SPECIAL PERMIT APPROVAL
600R Crown Colony Drive
Planning Board Case #2014-01

DATE: November 19, 2015

PLANNING BOARD
CITY OF QUINCY
MASSACHUSETTS
RECORD AND DECISION
600R Crown Colony
Planning Board Case #2014-01

LOCUS: 600R Crown Colony Drive, Quincy, MA 02169
Assessors' Map No. 4033 Block 38 Lot 1B4

ZONING DISTRICT: Industrial B

OWNERS: Crown Colony Nominee Trust
John Flatley, Trustee
50 Braintree Hill Office Park
Braintree, MA 02184

APPLICANT: Crown Colony Nominee Trust
John Flatley, Trustee
50 Braintree Hill Office Park
Braintree, MA 02184

2015 DEC -2 PM 2:57
CITY CLERKS OFFICE
QUINCY, MASS 02169

ATTORNEY: Edward J. Fleming, Esq.
85 Clay Street
Quincy, MA 02170

ENGINEER: H.W. Moore Associates, Inc.
112 Shawmut Avenue
Boston, MA 02118

ARCHITECT: Sheskey Architects
14 Franklin Street
Quincy, MA 02169

DRAWINGS & REPORTS: *(ALL INCORPORATED HEREIN BY REFERENCE)*

- Plan Set Entitled, "600 Crown Colony, Quincy, Massachusetts, Permit Set dated 01-14-2014 including the following plans, identified and dated as follows:

Sheet #/Plan Description	Plan Date	Latest Revision Date
Crown Colony Site Context *Prepared by Sheskey Architects*	12-20-13	N/A
Crown Colony Clubhouse *Prepared by Sheskey Architects*	12-20-13	N/A
Crown Colony Clubhouse *Prepared by Sheskey Architects*	12-20-13	N/A

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600 Crown Colony Building Type "B" Material Board			
Prepared by Sheskey Architects		12-20-13	N/A
Crown Colony Clubhouse Material Board			
Prepared by Sheskey Architects		12-20-13	N/A
Sheet 1 of 2	Topographic Site Plan		
	Prepared by Harry R. Feldman, Inc.	April 18, 2012	N/A
Sheet 2 of 2	Proposed Plot Plan		
	Prepared by Harry R. Feldman, Inc.	January 14, 2014	N/A
Sheet 1 of 2	Proposed Plot Plan		
	Prepared by Harry R. Feldman, Inc.	January 14, 2014	N/A
Sheet 2 of 2	Topographic Site Plan		
	Prepared by Harry R. Feldman, Inc.	April 19, 2012	N/A

Sheets C-1 through C-11 *Prepared by HW Moore Associates*

C-1	Site Layout Plan	01-14-2014	10-05-15
C-2	Site Utility Plan	01-14-2014	10-05-15
C-3	Site Grading & Drainage Plan	01-14-2014	10-05-15
C-4	Erosion Control Plan	01-14-2014	10-05-15
C-5	Site Photograph Plan	01-14-2014	10-05-15
C-6	Sewer Profiles	01-14-2014	10-05-15
C-7	Site Details	01-14-2014	10-05-15
C-8	Site Details	01-14-2014	10-05-15
C-9	Site Details	10-05-2015	N/A
C-10	Accessible Route Grading Plan	10-05-2015	N/A
C-11	Snow Storage Plan	10-05-2015	N/A

Sheets A-0 through LD-1 *prepared by Sheskey Architects*

A-0	Architectural Key Plan	1-14-2014	N/A
A-1	Floor Plans Building 'A'	1-14-2014	N/A
A-2	Floor Plans Building 'A'	1-14-2014	N/A
A-3	Elevations Sections Building 'A'	1-14-2014	N/A
A-4	Elevations Sections Building 'A' Garage on Grade	1-14-2014	N/A
A-5	Floor Plans Building 'B'	1-14-2014	N/A
A-6	Floor Plans Building 'B'	1-14-2014	N/A
A-7	Floor Plans Building 'B'	1-14-2014	N/A
A-8	Elevations Sections Building 'B'	1-14-2014	N/A
A-9	Clubhouse Plan and Elevations	9-09-2015	N/A
A-10	Clubhouse Plan and Elevations	9-09-2015	N/A
A-11	Maintenance Plans Elevation	9-09-2015	N/A
L-1	Landscape Plan	January 14, 2014	N/A
L-2	Enlargement Plan	January 14, 2014	N/A
L-3	Enlargement Plan	January 14, 2014	N/A
L-4	Lighting Plan	January 14, 2014	N/A
L-5	Luminaire Schedule		
	prepared by Reflex Lighting	01.14.14	N/A
LD-1	Landscaping Details	January 14, 2014	N/A

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Reports

- Traffic Impact and Access Study, entitled Proposed Residential Development Crown Colony Drive, Quincy, MA, prepared by Vanasse and Associates, dated January 13, 2014, revised ;

- Stormwater Runoff Analysis and Operation and Maintenance Plan, entitled 600 Crown Colony, Quincy, MA, Proposed Apartment Buildings, prepared by HW Moore Associates, dated May 14, 2015 and including the following supplemental documentation:

    - Peak Runoff Table and HydroCAD Calculations for 600 Crown Colony Quincy, prepared by H.W. Moore Associates, Inc., dated May 14, 2015, revised August 29, 2015;

    - Water Quality BMPs Sizing Calculations, prepared by H.W. Moore Associates, Inc. dated May 11, 2015, revised September 24, 2015;

    - Groundwater Recharge Calculations, prepared by H.W. Moore Associates, Inc. dated September 29, 2015; and

    - Hydraulic Grade Line and Tailwater Calculations for 600 Crown Colony Quincy, prepared by H.W. Moore Associates, Inc., dated October 2, 2015.

