



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, July 24, 2013

MEMBERS PRESENT: Chairman William Geary, William Adams, Coleman Barry, James Fay, Richard Meade
(Member Adams' resignation announced, after over nine years of voluntary service to the Board, effective 7/31/13. New Member Glen Comiso was present and introduced, appointment effective 8/1/13.)

MEMBERS ABSENT: None.

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Kristina Johnson, Planning, Transportation Director
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 6:08 PM by Chairman William Geary.

6:09 PM VOTE TO ACCEPT JUNE 19, 2013, PLANNING BOARD MINUTES

MOTION: by Member Barry to accept the June 19, 2013, Planning Board meeting minutes

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

PUBLIC HEARINGS:

6:10 PM Public Hearing, 1233 Sea Street, Special Permit - Site Plan Review, Planning Board Case No. 2013-10

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, July 24, 2013 at 6:10 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of John F. Chenette, Trustee of the Harvey Wharf Condominium Trust for Site Plan Review under Section 17.9.5.1, Special Permit under 17.9.4 and 17.3.1.4 Table of Use Regulations for multi-family use within a Business B zoning district. The proposed work site is located at 1233 Sea Street and the proposal is to construct four (4) additional townhouse units on the Sea Street side of the property in addition to the three (3) existing units. Each of the proposed duplex buildings is 35' x 50' with 5,250 gross square feet of floor area on three floors. The lot is 21,160 square feet. The land is within the Business B zoning district and is shown on Assessors' Map 1010 as Lot/Plot 20.

Ms. Kristina Johnson, Planning, Transportation Director, reiterated the key facts of the project, as outlined above. Ms. Johnson, as the Planning Department staff project manager, stated that the proposal has been before the Zoning Board of Appeals, Case No. 13-052, requesting minor dimensional variances (17.4.1) and for a finding to change the existing boathouse from Commercial to Residential zoning. Ms. Johnson stated that the matter was scheduled to be heard by ZBA last night,

but was not heard due to there not being a proper quorum present. The following Planning Board requirements were waived: Wind and Shadow studies, traffic study, and the use of an outside peer reviewer. After careful review by City Departments including the Planning Department, the opinion is that impacts from this project would be minimal. Ms. Johnson stated that most of the issues raised by the inter-departmental reviews have been addressed satisfactorily by the applicant or are in the process of being addressed. Ms. Johnson introduced the applicant's attorney, Christopher Harrington, 1495 Hancock Street, Quincy, who represents John F. Chenette, Trustee, and the Harvey Wharf Condominium Trust.

Attorney Harrington provided a revised site plan and stormwater drainage report to the Board, and had previously submitted copies to the Planning Department. Attorney Harrington gave a brief history of the property, which was purchased by Mr. Chenette about ten years ago. The property had gone into foreclosure/bankruptcy under the previous owner, who tried to obtain approvals in order to develop the site for 10 or 11 units but failed. Per the Zoning code, the site can be developed with ten units—up to six stories high, but the Applicant wants to develop in a better way for the neighborhood—four additional units. Mr. Harrington stated that there is adequate off-street parking and guest parking. Attorney Harrington referred to the plan displays, explaining the site plan and location of the current duplexes and the 100-year old boathouse. He stated that Mr. Chenette developed the site in two phases, the current proposal is Phase 2, and his duplex units were built first (Phase 1) on the waterfront. At the time, the only required review was with the Conservation Commission. A Notice of Intent was filed, and an Order of Conditions was received to build the duplex units, due to the units being in the buffer zones of the coastal bank and of the coastal flood plain.

Attorney Harrington stated that the existing driveway provides access to the entire project; the drainage system is adequate to handle all the rainwater/runoff from the site (report submitted to Board); the site has been designed with adequate utilities and access to the street. Attorney Harrington used displays to explain the variances that are requested from the Zoning Board of Appeals--a 15-foot setback from the property line is requested so that the new units' setback lines up with existing structures. A neighborhood meeting was held, and some of the residents asked questions about fencing. Attorney Harrington stated that new fencing to match Phase I fencing will be continued throughout the entire project, right up Sea Street.

