



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
(617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375

PLANNING BOARD MEETING MINUTES

Wednesday, November 28, 2012

MEMBERS PRESENT: Chairman William Geary, William Adams,
Coleman Barry

MEMBERS ABSENT: James Fay, Richard Meade

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Mary A. Smith, RLA, Principal Planner
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:01 p.m. by Chairman William Geary.
Planning Board quorum present.

7:02 p.m. Chairman William Geary addressed those in the room explaining the difference between a Public Meeting and a Public Hearing. He stated that this meeting is a Public Meeting not a Public Hearing, and no public commentary would be solicited. The first matter on the Agenda: Preliminary Subdivision Case No. 2012-SDIV01 is related to and integral to--but separate from--the Planning Board project "Boardwalk Residences at Marina Bay" Planning Board Case No. 2012-14. At some later date, there will be an advertised Public Hearing on the Definitive Subdivision Plan. The Chairman further explained that the Subdivision relates to dividing the existing parking lots and roadway access and egress to and from the site. With regard to Planning Board Case No. 2012-14 "Boardwalk Residences at Marina Bay", the Continued Public Hearing will resume at a subsequent date.

7:05 PM: The Chairman read the Public Meeting information for the first item into the record:

7:05 PM Public Meeting:

**Land Owner and Applicant: Flagship Marina Bay, LLC,
c/o Redgate Real Estate Advisors: 100 Franklin Street, Boston, MA 02110
Preliminary Subdivision Case No. 2012-SDIV01
Lots 48, 55, 56, 58 and 78 off Victory Road**

The Board will review the Preliminary Subdivision application for the location referenced above. Preliminary Subdivision is governed by MGL Ch 41, Section S "Preliminary Plan" and is **therefore not a public hearing** in the manner prescribed under Ch 41, Section T "Submission of (Definitive) Plans." Public may attend and will have opportunity to provide comments on the proposed roadway **at a later date** when the Board conducts a **public hearing** on the Definitive Subdivision Plan.

Planning Director Dennis E. Harrington stated that the Planning Board quorum of three members present is the requirement for Preliminary Subdivision review. The Planning Director stated that there will be an explanation by the Applicant and the Applicant's engineer will present. The City's peer

review engineer, James White, PE, HW Moore and the City's Landcourt surveyor Scott Cameron, have issued reports and will speak tonight. As a courtesy, the Director stated that sets of plans have been sent to other area landowners, including MB Access, O'Connell Companies, Department of Conservation and Recreation. The Director explained that the paved area between the end of the "tear drop", Victory Road, and along in front of Captain Fishbones restaurant is being laid out as a roadway. Ordinarily, a decision needs to be made about where the roadway will be located, but not in this case as the Land Court access lot (No. 48 L.C.C. 27744) is already laid out, Director Harrington stated. That same lot, same dimensions, will be the future roadway. The future roadway will be extended in between the two "Boardwalk Residences" proposed buildings and connected to the Haul Road, which is adjacent to the DCR parking lot.

The Board will not be asking the public to provide comments, but the Board may ask questions of the Attorney and presenters. In response to a question from Chairman Geary, Director Harrington stated that the newly revised project plans and information booklet were received at the Planning Department right before the Thanksgiving Holiday and are under review. The Director stated that the new information would be added onto the public website for viewing by the first part of next week. He also stated that the project website had over 800 hits in the past week. For the record, Director Harrington thanked the Planning Department's intern Kara Chisholm for her work on the website, though she was not present at the Planning Board meeting.

7:18 PM: Attorney Bryan Connolly of DLA Piper, the attorney for Flagship Marina Bay/Red Gate, the developers of "Boardwalk Residences" at Marina Bay. Attorney Connolly stated that the "Boardwalk Residences" at Marina Bay (Planning Board Case No. 2012-14) is a separate legal matter from the subdivision matter (Planning Board Case No. 2012-SDIV01). He briefly explained the two-step process: Preliminary Subdivision plan; then Definitive Subdivision plan—which requires a Public Hearing.

Mr. Rick Latini, Civil Engineer, of Howard Stein Hudson Associates (HSH), presented using displays. Mr. Latini pointed out the existing ways and proposed ways, sidewalks, as well as pointing out parking areas now and proposed. Mr. Latini said that they are working closely with MB Access regarding investigating the existing utilities, and said that flow monitoring equipment was installed at the pump station at the rotary. Applicant proposed that existing water lines will be extended to service the North and South proposed buildings. There is enough flow for both domestic service and fire protection service, Mr. Latini stated, based on hydro flow testing. Catch basins and detention systems will be updated along Victory Road to provide better water runoff quality and peak flow reduction. Mr. Latini stated that a waiver list request will be provided with the Definitive submission.