- Operation and Maintenance Plan, entitled 600 Crown Colony, Quincy, MA, Crown Colony Place Apartments, prepared by HW Moore, dated November 12, 2015 (Attached)

- Memorandum – Engineering Report – Utilities, dated January 14, 2014, prepared by HW Moore Associates;

- Green Building Techniques, dated December 20, 2013, prepared by Sheskey Associates;

- Fiscal Impact Analysis, dated January 20, 2013, prepared by Fougere Planning and Development

ACTION ON APPLICATION FOR SITE PLAN REVIEW: APPROVED WITH CONDITIONS

VOTE: (Y) William Geary (Y) Richard Meade (Y) Glen Comiso (Y) Coleman Barry
(A) Sean Callaghan

(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.

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SITE PLAN/ SPECIAL PERMIT APPROVAL FOR 600R Crown Colony Drive

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board held a public hearing on **Wednesday, September 9, 2015** at **7:30 P.M. at 34 Coddington Street, 1st Floor, Room 121,** Quincy, MA, and continued to **Wednesday October 21, 2015 and again to Thursday November 19, 2015** on the application of Crown Colony Nominee Trust, John J. Flatley, Trustee, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) for the construction of Four Hundred Ninety-Two (492) residential units within six buildings, a clubhouse/ maintenance facility, surface and garage parking for Eight Hundred Sixty-One (861) vehicles, and related amenities and improvements on the property at **600R Crown Colony Drive**, Crown Colony, Quincy, MA. The subject property is located within an Industrial B zoning district and is shown on City of Quincy Assessors' Map No. 4033 / 38 / 1B4

A notice of public hearing on this application was advertised as follows, a true copy of which is on file in the office of the Planning Board:

1) Published in The Patriot Ledger, a newspaper of general circulation in the City of Quincy, on Wednesday, August 26, 2015 and Wednesday, September 3, 2015.
2) Posted at the City Clerk's office August 20, 2015.
3) Mailed August 24, 2015 to the petitioner, abutters, owners of the land directly opposite the property in question on any public or private street or way, abutters to abutter within 300 feet of the subject property

FINDINGS

After thorough analysis and deliberation, the Planning Board finds that the Applicants have complied with all pertinent provisions of the Quincy Zoning Ordinance Title 17, Section 9.5.1 and all other pertinent sections of the Quincy Zoning Ordinance subject to compliance with the conditions contained herein. Specifically, the Planning Board finds that:

The Applicant, John J. Flatley, Trustee of Crown Colony Nominee Trust seeks approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) for the construction of Four Hundred Ninety-Two (492) residential units within six buildings, a clubhouse/ maintenance facility, surface and garage parking for Eight Hundred Sixty-One (861) vehicles, and related amenities and improvements on the property at 600R Crown Colony Drive, Crown Colony, Quincy, MA.

The Proposal has been fully reviewed and vetted by all City departments and the City's Independent Peer Review Consultant, Woodard & Curran, who each filed reports with the Planning Board commenting on each aspect of the proposal. These reports addressed all aspects of the proposal, including but not limited to, stormwater management, traffic, architecture and landscaping.

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Paul Jacques of Woodard and Curran assisted the City of Quincy in its review of the 600R Crown Colony project and issued a final peer review report on October 21, 2015. The project was also reviewed by the following sub-consultants: Architecture-Robert Cala of Wessling Architects, Landscaping-Horace Aikman of CRJA-IBI Group and Traffic-Daniel Mills of MDM Transportation.

The following City of Quincy Departments issued comments for the record: Department of Public Health, Department of Public Works, the City's Traffic Engineer and Fire Department. These comments have been utilized in developing the Planning Department's recommendations and suggested conditions.

The Planning Board is satisfied with the Applicant's proposed stormwater management system which complies with the Massachusetts DEP regulations and City of Quincy Engineering Department requirements. The Applicant has provided adequately for utilities and stormwater drainage consistent with the functional requirements of the Quincy Stormwater Ordinance.

Furthermore, the Applicant has agreed to commit to a construction program that fulfills the requirements of planting soil volumes shown on approved plan(s), details and specifications.

The Applicant has been advised of the need to meet with the City's Affordable Housing Trust and adhere to any requirement imposed by the City of Quincy Affordable Housing Trust Committee for on-site units or in lieu of payments.

The Planning Department is satisfied with traffic information and analysis provided by the Applicant's traffic engineering firm of Vanasse & Associates, Inc. All traffic information has been reviewed by MDM Transportation and the City's Traffic Engineer.

The Proposal was granted relief from the City's Zoning Board of Appeals in Case No. 15-007 to permit the subject residential proposal.

The Board finds that the proposal meets the objectives required under the Quincy Zoning Ordinance Section 9.5.1 for Site Plan Approval by:

- Minimizing the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.
- Making adequate provision for pedestrian and vehicular safety both on the site and along Marriot Drive and Crown Colony Drive to the Quincy Adams MBTA station;
- Adequately addressing site views and minimizing visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned;
- Making adequate provisions for site lighting to minimize intrusion upon abutting properties or public ways;
- Providing appropriate mitigation for expected impacts to City utilities, including sewer and water; and
- Providing appropriate mitigation for any expected traffic and pedestrian impacts

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DECISION

Now, therefore, by unanimous vote, the Planning Board hereby approves the subject application for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 with authorization for the subject construction in accordance with the above referenced and approved plans, subject to the below listed Special and General Conditions.

SPECIAL CONDITIONS

1. The Applicant is subject to the City of Quincy Inclusionary Zoning ordinance and shall be responsible for adhering to the decision of the Quincy Affordable Housing Trust Committee for this project.
2. The Applicant shall provide a Construction Management Plan to include detailed traffic management plans, including temporary traffic controls, crosswalk detours, construction truck routes and other protections, at least one month prior to the start of construction to the City's Traffic Engineer for review and approval.