6:20 PM: Attorney Harrington introduced Mr. Claudio Sala, PLS, of Ernest W. Branch, Inc., Civil Engineers and Land Surveyors, Quincy, stating that Mr. Sala performed the survey work for this project. Mr. Sala stated that there are two existing dry wells that will handle a 45-year storm (25-year is the minimum required). The roofs from the two new duplexes will run into two new dry wells. There is existing water, sewer and gas that will service the new units. Mr. Sala explained the parking: each unit will have a two-car garage with two additional visitor parking spaces. He explained that site grading will be minimal.

Attorney Harrington reviewed the floor plan of the building/units. Each market-rate, new condo unit will contain 2 bedrooms and 2-1/2 bathrooms and will be owner occupied. The first floor of each unit is a two-car garage; the second floor is living space; the third floor is bedrooms and bathrooms. The third floor of each unit is built into the roofline to bring the height of the building down. Chairman Geary asked if the Board or Ms. Johnson wanted to comment or question. No, at this time.

Chairman Geary explained the public participation process. The Chairman noted that Ward I City Councillor Margaret Laforest was present. The Councillor deferred commenting until after the public. Chairman Geary asked if anyone would like to speak in support of, speak in opposition to, or

comment, or question. The Chairman also informed those present that they could sign sheets in the back of the room to show their support or opposition if they did not wish to speak.

6:28 PM: Mr. Joe Hennebury, 20 Thomas Street, Houghs Neck, stated that he is an abutter to Mr. Chenette's property on the waterfront. Mr. Hennebury stated that he is very much in favor of the proposed project. He said he came to Houghs Neck about 28 years ago when Harvey's Wharf was still used commercially. The former owner did want to build 12-14 units, he stated. Mr. Hennebury said that Mr. Chenette was up-front with the neighbors way back in 2008, stating that he would develop the site in two phases and the second phase would be four units later on. Mr. Chenette cleaned up the property and maintains it beautifully, Mr. Hennebury said.

Mr. Harry Olson, 10 Thomas Street, Houghs Neck, stated that he is very much in favor of the project. Mr. Olson stated that he owns several properties in the immediate area and one that abuts the proposed project site. Mr. Olson stated that he has lived in Houghs Neck all of his life. Mr. Olson stated that he had a reservation, but there is an agreement now. Mr. Olson said Mr. Chenette and Mr. Chenette's lawyer agreed to install a 10-foot gate in order for Mr. Olson to continue to access the back of his house at 10 Thomas Street--because the project fence will be only 8-10 inches from his house. Attorney Christopher Harrington said that the Applicant agreed to give Mr. Olson access to his property, either in the condo documents or as a Condition in the Planning Board's Decision.

Attorney Henry S. Levin, Levin & Levin, 875 Southern Artery, Quincy, stated that he represents Mr. Peter Barber and Ms. Gail Barber, who own the abutting property at 1229/1231 Sea Street. Attorney Levin stated that the Barbers have no problem with the project itself and believe that the proposal will improve the location. However, they have a couple of concerns: 1) The Barber's building has a 2-foot setback from the lot line; Mr. Levin asked if the proposed 15-foot setback could be increased a little. 2) Attorney Levin stated that Mr. Chenette raised the topography of the land when he cleaned up the site and added the new lawn, and the land pitches toward the Barber's property. Attorney Levin asked if the pitch of the land could be corrected to mitigate flooding that occurs in the Barber's abutting building's cellar. Attorney Christopher Harrington stated that both of those issues could be addressed. In response to the Chairman's question, Attorney Levin stated that the Barbers had not addressed the issues directly with Mr. Chenette because they did not receive notices of this Public Hearing or the City Councillor's community meeting. Ms. Kristina Johnson, Planning Department, stated that a Notice of Public Hearing for the Planning Board meeting was mailed out to Mr. Barber (7/10/13), and the Planning Department has documentation on file.

6:37 PM: Ward I City Councillor Margaret Laforest, 236 Rock Island Road, Houghs Neck, spoke in support of the project. Councillor Laforest addressed the mailing size for the community meeting notice which was mailed out far beyond the abutters' areas. The community meeting was also advertised in the Houghs Neck Bulletin which has a circulation of over 2,500, she stated. The community meeting was very well attended. The Councillor stated that some constituents who could not attend tonight's meeting expressed their support of the project to her: Wendy and Gerry Barnes, Thomas Street; Christine Keating, Thomas Street; and a "few others" from Maxim Place.

