redevelopment staff are authorized to attend the NAHRO Workshop in Boston, April 7, 1965 and that registration fees shall be paid from project funds:

John DeSimone
James Droupt
Edward Fitzpatrick
Maynard Guy
Robert Hazen
William Johnson
Robert Karp
Robert Litke
RobertMurphy
John Sayers
Jay Timmons
Mace Wenniger

On motion duly made and seconded, it was unanimously
VOTED: to authorize the attendance of the Real Estate Officer, Robert McGovern and the Assistant Real Estate Officer, Patricia Twohig, to an Urban Renewal Seminar to be held at The Sheraton-Rolling Green Motor Inn in Andover, Massachusetts on April 22 and 23, 1965.

On motion duly made and seconded, it was unanimously
VOTED: that the following Authority attorneys be authorized to attend the Legal Institute on Real Estate Law on April 3, 1965, Auburn, Massachusetts: Donald McInnes, Frederick Paulsen and David Wylie.

On motion duly made and seconded, it was unanimously
VOTED: to authorize travel for John R. Rothermel to
Kansas City, Missouri, to attend the A.S.P.A. Conference during the
period April 12 through April 15, 1965.

On motion duly made and seconded, it was unanimously
VOTED: to approve retroactively travel for Robert C. Hazen,
a member of the Working Subcommittee on Community Development of the
United States Conference of Mayors, to Washington, D. C. on March 22,
1965.

Copies of a memo dated March 25, 1965 were distributed
re Personnel Actions.

On motion duly made and seconded, it was unanimously
VOTED: to approve the following:


<u>Temporary appointment, six-month basis:</u>	<u>Grade & Step</u>	<u>Annum</u>	<u>Eff.</u>
Adrienne L. Landrum Secretary III	5-3	\$4,961	3/29
<u>Change of Status with Reclassification:</u>			
George R. Sprague Development Specialist II	9-1	\$7,200	3/29

Advance Sick Leave:

Juanita A. Parham, Secretary III, fifteen days commencing 3/22 to 4/9/65.

On motion duly made and seconded, it was unanimously
VOTED: to adjourn.

The meeting adjourned at 1:42 p.m.


Secretary