<u>Site Construction/Stormwater Management System Conditions:</u>

3. The Applicant shall be required to verify the design infiltration rates for each subsurface infiltration system prior to or during installation. The number of tests shall be in accordance with the Massachusetts Stormwater Handbook. The Applicant shall be required to submit the results to the Department of Planning and Community Development, the Department of Inspectional Services and the City Engineer for review. If the infiltration rates are found to be less than 0.27 inches per hour, the Applicant shall be required to submit revised plans and/or design calculation for the stormwater management system for review by the City.
4. The Applicant shall be required to demonstrate to the Department of Planning and Community Development, the Department of Inspectional Services and the City Engineer that the existing on-site Drainage Basin is consistent with the Master Watershed Plan for the "Old Colony Site" and will provide an acceptable level of peak stormwater attenuation prior to obtaining a Building Permit. Aside from mitigation of increased peak runoff rates, the existing detention basin is not relied upon by the project for compliance with all other aspects of the MassDEP Stormwater Regulations, but rather water quality, infiltration etc. are provided by the proposed on-site stormwater management systems. However, the existing wet detention basin and the downstream dry "meadow" detention basin which function in series will provide additional water quality enhancement and infiltration benefits above and beyond that required. If it is determined that the existing Basin is not providing an acceptable level of peak attenuation, the Applicant shall be responsible for the remedial measures necessary and/or revisions to the proposed on-site stormwater management system needed in order for the development to comply .

5. The Applicant shall be required to obtain a Stormwater Management Permit from the City of Quincy Department of Public Works which shall be recorded with the Norfolk County Registry of Deeds prior to the start of construction.
6. The Applicant shall continue to coordinate the applicable utility connections with the City of Quincy Department of Public Works.
7. Prior to any Building Permits being issued the Applicant will perform a water flow test with the City's Water Department.
8. The Applicant shall be required to remove 288,000 gallons per day of inflow/infiltration and the Applicant shall continue to coordinate with City of Quincy Department of Public Works and Massachusetts Department of Environmental Protection to identify appropriate infiltration and inflow project(s) to be approved by the City of Quincy Department of Public Works prior to the issuance of a building permit to ensure compliance with 314 CMR 12.04 (2).
9. The Applicant shall be required to submit plans stamped by a Massachusetts Structural Professional Engineer for the proposed retaining walls to the Inspectional Services Department as part of the Building Permit Application prior to the start of construction.
10. The Applicant shall be required to submit the final design and materials of the site walkways to the Department of Planning and Community Development, the Department of Inspectional Services and the City Engineer for review and approval prior to obtaining a Building Permit. This provision shall not prohibit the applicant from obtaining a foundation permit.
11. The Applicant shall submit a Stormwater Operation and Maintenance Plan which shall be recorded at the Norfolk County Registry of Deeds and will include the following:
    - Stormwater management system owner
    - The party responsible for operation and maintenance
    - An estimated operations and maintenance budget
    - A maintenance log form
12. The Owner shall be required to submit a copy of the completed Stormwater Operation and Maintenance Plan (O&M Plan) Inspection Schedule and Evaluation Checklist Form, stamped by a Professional Engineer, annually to the City of Quincy Department of Public Works in order to document compliance with the approved O&M Plan.
13. One week prior to any land disturbance activities, the Applicant shall conduct an on-site inspection with the City of Quincy and/or City's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
14. At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.
15. At a minimum, the City of Quincy and/or City's designated representative shall observe the construction of the stormwater management system at the following times;

a. Subsurface Infiltration Systems:
   - Upon completion of excavation.
   - During verification of in-situ infiltration rates.
   - Upon completion of chamber and crushed stone installation and prior to backfill.

b. Drainage Connection to existing Marriott Drive drainage system
   - During installation and prior to backfill.

c. Water Quality Chambers and Diversion Structure:
   - Upon completion of installation.

d. Modifications to the existing drainage basin outlet control structure:
   - Upon completion of modifications.

e. The Applicant shall provide at least 72-hours' notice for said inspections.

16. The City of Quincy, may, at its discretion, use consultants to supplement City Staff for, but not limited to, the purpose of site construction observation. The cost of these services shall not exceed $50,000.00 and be paid for by the Applicant from an escrow account. The escrow account shall be fully funded 30-days prior to any land disturbance activities.

17. Upon completion of construction, the Applicant's engineer shall provide a report to the City of Quincy Department of Planning and Community Development certifying that the stormwater management system was installed in accordance with the approved plans. The report shall include a certification that the excavations of the proposed infiltration systems were inspected prior to backfilling. An as-built of the stormwater management system shall be provided with the report.

<u>Landscaping Conditions:</u>

18. The Applicant shall provide a written description describing how the planting soil for the site will be manufactured from the ascribed components – on-site crushed stone, imported subsoils and compost, for review and approval by the City of Quincy Department of Planning and Community Development prior to the start of landscape construction.

19. The Applicant shall provide a written commitment to install adequate planting soil from off-site sources in the event that on-site resources are inadequate for an on-site manufacturing process.

20. The Applicant shall provide a list of minimum soil volumes per plant type, including trees, shrub beds, meadow and turf areas for review and approval by the City of Quincy Department of Planning and Community Development prior to the start of construction.

21. The Applicant shall provide a detailed description of the irrigation system proposed, including coverage and inches per week to be applied to all areas of the site during establishing and after establishment for review and approval by the City of Quincy

Department of Planning and Community Development prior to the start of the installation of the irrigation system.

Traffic Conditions:

22. The hours for construction activities and delivery of materials will be as follows:
    - 7:00 am to 5:00 pm Monday thru Friday
    - 8:00 am to 4:00 pm Saturday.
    - All construction and deliveries shall be prohibited on Sunday unless same are approved by the Chief of Police.

Off-site Transportation Improvements

23. The Applicant shall design and implement off-site traffic improvements at the Site Driveway/Marriot Drive intersection as summarized in the project's September 2, 2015 letter to the City and shown in Figure 1, Sight Distance Analysis, and subject to review and approval by the Quincy Department of Traffic and Parking. The Applicant shall obtain all necessary easements and integrate the maintenance of the subject area into the maintenance program for the site.

