



## QUINCY PLANNING BOARD

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### PLANNING BOARD MEETING MINUTES

Wednesday, December 5, 2012

**MEMBERS PRESENT:** Chairman William Geary, William Adams,  
Coleman Barry, James Fay, Richard Meade

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Dennis E. Harrington, Planning Director  
Robert Stevens, Urban Renewal Planner  
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:00 p.m. by Chairman William Geary.

#### **7:03 P.M. VOTE TO ACCEPT NOVEMBER 14, 2012, PLANNING BOARD MINUTES**

**MOTION:** by Member Meade to accept the November 14, 2012, Planning Board meeting minutes

**SECOND:** Member Adams

**VOTE:** 5-0 MOTION CARRIES

#### **CONTINUED PUBLIC HEARING:**

##### **7:05 PM Continued Public Hearing, 1400-1466 Hancock Street, Quincy Center Urban Revitalization District, Certificate of Consistency, Case No. 2012CoC-01**

Chairman William Geary stated that this Public Hearing was initiated on November 14, 2012, and read into the Record: In accordance with the provisions of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District – dated May 7, 2007, as amended (the “URDP”), the Quincy Planning Board will hold a continued public hearing on Wednesday, December 5, 2012 at 7:05 P.M. in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, on the application (the “Application”) of Hancock Adams Associates, 1400 Hancock Street, Suite 900, Quincy, MA 02169 and legal owner of the land, HAA Property, 1400 LLC, c/o The Beal Company, 177 Milk Street, Boston, MA 02109, for a Certification of Consistency pursuant to Section 12.02(3) Section 2 of the URDP. The Application is for a proposed mixed-use project consisting of a 5-story retail/residential building, a 15-story retail/residential building, a parking garage and related improvements, to be located at 1400-1466 Hancock Street within the Quincy Center Urban Revitalization District, as shown on Assessors Map 1140 Parcel 3. The Planning Board shall issue a Certification of Consistency upon finding that the proposed project is consistent with the goals, objectives and requirements as set forth in the URDP.

7:10 PM: Dennis E. Harrington, City of Quincy, Director of Planning & Urban Redevelopment, explained that “URDP” stands for the Urban Renewal Development Plan. Under the URDP, the City was allowed to engage with a designated developer, which is Beals/Street-Works. He further explained that the designated developer entered into a Land Disposition Agreement (LDA) with the City of Quincy, which details obligations to the parties under the URDP. The Applicant filed for a Certificate of Consistency for Merchants Row and made its presentation at the November 14<sup>th</sup> Planning Board Public Hearing. The Applicant responded at length to peer review and departmental comment reports forwarded before the November 14<sup>th</sup> meeting, and revised and submitted new plans and reports based on those comments. Wessling Architects reviewed the second submission of plans and documents and met with the Applicant’s team to discuss consistency. Wessling Architects provided the new peer review report, dated December 3, 2012, which was reviewed by the Applicant. Mr. Richard Heapes, Street-Works, will present, stated Director Harrington, as well as Mr. Robert Cala, Wessling Architects, lead peer reviewer.

7:14 PM: Chairman Geary called Mr. Robert Cala, Wessling Architects, Quincy, lead peer reviewer to present. Mr. Cala explained that the Applicant answered the preliminary peer review report’s (11/7/12) comments/questions. He stated that most of the items are fully complied with with comments and/or questions—all Article 2 Plan Contents Checklist Items were answered. The Applicant submitted 28 more drawings along with their written responses. Mr. Cala, after a new review of the revised information, most items with the exception of four were in compliance. The major items that identified as not fully compliant are (Wessling Report 12/3/12): parking garage design; public utilities; engineering items—need more plans re: geotechnical and foundations. Mr. Cala stated that the Applicant is working on outstanding issues, and said that Street-Works is still involved with ongoing meetings with City Department Heads, such as the Fire Department.