Councillor Laforest said that Mr. Chenette came to her to request a neighborhood meeting because he wanted to make sure the neighbors had their input heard. The Councillor said a lot of the matters that came up at the meeting have already been addressed. A key concern was understanding the ramifications of the Business B zoning designation, which were explained and questions were vetted. In context, the Councillor stated that this is the least detrimental project that could be built on the site. The past improvements made by Mr. Chenette to the site were very welcome by the neighbors, she stated, and what Mr. Chenette has done has substantially enhanced the value of the entire neighborhood. The Councillor stated that this is smart, prudent development for the Ward. Though

Mr. Chenette and Attorney Harrington agreed to consider moving the 15-foot setback, the Councillor stated she is not uncomfortable with the proposed 15-foot setback, especially taking into account existing Houghs Neck developments being non-conforming and set right on or very close to the property line. This item will be discussed at the Zoning Board of Appeals, Councillor Laforest stated. Councillor Laforest supports the project, and stated that Mr. Chenette does a tremendous job taking care of his property.

Mr. Matt Boyle, 12 Thomas Street, a resident of Houghs Neck for about one year, stated that he and his wife fully support the project. They are happy about it, he stated, and they think it will be a great addition to the neighborhood.

Ms. Kristina Johnson, Planning Department, Director of Transportation Planning, stated that the Departmental recommendation is that the Board vote to approve the Site Plan Review in accordance with Section 17.9.5.1 and approve the issuance of a Special Permit in accordance with Section 17.9.4 and 17.3.1.4 subject to the following conditions:

1. A finding by the Zoning compliance officer with respect to the nonconforming use of the boathouse.
2. Issuance of the minor dimensional variances by the Zoning Board of Appeals; and finally
3. The applicant address any outstanding issues raised in the interdepartmental review of the proposed project.

The Chairman asked if anyone else would like to speak. None.
The Chairman reiterated that sheets are available in the back of the room for anyone who would like to sign instead of speaking. None signed in support/none signed against the project.

6:42 PM

MOTION: by Member Barry to close the Public Hearing

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

The Chairman asked the Board if they needed any further discussion. Member Fay, a resident of Houghs Neck on Weymouth Street, stated that it is refreshing to see a developer being respectful to the neighbors and wanting to address their concerns. Member Fay expressed his support for the proposal.

6:43 PM

MOTION: by Member Adams to approve the Site Plan Review in accordance with Section 17.9.5.1 and approve the issuance of a Special Permit in accordance with Section 17.9.4 and 17.3.1.4 subject to the following conditions:

1. A finding by the Zoning enforcement officer with respect to the nonconforming use of the boathouse.
2. Issuance of the minor dimensional variances by the Zoning Board of Appeals.
3. The applicant address any outstanding issues raised in the interdepartmental review of the proposed project.

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

6:44 PM Public Hearing, 20 Fort Street, Special Permit - Site Plan Review, Planning Board Case No. 2013-11: NOT OPENED, WITHDRAWN WITHOUT PREJUDICE.

Public Hearing information: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, July 24, 2013 at 6:30 P.M. (actual time 6:44 PM) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 20 Fort Street LLC, Peter McLoughlin, Manager, for a Special Permit, Site Plan Review, Finding and Parking Waiver under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at 20 Fort Street and the proposal is to convert the existing 5,679 square foot office building into 17 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

Attorney Christopher Harrington, Quincy, stated that a letter dated today, July 24, 2013, was submitted to the Board respectfully requesting that the Board vote to approve a withdrawal without prejudice on this application. Attorney Harrington explained the circumstances—a third party expressed interest in acquiring the property and assuming responsibility for the permits and peer review. Attorney Harrington stated that he anticipates a re-filing of this matter in the future, perhaps with a different applicant. There were no questions from the Board.

6:46 PM:

MOTION: by Member Meade allowing the application to be withdrawn without prejudice

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

BUSINESS MEETING:

Agenda Item:

1. Quincy Zoning Ordinance Amendment, Section 6.9 Registered Marijuana Dispensaries and Section 10 to include definition of Registered Marijuana Dispensaries, Planning Board review of **City Council Order No. 2013-061.**

Planning Director Harrington stated that this Item is a carryover from a previous Planning Board Agenda, and noted that the Board has a copy of this Order in their packet. City Council Order No. 2013-061 was Passed to be Ordained June 17, 2013, by the Quincy City Council. The Director stated that it would be inappropriate for the Planning Board to act with respect to conduct any Public Hearing or to issue reports regarding this Council Order. The Director stated that both the City of Braintree and the Town of Randolph have scheduled Hearings on this matter because of state regulations. It may be that this matter will be revisited by the City of Quincy, since our City Council decided to move early in the time period where the rules were suspended by the Commonwealth. Chairman Geary asked if the Board Members wished to discuss the matter. No discussion. Chairman Geary stated that he accepted the recommendation for the Board to take no action at this time.