24. The Applicant shall design and implement off-site traffic improvements at the Centre Street/Burgin Parkway intersection as summarized in the project's Draft Environmental Impact Report and shown in Figure 3-14, *Centre Street at Burgin Parkway Improvements*, including optimized traffic signal timings, new pedestrian pushbuttons, pedestrian signal countdown heads and a barrier within the Burgin Parkway median to discourage mid-block pedestrian crossings, subject to review and approval by the Quincy Department of Traffic and Parking and MassDOT. If MassDOT does not approve proposed plans, the Applicant shall provide the equivalent sum of money to be used for the design and construction of transportation system improvements within or adjacent to the Crown Colony Office Park including but not limited to Burgin Parkway, Centre Street, and the Centre Street/Burgin Parkway intersection. The Applicant shall provide a cost estimate to be endorsed by the City's Traffic Engineer and approved by the Planning Board.

25. The Applicant shall design and implement off-site traffic improvements at the Crown Colony Drive/Congress Street/I-93 on-ramp intersection, including installation of a crosswalk across the I-93 on-ramp and optimized traffic signal timings subject to review and approval by the Quincy Department of Traffic and Parking and MassDOT. If MassDOT does not approve proposed plans, the Applicant shall provide the equivalent sum of money to be used for the design and construction of transportation system improvements within or adjacent to the Crown Colony Office Park including but not limited to Burgin Parkway, Centre Street, and the Centre Street/Burgin Parkway intersection. The Applicant shall provide a cost estimate to be endorsed by the City's Traffic Engineer and approved by the Planning Board. The Applicant shall not be responsible for obtaining any easements related to any off-site traffic improvements.

26. The Applicant shall design and install new guide signs relative to Centre Street and Crown Colony Drive on the I-93/Route 3 off-ramp to Centre Street on the overhead sign structure and if it doesn't meet structural requirements then ground mounted sign(s) shall be proposed and replace the "Red Signal Ahead" sign on the same approach subject to review

and approval by the Quincy Department of Traffic and Parking and MassDOT. If MassDOT does not approve proposed plans, the Applicant shall provide the equivalent sum of money to be used for the design and construction of transportation system improvements within or adjacent to the Crown Colony Office Park including but not limited to Burgin Parkway, Centre Street, and the Centre Street/Burgin Parkway intersection. The Applicant shall provide a cost estimate to be endorsed by the City's Traffic Engineer and approved by the Planning Board.

27. The Applicant shall design and implement off-site traffic improvements at the Centre Street/Crown Colony Drive intersection as summarized in the project's Draft Environmental Impact Report and shown in Figure 3-13, Centre Street at Crown Colony Drive Improvements, including optimized traffic signal timings, new pedestrian pushbuttons, pedestrian signal countdown heads, new wheelchair ramps, subject to review and approval by the Quincy Department of Traffic and Parking and MassDOT. If MassDOT does not approve proposed plans, the Applicant shall provide the equivalent sum of money to be used for the design and construction of transportation system improvements within or adjacent to the Crown Colony Office Park including but not limited to Burgin Parkway, Centre Street, and the Centre Street/Burgin Parkway intersection. The Applicant shall provide a cost estimate to be endorsed by the City's Traffic Engineer and approved by the Planning Board.
28. The Applicant shall design and implement off-site traffic improvements at the Centre Street/Copeland Street intersection as summarized in the project's Draft Environmental Impact Report and shown in Figure 3-15, *Centre Street at Copeland Street Improvements*, including new curbing, wheelchair ramps, pavement markings and signs, subject to review and approval by the Quincy Department of Traffic and Parking.
29. The Applicant shall design and implement off-site traffic improvements at the Copeland Street/Furnace Brook Parkway intersection as summarized in the project's Draft Environmental Impact Report, including optimized traffic signal timings, subject to review and approval by the Quincy Department of Traffic and Parking.
30. The Applicant shall design and implement off-site traffic improvements along Crown Colony Drive as summarized in the project's September 2, 2015 letter to the City to include bicycle pavement markings subject to review and approval by the Quincy Department of Traffic and Parking.

On-site Parking and Circulation

31. The site circulation plan shall be subject to review and approval of the Quincy Fire Department.
32. The following Parking and Transportation Demand Management (PTDM) measures shall be implemented as part of the project:
    a. Designate full-time on-site Transportation Coordinator to oversee transportation issues, including carpooling, car sharing, parking, moving trucks and to work with residents to raise awareness of public transportation, bicycling, and walking opportunities.
    b. Provide orientation packets to new residents containing information on available transportation choices, including transit routes/schedules and Crown Colony Shuttle

service.

c. Provide information on travel alternatives via a resident-only web site and postings in the clubhouse.

d. Offer new tenants a complimentary one month MBTA pass to encourage transit use.

e. Provide two (2) car-share spaces in a centrally located parking area. Additional car-share service spaces may be required at the City of Quincy Planning Board's discretion pending the Post-Occupancy Traffic and Parking Monitoring Program.

f. Extend the existing complimentary Crown Colony Office Park/Quincy Adams Station shuttle service to include the project site. Solicit feedback from residential tenants every three months from initial occupancy to determine demand for expanded shuttle service hours of operation (including weekends) and implement extended hours of operation upon receipt of five or more requests for extended service.

g. Provide a sheltered bus stop on-site for the Crown Colony Office Park shuttle.

h. Provide on-site secure bicycle parking in each garage for residents and outdoor bicycle parking for visitor use.

i. Provide preferential parking for low emission vehicles.

j. Transportation Monitoring Program: The Applicant shall conduct an annual traffic monitoring program with results submitted to the City of Quincy for a minimum five year period, beginning six months after initial occupancy and continuing through full occupancy. The program shall include: Automatic traffic recorder (ATR) counts at the site driveway for a continuous 24-hour period on a typical weekday; travel mode survey of residents of the site; weekday AM and PM peak hour turning movement counts (TMCs) and operation analysis at "mitigated" intersections with an update on shuttle and overnight parking demand.

k. Parking Monitoring Program: The Applicant shall conduct a parking monitoring program with results submitted to the City of Quincy that will be undertaken every six months during lease-up and annually concurrently with the Transportation Monitoring Program to determine the effectiveness of the overall transportation demand management program and to document actual parking demand.

