



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Thursday, December 20, 2012

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

MEMBERS ABSENT: Richard Meade

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

Meeting called to order and attendance roll call taken at 7:43 p.m. by Chairman William Geary, though four Members were present and ready to move forward at 7:00 p.m. Due to unexpected circumstances with regard to the Continued Public Hearing matter, the meeting began late.

7:45 P.M. VOTE TO ACCEPT NOVEMBER 28, 2012, PLANNING BOARD MINUTES

MOTION: by Member Adams to accept the November 28, 2012, Planning Board meeting minutes

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:46 P.M. VOTE TO ACCEPT DECEMBER 5, 2012, PLANNING BOARD MINUTES

MOTION: by Member Barry to accept the December 5, 2012, Planning Board meeting minutes

SECOND: Member Adams

VOTE: 4-0 MOTION CARRIES

CONTINUED PUBLIC HEARING:

Continued Public Hearing, 1400-1466 Hancock Street, Quincy Center Urban Revitalization District, Certificate of Consistency, Case No. 2012CoC-01

Chairman William Geary addressed those present, stating that at the prior Continued Public Hearing on December 5, 2012, oral testimony was solicited and there were findings by the Planning Department that there was the necessity for additional documentation to be submitted to the Planning Board staff for further analysis. At that December 5th meeting, the Planning Board voted to close the Public Hearing with respect to oral testimony only, leaving the Public Hearing open for the submission of additional written comments, documentation, plans and reports. Chairman stated oral testimony would not be solicited at this open public

meeting. The purpose of this Continued Public Hearing is to hear from the Planning Director and the Applicant with regard to new documentation that was submitted, stated Chairman Geary.

7:49 PM: The Chairman 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 Thursday, December 20, 2012 at 7:05 P.M. (actual start time: 7:49 PM) in the 2nd 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.

Planning Director Dennis E. Harrington summarized key documents that were recently submitted, as well as recent project milestones, stating that all approvals necessary are in place for the Planning Board to act. The Director stated that the approval of the Environmental Impact Report for the entire Downtown project was in-hand; a MEPA Approval Certificate (Dated 12/14/12) was received from Secretary Richard K. Sullivan. The Director stated that DEP approval was received for the final Town Brook relocation plan set (Dated 12/12/12). Additionally, Kristina Johnson, Quincy Director of Transportation Planning, completed 100 percent Adams Green plan submission to MA DOT (Filed 12/14/12). Architect Steve Wessling, Wessling Architects will speak this evening regarding his December 18, 2012, final peer review comment letter. Director Harrington also stated that revised and updated garage plans, architectural plans and public utility plans have been submitted by the Applicant as revisions to its original plan set submission.

7:54 PM: Mr. Richard Heapes, Co-Founder of Street-Works (now partner with Beals/Street-Works), stated that they submitted new documents/plans since the last Continued Public Hearing: revised parking structure and construction details (worked in-depth with peer reviewer), updated utility drawings for Cottage and Chestnut Streets, supplemented architectural drawings to address the “plainness” of the Kilroy Building façade.

Planning Director Harrington stated that the newly filed 60-percent design development plan for the public garage and foundation is adequate for CoC approval and garage plans as well as all project plans will evolve over time. The Director referenced peer reviewer Jacobs Engineering’s updated construction management report of 12/17/12, as well as the 12/17/12 review by Woodard & Curran regarding adjacent public utilities. The City will purchase back implementing public improvements, subject to provisions incorporated into the final Land Disposition Agreement (LDA), stated Director Harrington.

7:59 PM: Mr. Steve Wessling, Wessling Architects, 1250 Hancock Street, Quincy, stated that the newly submitted architectural drawings were reviewed by Wessling Architects; the parking garage and utilities information was reviewed by the experts Tighe & Bond and Woodard & Curran. Mr. Wessling stated that Wessling Architects has met with the Fire Chief, who is confident that the design will be worked out satisfactorily for Fire Department compliance.

Chairman Geary asked if there were any questions or comments from the Board. None.

Planning Director Harrington respectfully requested that the Chairman call for a motion to close the Public Hearing due to the fact that all written documentation was previously submitted. Chairman Geary asked the Board if they wanted to discuss the request. None.

8:01 PM:

MOTION: by Member Barry to close the Public Hearing

SECOND: Member Adams

VOTE: 4-0 MOTION CARRIES

Planning Director Harrington stated that a final Planning staff review of all of the sections of the Downtown Guidelines had been completed, and that only two sections would require waivers, as follows: percolation test and wind study. Finally, a third waiver is needed related to the overall Quincy Center Parking Management Plan, which by agreement is not due at this time.

8:05 PM:

MOTION: by Member Adams to issue the following Certificate of Consistency waivers:

Apart from the requirements of the URDP, the Planning Board adopted "Rules and Regulations for Quincy Center Districts URDP Certificate of Consistency" effective as of December 15, 2011 (the "Rules and Regulations"). The Rules and Regulations require the submission of plans and studies beyond those required under the URDP but, in connection therewith, the Planning Board retains the right under the Rules and Regulations to waive such of those requirements as the Planning Board, in its judgment, determines is appropriate. The Planning Board has determined that waivers from the following sections of the Rules and Regulations are in order:

Section 2: Waive the requirement to submit a percolation test

Section 5: Waive the requirement to submit a wind study

The requirement of an overall Parking Management Plan due at the time of Step 1 CoC filing is hereby waived as a Block 4 CoC requirement.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:07 PM:

MOTION: by Member Barry to adopt the following Findings of Fact:

The Planning Board finds that the use, design, parking elements and other components of the Proposed Project, as an Urban Redevelopment Project are consistent with the goals, objectives and requirements of the Quincy Center URDP as reflected in the Design Guidelines as follows:

- A. The proposed mixture of uses, including office, retail and residential uses as well as the Parking Garage, are allowed uses under the URDP.
- B. The design of the buildings and related elements is consistent with the Quincy Center District Design Guidelines.
- C. The proposed number of parking spaces as calculated and identified in the Record Plans conforms to the requirements set forth in the URDP and the Design Guidelines, and will reasonably satisfy parking demand and are located within the Urban Redevelopment Project site or off-site within a reasonable distance therefrom.
- D. That certain substantial modifications to public utility infrastructure adjacent to proposed project location are recommended by the Planning Board as a necessary portion of the Implementing Public Improvements.

SECOND: Member Adams

VOTE: 4-0 MOTION CARRIES

For the record, proposed conditions related to CoC Approval were read by Chairman William Geary, as follows:

1. All remaining issues identified in the Peer Review Reports associated with the completion of the project construction drawings shall be addressed to the reasonable satisfaction of the Director of Urban Renewal and Director of Inspectional Services prior to the issuance of a building permit for the Proposed Project.
2. With reference to the Utility Work (referred to in Section IV), Utility Work shall, to the extent of the Available Funding (as defined in Section IV), be undertaken as part of the Proposed Project and shall be coordinated with the City Department of Public Works.
3. The Director of Urban Renewal and the Mayor shall have approved the Regulatory Agreement provided for in Section 3.04 of the LDA.
4. Reference is made to that Memorandum of Agreement dated June 15, 2012 by and between The City of Quincy and the Redeveloper (the "MOA"). Under the terms of the MOA, if certain items within the LDA have not been completed or observed prior to the filing of the application for the COC for the Proposed Project, the COC approval is required to establish a schedule as well as an enforcement mechanism to assure their completion or observance (the "MOA Schedule"). The Director of Urban Renewal is authorized on behalf of the Planning Board to establish the MOA Schedule in concert with the Mayor and the Applicant. The establishment of the MOA Schedule shall be a condition to the issuance of the building permit for the Proposed Project.

5. The Applicant shall provide final design of Merchants Row (Block 4) Implementing Public Improvements, within 90 days of the Certificate of Consistency decision along with a schedule for commencement and completion of construction.
6. At the time demolition plans are filed, Applicant shall provide the Urban Renewal Agency commencement and completion dates for the Merchants Row (Block 4) improvements. Separate schedules to be submitted for the proposed Granite Trust Lofts mixed-use 64-unit residential structure and the Kilroy Tower mixed-use 242-unit residential tower.
7. At the time of submission of construction documents for Implementing Public Improvements, the Applicant will provide the Planning Board specific details and strategies to achieve certification of LEED Silver Residential.
8. Applicant will submit to the Planning Board, for its records, a copy of demolition permit, foundation permit, and building permit with respect to drawings for the parking garage.
9. Design Assessment drawings are hereby approved. Applicant shall comply with the New Quincy Center Land Disposition Agreement dated 1/25/2011, as amended, with respect to Financial Submission documentation. Construction Bidding Assessment documents shall also be provided by Applicant including but not limited to allocation of costs between private project and Implementing Public Improvements for demolition, environmental, geotechnical, and similar costs.
10. Urban Renewal Agency will establish and implement mutually satisfactory arrangements for performance and payment bonds or other security related to the construction of the Implementing Public Improvements.

If any provision of this Certification of Consistency or portion of such provision or the application thereof to any person or circumstance is for any reason held to be invalid or unenforceable or unattainable, the remainder of the Certification of Consistency and the application thereof to the person or circumstances shall not be affected thereby.

8:14 PM:

MOTION: by Member Barry to adopt proposed CoC Approval conditions. (As read into the Planning Board record by Chairman Geary.)

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

8:15 PM:

MOTION: by Member Barry to Approve with Conditions the Certificate of Consistency in accordance with the Board's Findings of Fact and the testimony both written and oral that has been submitted during the deliberation of this matter

SECOND: Member Adams

VOTE by roll call by name: 4-0 in favor (unanimous), motion carries

Member Adams – YES

Member Barry – YES

Member Fay – YES

Chairman Geary – YES

CASE NUMBER 2012-COC-01

HEARING CLOSED AT 8:20 PM

8:22 PM

MOTION: by Member Fay to adjourn

SECOND: Member Adams

VOTE: 4-0 MOTION CARRIES