The Chairman asked if there were any questions from the Board. None at this time.

7:19 PM: Mr. Richard Heapes, founding partner of Street-Works, pointed out that other members of the Street-Works team were present at the meeting. Street-Works: Mr. Ken Narva, Ms. Lucy Wildrick, Mr. Steve Chrusciel, also present, Mr. Karlis Skulte, PE, Civil Engineer, EBI Consulting, Boston, MA. Mr. Heapes explained that due to soil investigation borings, the garage proposal went from a precast to a flat slab system. Due to a massing issue raised, the high-rise building (Kilroy) was reduced by 17 feet, still 14 stories over retail, with a floor-to-floor height of 11 feet (previously 12 feet), and an approximate floor-to-ceiling height of 10’4” to 10’6”. Mr. Heapes stated that the revised design also calls for the stepping back of the building to comply with design guidelines. Mr. Heapes stated that other responses are being worked on and details will be provided, including parking lot and garage information, financial information, information on sidewalks and utilities.

The Chairman asked if there were any questions from the Board.

Member Barry asked what the façade looked like on the building at all times of day from the courtyard. Mr. Heapes displayed views at daytime and night. He also described the “urban park” and the theme of being “green” in the City. A preliminary idea, Mr. Heapes stated, was

to light the building up at night with images of leaves at night—tying in the “green” theme.

Chairman Geary asked about a wind study, and Street-Works’ commentary. Mr. Heapes responded that he is a trained high-rise architect, and explained that a wind study is a very expensive and lengthy process—about \$250,000 and about a 3- to 4-month process where a model is built and tested. Mr. Heapes stated that the data is unpredictable. Mr. Heapes asked that the Wind Study not be a requirement of this project, and respectfully requested that the Board waive the requirement. The Chairman asked, and Mr. Heapes displayed elevations of the proposed development from Hancock Street and other locations. Mr. Heapes explained the elevators—two sets of public elevators and one elevator for use by residents. The one for use by residents meets firefighting code requirements, said Mr. Heapes. Chairman Geary asked about reviewer commentary about what appeared to be an “unfinished” side of the Kilroy tower in the renderings. Mr. Heapes stated that the appearance of that side of the tower is actually more of a rendering issue because the details, shadow, etc., of that side of the building were not the focus of the particular rendering in question. Mr. Heapes stated that the building side will not have the appearance of being “unfinished.”

The Chairman asked if there were any further questions from the Board. None.

Mr. Robert Cala, Wessling Architects, lead peer reviewer for the City, was called to comment by the Chairman. Mr. Cala summarized by stating that further study is being done on the parking garage, and the setback change for the building massing is very positive and in conformance with the design guidelines, as well as stating that he is pleased with the progress the peer reviewers are having with the developer.

Director Harrington noted that several City Councillors were present: Councillor Gutro, Councillor Laforest, Councillor Palmucci. Director Harrington remarked on process: Department’s control of information, timely dissemination of information to all parties and public, timely reviews by all parties, speedy attempts by all parties to resolve issues. The City took strict positions on the garage development plans, utilities, and construction management—critical that construction move swiftly and as conveniently as possible for the public. Director Harrington stated that the construction management plans and interim parking plans were reviewed by Jacobs Engineering, representatives present. Tighe & Bond Engineering is meeting with Sheskey Architects tomorrow for expert plan review, the Director stated. The MEPA filing was made, and the MEPA certificate should happen within several weeks. The Director stated that the parties are working on open issues cooperatively, including the public improvement of the garage. Director Harrington referred to and summarized his 12/5/12 report to the Board, including stating that there is Code compliance for the Fire Department except for the ability to locate apparatus between the buildings--remaining one of the open issues to be solved. The Director recommended that the Board move to close the Public Hearing with respect to oral testimony only, leaving the record open for the submission of additional written comment, documentation, plans and reports.