<u>Architectural Conditions:</u>

33. The Applicant shall submit a complete set of Construction Documents including Architectural, Structural, Mechanical, Electrical, Plumbing, Fire Protection and Fire Alarm designs coordinated with each discipline and site engineering drawings for building permit to allow for review by the Building Inspector, Fire Department, Public Works and other City agencies.

34. All Construction Documents prepared for building permit should conform to the Building Code Summary Comments and General Deficiencies noted in the Memorandum from Commercial Construction Consulting, Inc. dated October 20, 2015. (See Attached Exhibit A)

35. Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.

36. The Applicant shall be prohibited from erecting any billboards for commercial advertising along the property edges adjacent to the Route 3 Highway. Notwithstanding this provision the Applicant shall be permitted to install reasonable construction signage, including billboard type signage, during construction, provided that said signage shall be approved by the building department and shall be removed after construction is completed.

GENERAL CONDITIONS

1. **REQUIRED CERTIFICATION:** Prior to, or at the time of, submittal of the decision for endorsement, the applicant shall submit to the Planning Board a certification indicating, in effect, the following:

   "I (We),_____ as representatives of/for Crown Colony Nominee Trust John Flatley, Trustee 50 Braintree Hill Office Park, Braintree, MA 02184 on this date, _____ do hereby certify that I (We) have completely read and do fully understand all Special and General Conditions of Planning Board Decision, #2014-01, dated November 19, 2015, relative to the proposed alteration of 600R Crown Colony Drive, Quincy, MA. Furthermore, it is my (our) intention to comply fully, to the best of my (our) ability, with all aspects of the approved Site Plan and with all Special and General Conditions of the Decision.

   _____
   Signature(s)

2. **RECORDING AT REGISTRY OF DEEDS:** Within sixty (60) days of the expiration of the twenty (20) day appeal period, the Applicant shall record the endorsed Decision at the Registry of Deeds. Evidence of such recording shall be submitted to the Planning Department and to the Building Commissioner prior to the initiation of any construction activities.

3. **NO DEVIATION FROM APPROVED PLAN:** There shall be no deviation from the approved Site Plan and Conditions of this Decision without prior written approval of the Planning Board or Planning Director. Minor changes to the Final Development Plans may be allowed subject to the review by the assigned Planning and Community Development Project Manager and the approval of the Planning Director. Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board. In the event that the applicant anticipates that some deviation is either necessary or desirable, he (she) shall notify the Planning Director and Project Manager in writing requesting modification of the Plan or the Conditions. If the Planning Board determines that the requested modification is minor in nature, the Board may grant such request. If the Board determines that the modification is not minor in nature, no such request may be granted until after a subsequent

Public Hearing conducted for the purpose of fully discussing such modification. In any event, no such modification shall be undertaken until such time as the Board has approved the request in writing. Any modification or deviation shall be fully processed in accordance with this General Condition prior to the applicant initiating a request for Final or Conditional Site Plan Sign-Off. In the event that the applicant intends to seek a Conditional Site Plan Sign-Off, any paving or landscaping relief shall be completely processed in accordance with this General Condition prior to the applicant initiating a request for Conditional Site Plan Sign-Off.

4. **ZONING ORDINANCE COMPLIANCE:** No aspect of this Site Plan Approval/Special Permit decision or of any Condition of Approval shall be construed in such a manner so as to alleviate an owner, applicant, assign, or successor from full compliance with all pertinent provisions and requirements of the City of Quincy Zoning Ordinance.

5. **LANDSCAPING GENERAL:** Prior to the issuance of a Certificate of Occupancy for the subject expansion, all parking areas and landscaping shown on the Plan referenced above shall be completed.

6. **LANDSCAPE MAINTENANCE:** It shall be the responsibility of the owner(s) of the site to ensure that all vegetation and landscaping is maintained in a healthy condition and that any dead or dying materials be replaced at the earliest appropriate season. Any violation of this General Condition shall be considered a violation of this Site Plan Approval and of the City of Quincy Zoning Ordinance and may be treated accordingly.

7. **REVIEW BY OTHERS:** The applicant shall secure all requisite permits prior to commencing any work under this Site Plan. We specifically call your attention to the possibility of need for permits or other approvals from the Board of Health, Conservation Commission, Quincy Historical Commission, Affordable Housing Trust Fund Committee and the Department of Inspectional Services. Additionally, regulatory agencies of the Commonwealth may have jurisdiction over this project. The applicant shall address any other outstanding issues raised in the interdepartmental review of the proposed project.

8. **PLAN MODIFICATION BY OTHERS:** Should a permit from any other entity include provisions which require a revision of the Plan, such revision shall be submitted to and approved by the Planning Board prior to the start of any construction activities in accordance with General Condition 3, above.

9. **OFF-SITE WORK:** All work done off-site shall be to the satisfaction of the appropriate owner or public body having jurisdiction. In the case of City streets, public ways, City lands and easements, the work shall conform to the requirements of the Quincy Department of Public Works and to the satisfaction of the Planning Board. In the case of State roads, the work shall conform to the requirements of the Massachusetts Highway Department.

10. **TIME LIMIT APPROVAL:** If substantial use of the site under this permit or construction of this project does not begin within two years of the date of filing of this decision with the City Clerk, then the granting of these Site Plan/Special Permits shall

become null and void. A new application and approval shall be necessary to proceed with such construction if no extension is granted by the Planning Board.

11. **APPROVAL SCOPE:** This Special Permit/Site Plan Approval, and the obligations of the applicant set forth in the conditions hereto, shall run with the land comprising the site and shall inure to and be binding upon the applicant, its successors and assigns (including lessees and tenants).

12. **FINAL PLANS:** Upon completion of the project, the applicant shall furnish along with the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.