2. One Planning Board Decision was Executed:

- 157 Hancock Street, Special Permit–Site Plan Review, **Planning Board Case No. 2013-06.**

3. Discuss the endorsement of State Senate Bill 1640 entitled *An Act to Protect Bicyclists in Bicycle Lanes*, which would amend M.G.L. Chapter 89, Section 4D.

6:50 PM: Ms. Kristina Johnson, Transportation Planning Director, spoke about what she called a really great transportation policy and initiative regarding the safety and accommodation of bicycles on

and off the road. There is not a lot of bicycle infrastructure in Quincy now, but it is coming, Ms. Johnson said. The Board is asked to consider this piece of Legislation that has been sitting in the Senate Subcommittee entitled *An Act to Protect Bicycles in Bicycle Lanes*. Basically, the Legislation would amend M.G.L. Chapter 89, Section 4D, to prohibit and enforce no vehicles in bicycle lanes that are designated, painted, striped and signed as bicycle lanes. Right now, we don't have true bicycle lanes in Quincy, but they are coming, Ms. Johnson said. Ms. Johnson explained what is happening in the advocacy realm here in Quincy. Mayor Koch has appointed a Bicycle Commission made up of City Departments and residents. There is also a local advocacy group called QuinCycles made up of area residents. The QuinCycles participants love riding their bikes, have organized rides, and want to promote bicycling as a viable mode of transportation for everybody in a safe, reasonable and measured fashion, Ms. Johnson stated.

Ms. Johnson updated the Board on the Quincy projects that are in the pipeline that will incorporate bicycling infrastructure:

- Phase I of the Adams Green project, called the Adams Green Transportation Improvement project, deals with the infrastructure to support the development and design of the park. MassDOT has approved the implementation of bicycle lanes on Hancock Street, with green striping like the lanes in Boston, chevron markings, along with appropriate signage. Also, approval was received from the Federal Highway Administration to implement a bike box, which is an extra safety measure for bicycles to move ahead of vehicles when they are stopped at an intersection so they have enhanced visibility, Ms. Johnson explained. Further, she stated that approval was received from the Massachusetts Division of the Federal Highway Administration for implementation as part of the Adams Green project. MassDOT is currently advertising this project, and the hope is that construction will begin sometime this fall, stated Ms. Johnson.
- As part of the resurfacing of Adams Street, bicycling infrastructure designed by the Quincy DPW will be included. Ms. Johnson stated that the striping of bike lanes and the implementation of signage is very cost effective, and very easy to roll out as a standard specification as part of a resurfacing project. The Mayor's Bicycle Commission is going to work with the DPW to develop specifications so that bicycle infrastructure can be implemented as opportunities arise.

The Metropolitan Area Planning Council (MAPC), which is the regional planning entity that serves 101 communities in the Boston Region, recommended to the City of Quincy that the Planning Board endorse the passage of the Act, State Senate Bill 1640, that will allow the enforcement of the use of bicycle lanes for bicycles only. The Departmental recommendation is that the Board endorse State Senate Bill 1640.

Member James Fay stated that he is "pro-bike," but is greatly concerned about safety. He has seen two bicyclists hit by cars in three days during his work in the Boston University area, which is an area heavily used by bicyclists. Member Fay stated that each of the two bicyclists were at fault. In response to his question, Ms. Johnson stated that bike lanes are recommended to be a minimum of six feet wide. M.G.L. Ch. 85 Section 11 considers a bike as a motor vehicle, and they are supposed to follow the same rules of the road, Ms. Johnson said, including signaling before turns and stops.