The Chairman asked for questions from the Board. Member Barry asked Mr. Richard Heapes what the Kilroy courtyard would look like, and asked for a rendering with a view from

the ground level. Mr. Heapes displayed the rendering and spent some time explaining the location, including the “via” and lobby lounge, and the expected flow of people from the buildings and parking garage elevators. Mr. Heapes stated that the courtyard is a public space surrounded by restaurants and cafes, and the plan is for a covered pavilion, sidewalks, grass, a great fireplace, a meeting place such as a great hotel might have. He highlighted other potential ideas around public art, perhaps historic art representing Quincy businesses, maybe the metamorphosis of granite stone from ground to end product.

Chairman Geary addressed those in the meeting room, explaining that the project information is available on the City’s website. The Chairman stated that comments are accepted orally or in writing via letter or email. For those who want to show support or are in opposition to the project and do not wish to speak, forms are available to sign in the back of the room, he stated.

8:06 PM: The Chairman called for questions from the audience. None.

8:07 PM: The Chairman called for any elected officials who wished to speak.

Quincy City Councillor-at-Large Douglas S. Gutro stated that he was the Chair of the Downtown Economic Development Committee of the City Council, and said that he cast every vote relative to the redevelopment of Downtown. Councillor Gutro complimented Director Harrington’s team and Urban Renewal Planner Robert Stevens on all the work that has been done on the Downtown redevelopment to get us to this point. The Councillor stated that he echoed many of the comments made tonight, including that he referred to the Design Guidelines and stated he concurs with the re-design of the stepping back the building. The Councillor stated that shadow effect and wind impacts need to be dealt with correctly. He commented on the rendering portraying the “unfinished” side of the Kilroy building, and stated that there is the need to ensure the plans are consistent with the Design Guidelines. The Councillor touched upon many other points—including parking, the garage, utilities, walkability, lighting, public art--all with concern that each dimension of the project be tasteful and speak to the character of the City and is done “right.” Councillor Gutro spoke about the beginning of construction downtown, and the importance of construction management, and the plan for a pre-construction meeting. The Councillor ended with statements about his confidence in the City’s project team as well as the Street-Works’ team.

8:21 PM: The Chairman asked if anyone would like to speak in favor of the project. None.

8:22 PM: The Chairman asked if anyone would like to speak in opposition to the project.  
None.

8:23 PM: The Chairman reiterated that sheets are available to be signed for those who do not wish to speak—a sheet for those in favor of the project and a sheet for those in opposition. (No-one signed either sheet.)

Chairman Geary restated the recommendation made by Director Harrington that the Board move to close the Public Hearing with respect to oral testimony ONLY, leaving the Public

Hearing open for the submission of additional written comment, documentation, plans and reports.

Director Harrington gave brief final remarks. The Director stated that there are issues related to construction management and parking, and an acceptable construction management plan and parking management plan are required before a Certificate of Consistency is issued. Regarding public art, the Director stated that One Percent (1%) of hard construction costs must be paid to the City if the Applicant does not propose and build public art within the project. Member Geary asked if the Board had any final questions or comments. None.

**MOTION:** by Member Meade to close the Public Hearing with respect to oral testimony ONLY, leaving the Public Hearing open for the submission of additional written comment, documentation, plans and reports and that the Continued Public Hearing be subject to the Chairman.

**SECOND:** Member Adams

**VOTE:** 5-0 MOTION CARRIES

### **BUSINESS MEETING:**

1. Planning Board review of pending City Council Order No. 2012-200

The Board briefly discussed this matter and decided to vote:

8:33 PM

**MOTION:** by Member Adams to call a Public Hearing on Medical Marijuana re: pending City Council Order No. 2012-200

**SECOND:** Member Fay

**VOTE:** 5-0 MOTION CARRIES

8:34 PM

**MOTION:** by Member Fay to adjourn

**SECOND:** Member Meade

**VOTE:** 5-0 MOTION CARRIES