13. **SITE PLAN SIGN-OFF REQUIRED** No Occupancy Permit shall be issued for the proposed expansion until the Planning Director certifies to the Building Inspector in writing that all site work indicated on the above referenced plans has been substantially completed in accordance with said plans, this decision, and all applicable Zoning Ordinances and Planning Board Rules and Regulations.

    a. Inasmuch as the asphalt plants cease operations and trees or shrubs may not be successfully transplanted during the winter months, it is incumbent upon the Applicant to carefully schedule the work of the Site Plan to completion prior to the onset of cold weather. If for documentable reasons, beyond the Applicant's control (e.g. water use ban, bankruptcy of the contractor, etc.) the work of the Site Plan will not be completed prior to winter, the Planning Director will conduct a Conditional Final Inspection. The Planning Director and Planning Board may require a Performance Guarantee or evidence, in the form of executed and prepaid contacts, that the otherwise undone and undoable work will be completed, at the earliest possible date. If this procedure is deemed necessary and unavoidable, the Planning Director will recommend to the Building Inspector that any Temporary Certificate of Occupancy he may issue be limited to a minimal period of time (in no case should this exceed 200 days) and tied to the completion of the Site Plan.

    b. The Board reserves the right to treat as violations of the Quincy Zoning Ordinance Section 9.5 any uncompleted work which remains undone at the termination of the Temporary Certificate of Occupancy.

14. All construction shall be in accordance with the approved drawings and reports referenced above.

15. All water services and installations shall be in accordance with the requirements of the City of Quincy Department of Public Works.

SPECIAL PERMIT APPROVAL
600R Crown Colony Drive
Planning Board Case #2014-01

DATE: November 19, 2015

The Board affirms that all provisions of Sections 9 & 11, Chapter 40A of the General Laws and Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review were complied with as regards procedures.

The Decision shall not take effect until recorded in the Norfolk County Registry of Deeds and/or Land Court after certificate by the City Clerk, as required by MGL, Chapter 40A, Section 11. Appeals from this Decision, if any, shall be made pursuant to MGL, Chapter 40A, Section 17 and shall be filed within 20 days after the date of the filing of this Decision in the office of the City Clerk.

William Geary, Chairman

Coleman Barry, Member

Glen Comiso, Member

Richard Meade, Member

Sean Callaghan, Member

Date: November 19, 2015

NOTE: It is the responsibility of the petitioner to:

1. File a copy of this Decision with the Norfolk Registry of Deeds or Land Court after certification by the City Clerk that the 20-day statutory appeal period has elapsed.
2. File duplicate copies of the receipt from the Norfolk Registry of Deeds or Land Court with the Building Inspector and the Planning Department.

Exhibit A

Commercial
Construction
Consulting, Inc.

MEMORANDUM

To: Robert Cala, AIA, Associate
Wessling Architects
1250 Hancock Street, Suite 815N
Quincy, MA 02169

From: Doug Anderson, Manager Code Advisory Group
Sarah Zhang, Code Advisory Group

Date: October 20, 2015

Re: 600 Crown Colony, Quincy, MA

This memo is a summary of our findings after review the code summary dated August 27, 2015 and plan review of drawings dated September 4, 2015.

Code Summary/ Narrative

- Page 1, applicable codes, Massachusetts uses NFPA 70, National Electric Code, 2014. NFPA-72 is the fire alarm standard.
- Page 3, Section 506, since each building has more than 20 ft open space on each side, frontage increase can be added to the maximum allowable area. Type IIIA buildings may be able to be constructed as Type IIIB. The Type VA should also be compared to Type IIIB. 30 minute corridors and dwelling unit separations need not be supported by rated structure; and the roofs do not require a rating. For the larger buildings Type IIIB may require a fire wall to meet aggregate area limitations.
- A typo on page 4, Table 503, Type VA Clubhouse for assembly Group A-3.
- Page 4, based on the area and height limitation, the club house and maintenance building can both be type VB with sprinkler
- Page 7, Non-bearing walls and partitions, fire separation distance is from the building face to the closest interior lot line, or to the centerline of a street, an alley or public way; or to an imaginary line between two buildings on the property. It is NOT the absolute distance between two buildings; rather, somewhere in between.
- Provide total allowable area analysis, per Section 506.4.1 exception 2, 780 CMR.
- Provide information of each building's height and height limitation analysis. Include calcualtions of "grade plane" for each building.
- Page 12, Section 1004 occupant load, the occupants load calculations shall round up to the maximum number, e.g. 3,620 sf/300 gsf = 12.0667 = 13 occupants.
- On the first page, it indicates the maintenance building is two stories, but for occupancy load analysis on page 12, it notes only one story.
- On page 12, Stair Capacity, the stair capacity should use the limited factor (the stair width in this case) and the total allowable capacity shall include the two stairs.
- Page 14, Section 1015, provides the exit capacity requirement for each room with one exit. Provide the occupancy load, exit capacity and number of exits analysis for each floor. Also max occ load for individual dwelling units is 20 when NFP-13 sprinklered.
- Page 14, Section 1015.2.1, Maintenance exit separation needs to be corrected.

- Page 15, Section 9.4 Group 2A Units: the number of Group 2A units can base on the total number of units on site, so, for total of 492 units, 25 (5%) Group 2A units are required. Group 2A units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location. Group 2A units do not required providing hearing impaired devices.
- Page 16, Section 9.7, **in additional to Group 2A units**, 2% required to provide sleeping accommodations for persons who are deaf or hard of hearing. The total number of units on site can be used for the 2%.
- Page 16, Section 10.3, the exterior parking also requires van parking for each accessible parking location.

Accessibility

The review consisted of identifying noncompliant items per 521 CMR (MAAB) for public common area, Group 1 and Group 2A dwelling units; and the Fair Housing Act (FHA) Design Manual.

General note for all plans: Note applicable clear floor spaces at all fixtures, doors and appliances; note push/pull clearances at doors; note turn circles where they are required; and note how existing non-compliant conditions permitted to be adaptable can be modified to be compliant.

Both MAAB and FHA require certain features to be compliant upon initial construction; and both permit certain features to be adaptable to be compliant as needed. Each needs to be noted on the plans. The issues noted below may or may not be permitted to be adaptable.

General Deficiencies

- Common areas in the residential buildings are not subject to the ADA.
- Clubhouse building is not subject to FHA
- There are no Group 2A unit on the drawings. Minimum 5% or 25 Group 2A units are required. Group 2A units shall be proportionally distributed across the total number of units according to number of bedrooms, size, quality, price and location. Group 2A units do not required providing hearing impaired devices. **In additional to Group 2A units**, 2% or 10 units required to provide sleeping accommodations for persons who are deaf or hard of hearing, Section 9.4, 521 CMR.
- All bathroom doors open into the bath room and the swing of the door impede clear floor space. All these doors shall be capable of being adapted to swing out, fold or slide, Section 42.4.1, 521 CMR.
- Shower is provided in the master bathroom in the 2 bedroom units (1,360 sf). A shower installed adjacent to the toilet is not acceptable under Fair Housing Act, Section 7B.

Dwgs A-1, A-4 and A-7

- The van parking space shall be 8 ft minimum wide with 8 ft access aisle or provide all accessible parking spaces are 11 ft wide with 5 ft access aisle. Also, the access aisle shall be clear of obstruction, Section 23.4.7, 521 CMR.

All refrigerators shall be capable of being opened to 180 degree, in both Group 1 and Group 2 units, 43.7 and 45.10, 521 CMR.

Dwg A-9 Clubhouse

- The restrooms comply with both 521 CMR and ADA. In men's restroom, ambulatory accessible compartment is not required since the combination of urinals and water closets are less than 6, Section 213.3.1, ADA and Section 30.6, 521 CMR.
- A clear space of 60 inches in diameter must be provided in the clubroom kitchen, 804.2.2 ADA and Section 32.1, 521 CMR.
- A minimum 36 inches accessible route shall be provided throughout the clubhouse, Section 20.1 and 20.2.1, 521 CMR. The accessible route shall connect accessible elements and spaces, e.g. accessible route from the seating area to the kitchen in the clubroom.

Awg A-11 Mainenance

The maintenance house is employee work space and shall comply with ADA. Accessible restroom shall be provided. Elevator is not required since the facility is less than three stories, 28 CFR Part 36.401(d)(2).

M:__All Code\Code Projects 2015\600 Crown Colony Quincy\600 Crown Colony review memo draft 10-20-15.docx

OPERATION AND MAINTENANCE PLAN

600 Crown Colony Drive

QUINCY, MASSACHUSETTS

Crown Colony Place Apartments

November 12, 2015

2015 DEC -2 PM 2:57
CITY CLERKS OFFICE
QUINCY, MASS 02169

Prepared for: John J. Flatley Company
50 Braintree Hill Office Park - Suite 200
Braintree, MA 02184
(781) 380-7731

Prepared by: H.W. Moore Associates, Inc.
Civil Engineers | Land Planners
112 Shawmut Avenue
Boston, MA 02118
Tel. (617) 357-8145

OPERATION AND MAINTENANCE PLAN
600 CROWN COLONY DRIVE
QUINCY, MA

INTRODUCTION

The proposed project includes the construction of 6 apartment buildings, a maintenance building and a clubhouse with associated utilities, infrastructure and stormwater systems. There will be no alteration of wetlands or work within the 100 foot buffer zone of a wetland resource area as part of this project.

The project site consists of 21.54 acres of land along the east side of Marriott Drive. The site is located within the Crown Colony Office Park and is bounded by 400 Crown Colony Drive to the north and the Southeast expressway to the south and east, and Marriott Drive to the west.

The site is primarily an open gravel area that was prepared for development several years ago. There is has steep bedrock cliff along the northeast edge of the site and a stormwater detention pond in the northwest corner of the site by the intersection of Crown Colony Drive and Marriot Drive. The south and east sides of the site are moderate to steep rocky slopes. Vegetation is sparse and a driveway apron to the site is located in the southwest corner.

With the exception of the bedrock cliff along the northeast edge of the property, topography of the site is moderate with a high elevation at the north side of the site at elevation 154 City of Quincy Base and a low elevation of about 73 City of Quincy Base at the detention pond to the northwest corner of the site. The site slopes mostly in a southerly direction toward the Southeast Expressway.

Stormwater from the project site presently flows: east to the southeast expressway, south to the southeast expressway, west to Marriott Drive, or north to the detention pond. All stormwater on this site flows overland under existing conditions.

The stormwater from this site eventually flows to Town Brook. Town Brook flows northeasterly through downtown Quincy ultimately to Quincy Bay.

SILTATION CONTROLS

The first phase of construction will consist of the placement of siltation controls in accordance with the detail and at the location indicated on the plans. No further construction activity will take place until the siltation controls are inspected and approved. No encroachment or alteration shall occur beyond the erosion control barriers. Erosion control barriers shall be maintained and replaced, if necessary, throughout the course of construction.

SITE CONSTRUCTION

Prior to construction the proposed location of earth stockpiles shall be shown on a plan and shall be approved by the John J. Flatley Company and/or H. W. Moore Associates, Inc. Stockpiles that are to be left for more than fourteen (14) days shall be shaped and secured by siltation controls around the downstream perimeter and shall be stabilized by temporary seeding or netting. The site will be then be graded to subgrade with the excess soil stockpiled in the designated areas and the utilities installed.

All unvegetated areas, including stockpiles, that will remain unvegetated for greater than 14 days should be mulched or seeded or stabilized in some other fashion within 7 days of their grading. The perimeter sedimentation controls at the stockpiles should be in place at the end of each day and before rain events.

During the construction of the drainage system, care must be taken to prevent siltation from entering the system. Drainage pipes in open excavations shall not remain open overnight. Hay bales shall be staked around the catch basins and/or a woven geotexile material shall be placed in the catch basins until the binder course has been placed. The silt and sand, which may accumulate around the catch basins, shall be removed after every rainstorm. Catch basins shall be set to binder grade until immediately prior to placement of the top course, at which time they will be set at final grade. The drainage system shall be cleaned prior to acceptance.

Work shall commence as soon as practical on the perimeter disturbed areas not to be paved. Four inches (4") of topsoil is to be placed in these areas and the areas hydroseeded. All areas shall be stabilized within sixty (60) days of disturbance. When weather conditions do not permit stabilization by seeding, hay mulch, straw mats, jute netting or other approved means shall be used for temporary stabilization.