Member Barry asked if there will be a public policy/education plan before and during the rollout of the Quincy bike lanes. Member Barry referenced witnessing dangerous behavior by bicyclists within pedestrian crosswalks in Boston. Ms. Johnson stated that she concurs with the need for public education, and stated that she is optimistic that the Mayor's Bicycle Commission is going to help with

that effort. The Police Chief is an appointed Member of that Commission, Ms. Johnson stated, and the Police Department's involvement is critical in that public policy/public education effort—safety awareness. Also, Ms. Johnson confirmed to Member Barry that the bike lanes will run the length of Hancock Street, and referenced the website AdamsGreen.info where additional bike (and Park) information can be found. Eventually, single-street bike lanes will be connected with other bike lanes throughout the City.

Chairman Geary echoed the concerns around the need for safety education for all--bicyclists and non-bicyclists. The Chairman explained a tragic bike accident and the effect on the victim, whom he knew. The Chairman stated that there is great need for a lot of public education. The Chairman stated that a copy of State Senate Bill 1640 entitled *An Act to Protect Bicyclists in Bicycle Lanes*, was submitted to the Planning Board in their packets.

In response to a question by the Chairman, Planning Director Harrington stated that a letter of support would be directed to Senator Keenan, and the Chair of the Senate Subcommittee. The letter would be sent to MAPC, as they are collecting the letters. The Planning Director confirmed that the Board would be able to review the draft letter, which would be sent to the Planning Board Members via email.

The Departmental recommendation is that the Board endorse State Senate Bill 1640.

7:03 PM:

MOTION: by Member Adams to enthusiastically support State Senate Bill 1640 entitled *An Act to Protect Bicyclists in Bicycle Lanes*

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

7:05 PM Public Hearing, 178-186 East Howard Street, Special Permit - Site Plan Review, Planning Board Case No. 2013-08

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL, and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, July 24, 2013 at 7:05 P.M. in the new City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of Neighborhood Housing Services of the South Shore, Inc., d/b/a NeighborWorks of Southern Mass., 422 Washington Street, Quincy, MA, for Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements and 17.3.1.4 Table of Use Regulations for multi-family use within a Business B zoning district. The 19,733 square foot lot is located at 178-186 East Howard Street. The project is for the construction of 12 residential units in a 3 story building with associated parking and site improvements. The land is shown on Assessors Map 2017, Lot 11, Plot 3.

Planning Director Harrington stated that this matter was before the Zoning Board of Appeals, Case No. 13-052, and a Decision was issued dated July 10, 2013. The ZBA Decision confirmed allowance of minor dimensional variances related to the topography of the lot and existing ledge at the rear of the lot; thus the building location had to be shifted slightly closer to East Howard Street. Minor parking issues will be dealt with by the Planning Board Decision, and Special Permits as needed require a vote by at least four of the five Members present in order to pass.

Attorney Jeffrey M. Graeber, Graeber, Davis & Cantwell PC, 15 Cottage Avenue, Quincy, MA, presented, using displays, on behalf of the Applicant, NeighborWorks of Southern Mass (aka Neighborhood Housing Services). Attorney Graeber reiterated that the project has already been through the Zoning Board of Appeals process. Attorney Graeber showed drawings of the site and

proposed development, and explained the lot as a difficult one to develop because of its topography—steep grade and ledge in the rear and its location across from one of the Quincy Shipyard’s entrances. Proposed are twelve, 2-bedroom units, each one in the three-story townhouse style that will be occupied by veterans and their families. Attorney Graeber explained that the billboards on and around the site will be removed, as the Applicant has gained the rights to take them down. Special permits are needed, he explained, because multi-family developments within Business B zoning require such and there is the need for minor parking variances. Attorney Graeber pointed out the proposed location of the building on the site, as well as the play-yard in the rear and location of amenities such as a barbeque area. Attorney Graeber pointed out the history of success of Neighborhood Housing Services in their development of affordable housing on difficult sites.

Attorney Graeber stated that he worked with the Planning Department staff, Director Harrington and Planner Rob Stevens, and incorporated their suggestions into the project. Attorney Graeber stated that there was a Ward II Councillor Brad Croall community meeting, and another meeting held by Robert Corley, Executive Director of NeighborWorks of Southern Mass, for those who could not attend the community meeting. Ward Councillor Croall supports the project, stated Attorney Graeber, and was at the Zoning Board of Appeals meeting, though not here tonight. Regarding vehicular/pedestrian circulation, there are less than the required number of parking spaces required by code; the number was before the Zoning Board of Appeals, but subject to the Planning Board’s approval. The idea is to use public transportation, and the expectation is that there will only be one car per unit. There are two bus lines nearby that go directly into Quincy Center. The proposed multi-family development will fit nicely into the neighborhood, and the site will be landscaped. Water and sewerage are in place already and electric service exists and will be used for the project. There will be a significant improvement to the site and area, versus the existing vacant site with billboards.