In response to a question by Chairman Geary, Attorney Bryan Connolly stated that 46 parking spaces are entirely on his client's property, and the locations of the spaces were pointed out on the display board. Attorney Connolly also stated that the detailed parking plan has been submitted with the Special Permit/Site Plan Review Application (Planning Board Case No. 2012-14). The Chairman asked if the Department of Conservation and Recreation (DCR) has been contacted by the Applicant regarding right of way and parking. Attorney Connolly stated that the subdivision case has no impact. With regard to the Special Permit/Site Plan Application, Attorney Connolly stated that there have been three meetings so far with appropriate DCR planning personnel regarding the larger parking issues in Marina Bay. In response to a question by Member Adams, Mr. Latini stated that Victory Road would continue to be a two-way street. Member Geary clarified with Mr. Latini that there is an existing "MPDS" permitted outfall in the vicinity of Captain Fishbones restaurant, as well as another in the vicinity: two, per Mr. Latini.

7:30 PM: On behalf of the Quincy Planning Board and independent of the developers, Mr. James White, PE, HW Moore, the lead peer reviewer for both the subdivision case and the special permit/site plan review case, commented:

- Mr. White has reviewed the plans and stated that the sidewalk is outside of the right of way; normally sidewalks are within the right of way.
- A portion of the road, at the corner, extends outside the easement area; the easement should be enlarged or the matter addressed.
- Easement only covers half of the road—only the south bound lane not the north bound lane
- Recommendation: have temporary easement to cover north bound lane.
- Plans should show proposed easement all the way up to Victory Road.
- There is a break in the water line; the Fire Department requires a looped system.
- List of waivers needs to be submitted along with plan. The plan does not comply with the waiver requests now.

In response to Chairman Geary's question about road center-aisle plantings and the width of the road, Attorney Bryan Connolly stated that the details are part of the Special Permit/Site Plan Review application. Mr. Connolly stated that the proposal is to eliminate the landscaped medium, and stripe the road to gain parking. Director Harrington said these and other issues are still to be worked out, including that there is a proposed lane drop—may need to eliminate parking. Director Harrington stated that the water needs to be looped, and utilities need to be in excellent condition. He stated that 30 percent of the Marina Bay population will be located in the proposed buildings "Boardwalk Residences at Marina Bay".

Peer reviewer of the preliminary subdivision plans for technical surveying, Mr. Scott Cameron, R.E. Cameron & Associates, Norwood, Massachusetts, stated that he researched and identified property lines, parcel ID's, and ownership of various lots. Mr. Cameron previously submitted report dated 11/15/12. Planning Director Harrington stated that several small subdivisions need to be accomplished and approved by Land Court. The public must have a right of way in perpetuity. Mr. Cameron will follow through with the registration of land at Land Court. The Director said there will be City of Quincy easements also.

Chairman Geary noted Councillor Brian McNamee's presence. The Chairman reiterated the fact that this matter, as a Definitive Subdivision proposal, will have a future Public Hearing as required by law, where the public will be able to speak and/or submit comments in writing.

7:50 PM

MOTION: by Member Barry to close the Public Meeting on Preliminary Subdivision Case No. 2012-SDIV01

SECOND: Member Adams

VOTE: 3-0 MOTION CARRIES

7:55 PM: Members' discussion of approval status and modifications to plans as submitted, Ten (10) conditions discussed.

8:10 PM

MOTION: by Member Adams to Approve the Preliminary Subdivision with Modifications as discussed

SECOND: Member Barry

VOTE: 3-0 MOTION CARRIES

8:12 PM: The Chairman read the Public Meeting information for the second item into the record:

**“Boardwalk Residences at Marina Bay”
Special Permit Site Plan Review,
Planning Board Case No. 2012-14**

Planning Department staff will provide the Board a brief update on the status of the earlier Special Permit filing. This will be limited to a synopsis of revised plans (i.e. Title and Latest Revised Date) as filed by the applicant.

The Board has been advised to refrain from any discussion on the above ongoing Special Permit filing until the Site Plan Review public hearing resumes at a subsequent date.

Ms. Mary Smith, RLA, Quincy Principal Planner, gave a synopsis of the changes in new drawings and supplemental materials that were submitted by the proponent, dated November 20, 2012. Ms. Smith stated that these drawings have been made available to the Planning Board, the Board's peer reviewers and Quincy Department Heads. Ms. Smith outlined this information in her report to the Board dated November 28, 2012. Using sets of plans and information, Ms. Smith guided the Board through the drawings and explained multiple points of change. Among the many items she covered, she stated that the open space and public space has increased, while the total number of dwelling units, square footage and building footprints has decreased. The North Building units have been reduced from 236 to 217 units. The South Building has the same number of dwelling units, though has been slightly reduced in size. The proposed boardwalk addition has been widened to match the width on the existing boardwalk, and a bridge has been designed to bypass the boardwalk bottleneck near Captain Fishbones Restaurant. Ms. Smith reviewed the 31 parking space reduction plan, now leaving 688 spaces for residents and 106 for public and retail space. She also stated that updated flood plain/grading/utility plans have been submitted and will be under review. Ms. Smith also said that Zoning relief is required for 8'-6"x18" residential parking spaces and for 90% angled parking spaces at the northern end of the South Building.

8:18 PM: Director Harrington stated that Ms. Elizabeth Manning, Principal Planner, Planning Department would take the lead on the Subdivision. He stated that Ms. Manning has extensive Subdivision experience, from her days with the Cohasset Planning Department. Mr. James White, PE, HW Moore, will continue to lead for peer review. The Director stated that the newest plans are much more comprehensive. He stated that the immediate concentration will be on the layout of the road, construction materials for the road, and the underground--then the focus will shift back onto the buildings. Director Harrington said there will be a traffic report prepared, especially concentrating on the major intersections around Marina Bay. All the roadways in Marina Bay are private roads, including Commander Shea. Everyone in Marina Bay has a right to use those roads, the Director stated. He also stated that the Department of Conservation and Recreation (DCR) does have a 50-foot right of way through Boston Scientific (Lot 6) all the way to the public way at Neponset Bridge. The Planning Director also thanked Ms. Kara Chisholm, Planning Department, for designing the public website where plans and project information are posted for public viewing.

BUSINESS MEETING:

1. Vote to approve permit final conditions and final site plans for parking and landscape areas.
Execute Planning Board Decision:
 - 1630 Hancock Street, Quincy Center Districts Special Permit Site Plan Review, Planning Board Case No. 2012-15

8:20 PM: Member discussion related to plan modification issues. Director requested to compile notes for plan Conditions approval.

8:22 PM: Planning Director Harrington, for the record, read the final conditions into the record:

1. Comply with the Certificate of Appropriateness numbers 082712-03 and 082712-03a relating to signage and façade, and the Certificate of Non-Appropriateness number 082712-03b relating to proposed 4'X6' parking kiosk issued by the City of Quincy Historical Commission at its open public meeting on August 27, 2012.
2. Comply with Inspectional Services Department comment letter dated October 11, 2012 and the Health Department comment letter dated October 3, 2012.
3. Site Plan prepared for the Applicant by Ernest W. Branch, Inc. dated September 13, 2012 and revised October 9, 2012, and again on November 9, 2012 prohibits off-street parking within 20 feet of the driveways serving the Project Site. In addition, signs, and landscaping adjacent to the Project Site driveways should be designed and maintained so as not to impede sight lines, with vegetation not to exceed (3) feet in height as measured from the surface elevation of the proximate driveway in conformance with Section 6.1 of the City of Quincy Zoning Code as it relates to traffic visibility across corners.
4. The surface parking area to be used for employees and patrons of the retail establishment only. Additional structures or accessory buildings of any type is prohibited from the parking area.
5. Deliveries by large tractor semitrailer combinations will be restricted to off-peak hours or while the store is closed to customers given the need for such vehicles to encroach into parking spaces and the turning and maneuvering required to access the loading dock area, all of which pose inherent conflicts with vehicles and pedestrians within the Project Site
6. The existing concrete retaining wall leading to Mechanic Street will be painted with graffiti-resistant paint consistent in color to what is proposed by the Applicant for painting the existing wooden guardrail (soft gray). In addition, installation of reflectorized tape or other suitable installation will be applied to the concrete wall to define the edge of the structure for motorists as detailed in Comment #8 of the Peer Review Report prepared by Vannasse & Associates, Inc. dated October 10, 2012.
7. The Landscape Plan prepared for the Applicant by MKA Landscape Architects dated September 13, 2012 and revised November 8, 2012 includes the following:
 - a. Increased landscaped area as a result of the prohibition of off-street parking within 20 feet of the driveways serving the Project Site as noted in Condition #3.
 - b. Lists the number of proposed plants as well as their common botanical names. Native species appropriate to an urban environment should be specified.
 - c. Increased landscaped area for parking areas in conformance with Section 5.1.13 of the City of Quincy Zoning Code as it relates to the screening of parking areas. Specifically, the landscape plan includes a vegetative screen along the southern edge of the property adjacent to Elm Street and the eastern edge of the property along Mechanic Street.

As a result of the time of year of this decision, the applicant will have until June 1, 2013 to complete all of the noted plantings.

8:24 PM

MOTION: by Member Adams to adjourn

SECOND: Member Barry

VOTE: 3-0 MOTION CARRIES