INSPECTION AND MAINTENANCE

Prior to construction, the Contractor shall formulate a schedule for inspection and maintenance of the erosion control measures. This schedule shall establish, at a minimum, the weekly inspections of the sedimentation controls, stockpiles, catch basins, unstabilized areas within the site and a report of any required maintenance. The schedule will also appoint an individual who will be responsible for performing the weekly inspections.

During the weekly inspection, and at any time during the course of construction, the Engineer, the Owner or the individual responsible for the erosion control measures may direct the Contractor to take immediate action to correct a deficiency or to increase the erosion control measures.

ADDITIONAL REQUIREMENTS

The contractor shall employ measures to control dust during construction. All debris shall be properly contained and disposed of. Marriot Drive shall be swept clean of any soils tracked onto

the pavement from construction vehicles exiting the site.

A supply of hay bales and siltation fence shall be kept on site to provide for additional siltation control, as may be required. Any construction equipment observed leaking or dripping oil shall be removed from the site. Temporary grass stabilization shall be applied at rate of 4-pounds/1,000 sf. and conform to the following mix summarized in Table 1.

Table 1
Seed Mixture

SEED	% WEIGHT	
	Min.	Max.
Winter Rye	80	
Red Fescue (Creeping)	4	
Perennial Rye Grass	3	
Red Clover	3	
Other Crop Grass	0.5	
Noxious Weed Seed		0.5
Inert Matter		1

CONSTRUCTION SCHEDULE

A. Prior to construction, staked hay bales or an approved alternative erosion control barrier will be placed at the limits of work, as indicated on the site drawings.

B. Site grading and utility work would then commence.

C. The excavation work for building construction will then commence.

D. Building foundation work for the buildings will then commence.

E. Additional hay bales or alternative measures will be added as construction proceeds where required to control erosion. Sedimentation controls shall be installed along the downhill side of all soil stockpiles.

F. Catch basins shall have either staked haybales placed around the grate or have a geotextile bag or silt sack installed until the parking area is paved.

G. The pavement subgrade will then be graded, and the gravel and the bituminous base course placed. This shall be completed as soon as practical after the site clearing.

H. The infiltration systems shall be installed after the foundation work is complete and site has been graded.

I. All disturbed areas not already stabilized will then be covered with a minimum of 4-

inches of topsoil and seeded.

J. The drainage systems for the applicable construction areas shall be completely operational prior to any paving or the building roof drains being installed.

K. The building roof drains will be in operation immediately after the roof is completed.

L. All drainage structures will be cleaned upon completion of construction.

M. The siltation controls shall be removed after the site has stabilized.

BMP MAINTENANCE SCHEDULE FOR CONSTRUCTED SITE

1. Inspect catch basins quarterly if all tributary areas are stabilized with vegetation or monthly if not. Clean out if more than 1/4 full of sediment (1 foot deep in a 4-foot sump). Inspect and clean as necessary after intense rainfall and as soon as practical after winter sanding.

2. The Vortechs Treatment Chamber shall be maintained in strict conformance with the Manufacturer's recommendations. During the first year the Vortechs Unit is to be monitored four times and the sediment removed when the sediment depth has accumulated to within 12 to 18 inches of the dry-weather water surface elevation. Based on the monitoring results from the first year, a cleaning schedule shall be established. There shall be no less than two inspections per year.

3. Keep all pervious site areas stabilized at all times. Keep any stockpiled earth covered. Remove leaves and trimmings from site.

4. On a quarterly basis, visually inspect the stormwater detention basin. Check embankments for subsidence, erosion and cracking and repair as necessary. Check the condition of all outlet structures and trash racks and clear any debris or litter that may cause clogging, especially of small outlets. Inspect the presence of accumulated sediment in the stormwater basin and clean out.

5. The infiltration systems should be checked for sediment twice per year. A log of the sediment depth should be maintained. Measure the sediment depth visually by opening the inspection port in the isolator row and with the use of a flashlight and measuring rod. If sediment reaches a three-inch depth, the sediment is to be removed by vacuum or jet spray. Using the JetVac process with a rear facing nozzle that has a spread of 45-inches or more is preferable. Apply multiple passes of JetVac until back flush water is clean. Vacuum manhole sump as required during jetting.

6. The CDS chambers shall be maintained in strict conformance with the Manufacturer's recommendations. During the first year the devices are to be monitored four times and the sediment removed when it reaches an 8-inch depth. Based on the monitoring results

from the first year, a cleaning schedule shall be established based on an 8-inch sediment depth removal. The CDS chambers shall be cleaned a minimum of twice per year.

7. The VortSentry chambers shall be maintained in strict conformance with the Manufacturer's recommendations. During the first year the devices are to be monitored four times and the sediment removed when it accumulates to a depth of two feet in the treatment chamber. Based on the monitoring results from the first year, a cleaning schedule shall be established based on a 2-foot sediment depth removal. The VortSentry Chambers shall be cleaned a minimum of once per year.

8. It is anticipated that **John J. Flatley Company** will be the owner and responsible for the operation and maintenance of the site. Their address is:

   John J. Flatley Company
   50 Braintree Hill Office Park - Suite 200
   Braintree, MA 02184
   Tele: 781-380-7731

600 Crown Colony Drive, Quincy, Massachusetts

Stormwater Operation and Maintenance Plan

INSPECTION SCHEDULE AND EVALUATION CHECKLIST

Best Management practice	Inspection Frequency	Date Inspected	Contractor	Current Conditions and Minimum Maintenance / Repairs, If Necessary	Completed Maintenance / Repair (i.e. date, contractor, tasks complete, etc.)
Site Sweeping	Biannual				
Catch Basins	Quarterly				
Detention Pond	Quarterly				
Vortechs Treatment Device	Annual				
Parking Lots	Quarterly				
Vegetated Areas	Quarterly				
Overall Site Condition	Quarterly				
Infiltration Systems	Biannual				
CDS and VortSentry Water Quality Devices	Biannual				

Property Manager: _____ Date: _____