7:15 PM: Mr. Bill Barrett, Elton+Hampton Architects, 103 Terrace Street, Roxbury Crossing, Mass., stated that Elton+Hampton designed the Winter Gardens affordable housing project, and that is the level of quality the firm will also bring to this project. Mr. Barrett stated that Elton+Hampton is an experienced “green” designer, and has been for many years—even before “green” was popular. Mr. Barrett stated that the proposed building will be rated 45 on the HERS Index (energy efficiency). With 85 being the typical building rating, this building at 45 will be much more energy efficient than the typical building. Some sustainable features were mentioned—no carpets, durable windows, siding and trim. The landscaping will be of similar quality as is seen at the Quincy Winter Gardens project site, Mr. Barrett stated.

In response to Member Fay’s, Meade’s and the Chairman’s questions, Attorney Graeber stated that the Applicant has obtained the rights to control each of the billboards, and that both billboards will be coming down. Member Meade confirmed that all units are planned to be 2-bedroom units.

7:19 PM: Chairman Geary asked two times if anyone would like to speak or sign in favor or in opposition to the proposal. None.

7:20 PM

MOTION: by Member Meade to close the Public Hearing

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

Planning Director Harrington remarked that the Department has worked with NeighborWorks of Southern Mass (aka Neighborhood Housing Services) and Mr. Robert Corley successfully in the past. The Director stated that veterans housing is important to the City of Quincy and has the Mayor’s support. This 12-unit project is considered a significant veterans project for the City. The Director

stated that he recommended this particular site to Mr. Corley for development. Planning Department staff has been working with the Applicant for several months. In that time, Departmental suggestions have been incorporated into the project plan. The City has committed \$750,000 of federal HOME Funds to this project, and there is also a conditional \$250,000 project funding approval by the Affordable Housing Trust Committee. Outside peer review was waived on this case, but the City Departments have reviewed plans and submitted comment letters. The Department of Health comments (7/15/13) will be Conditions of the Planning Board Decision. The submittal of fully engineered site plans is required, and the Engineering Department provided comments (7/19/13). The Director stated that the Fire protection system was not shown on the plans, and the Fire Department provided other comments in their 7/3/13 letter. Robert Stevens, Quincy Urban Renewal Planner, provided a Planning Department project recommendation letter to the Planning Board via their packets. There will be no Conditions on the Decision which will create additional expense for the applicant, stated the Director. Approval of revised site plans by the City Engineer will be required. Recommendation is for the Board to approve. The Board had no further questions.

7:25 PM

MOTION: by Member Adams to approve Site Plan Review under section 17.9.5.1(1) and Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements contingent on the submission and approval of revised engineered site and utility plans, and further the Planning Board finds by this vote that there will be no substantial detriment resulting from a reduced number of off-street parking spaces.

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

OTHER BUSINESS:

Chairman Geary informed those present that Planning Board Member William Adams notified Mayor Koch that he will be resigning from the Planning Board effective July 31, 2013. The Chairman explained that Member Adams will be travelling for up to six months at a time, and spending more time at his vacation home.

The Chairman conveyed gratitude to Member Adams for his nine plus years on the Planning Board as a Member and also as a former Chairman, noting that service on the Board is totally volunteer. Chairman Geary stated that William Adams was a mentor to him and thanked him for his valuable service and for the many additional meetings and events that William Adams attended to show his support of and interest in the City of Quincy. The Chairman stated that Member Adams' guidance has been very much appreciated and wished him well.

Member Richard Meade mirrored the gratitude shown by Chairman Geary for Member Adams' service and added that William Adams is a gentleman and always showed great respect for everyone's comments, whether for or against a project. Member Adams thanked the Board Members for their remarks.

Chairman Geary went on to introduce the Member newly appointed by Mayor Koch to fill Member Adams' seat. Mr. Glen Comiso of Lincoln Avenue was welcomed to the Quincy Planning Board.

7:30 PM

MOTION: by Member Adams to adjourn

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES