



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, December 10, 2014

MEMBERS PRESENT: Chairman William Geary, Richard Meade, Coleman Barry, Sean Callaghan, Glen Comiso

MEMBERS ABSENT:

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Robert Stevens, Urban Renewal Planner

Meeting held in the City Council Chamber Room, 1305 Hancock Street, Quincy MA.

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

VOTE TO ACCEPT October 8, 2014, PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the November 12, 2014, Planning Board meeting minutes as presented.

SECOND: Member Coleman Barry

VOTE: 4-0 Motion Carries

The Board discussed meeting dates for the upcoming months.

MOTION: by Member Coleman Barry to schedule Planning Board Meetings for Wednesday January 21, 2015 and Wednesday February 25, 2015 with no March Meeting to be scheduled.

SECOND: Member Richard Meade

VOTE: 5-0 Motion Carries

7:05 PM 1400 & 1442 Hancock Street – Certificate of Consistency

The Board listened to a preliminary presentation of a project known as West of Chestnut which was filed as an Urban Revitalization project located on privately owned land within the Quincy Center Zoning District 15. Kyle Warwick, the representative for the project gave a brief overview and then introduced Garry Gardner from Sheskey Architects who described the project. Christopher McFarlane from Landworks Studio described the public realm, art and landscape aspects of the project. Dennis Harrington, Director of Planning and Community Development addressed the Board and explained that this was a preliminary presentation and that the applicant would be filing a full application for a Certificate of Consistency which would be scheduled for a public hearing at the January Planning Board meeting.

7:45 PM Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17

The Chairman read the public hearing notice into record and opened the hearing. Dennis Harrington gave a brief overview of the status of the project and indicated that the Applicant's attorney had requested a continuance to the next meeting date. He also indicated that there were 2 letters that had been submitted to the Planning Department from abutters that would be made part of the record and would be available for review at the Planning Department. City Council member Brad Croall spoke to the Board and told the Board that he is working closely with the peer reviewers and the Planning Department to vet this project. The Chairman verified that they were in receipt of a letter requesting a continuance from the Applicant's attorney and that they had received letters from March Fourth LLC and from the Executive Director of 1000 Southern Artery expressing concerns with the project. The Chairman determined that they would not be reading the letters in to the record this evening as there was no testimony being given due to the request for a continuance.

Member Richard Meade made a motion to continue the public hearing at the Applicant's request to Wednesday January 21, 2015 at 7:00 PM. Member Coleman Barry seconded the motion and it was so voted unanimously.

8:15 PM Public Hearing - 999-1003 Hancock Street – Special Permit/Site Plan Review, Planning Board Case No. 2015-13

The Chairman read the public hearing notice into record. The Applicant's attorney Ed Fleming gave an overview of the site and the project. He indicated that they were applying for Site Plan Review and a Special Permit for parking waiver. They have an order of Conditions from the Conservation Commission. Member Richard Meade asked if the Order of Conditions was under any appeal and Attorney Fleming indicated that it was not being appealed and that the appeal period had expired. He mentioned that there was neighborhood meeting held at the site that was well attended. He then introduced John Hanson from Boston Property Development who gave an overview of the project and described the site access and parking layout. James Burke the Applicant's Engineer went over the stormwater management system indicating that all stormwater would be captured on the site. The City's Consultant Review Engineer George Preble from Beals and Thomas addressed the Board and indicated that he had reviewed the project and several issues were identified. The project is in direct proximity to Furnace Brook and in a flood area. As a result of their initial review the plans were revised significantly. Once the location of groundwater was determined the applicant's engineer significantly expanded the stormwater management system but that it still needed to be revised to accommodate the stormwater issues that were anticipated. Mr. Preble indicated that they had only received the revised plans this afternoon and had not had sufficient time to adequately review the changes but he suggested that the proposed stormwater management system was being revised to a point that they would be required to file again with the Conservation Commission. He then introduced Mary Smith, the landscape review consultant who indicated that she had had several meetings with the applicants and there were numerous issues on the site that were being addressed. She also had received the plans late in the day but she had reviewed them prior to the meeting and it appeared that the requested changes had been made but she would suggest that the applicant submit a new landscape plan that coordinated with the revised engineering plan. She suggested that the applicant install a fence along the property line at the river edge to prevent debris from spilling over into the riverfront. The Chairman then asked if there were any questions or comments from the public. He acknowledged the presence of City Councilor Margaret LaForest and asked if she

would like to speak or wait to hear if her constituents wanted to speak. Charles Deverenze of Bridge Street, an abutter, told the Board that he supports the project but was concerned about the condition of sidewalks and streets in the Bridge Street area including a lack of curbing, the need for repaving and pothole repair. He was also concerned about the dumpsters on the site now and the use of the neighborhood being used by commuters parking their cars in his neighborhood and walking to the Quincy Center MBTA station. He requested that there be signage which would prohibit street parking in the area. Chairman Geary asked if the resident had communicated his concerns to the appropriate City Departments and he had. Chairman then asked Robert Stevens to reiterate Mr. Deverenze's concerns to the City Departments. Barry Keating, business agent for Plumbers Local 212 but not a resident expressed his concerns about the construction of the site and the quality of the work being done by workers that are may not be from the area. Councilor Margaret LaForest on behalf of herself and Councilor Kirsten Hughes explained that this has been a long process and wanted to express for the record that this project has not been fast tracked. She expressed her gratitude to Rob Stevens and the Planning Department for their work on the project. She thanked the applicants for meeting with the neighbors throughout the process. She expressed concern for the parking situation on the entire city and explained that the main concerns from her constituents were parking and traffic and she felt this project addressed the City's concerns adequately. The Chairman asked for a motion to close the Public Hearing.

Member Richard Meade made a motion to continue the public hearing until December 10, 2014. Member Sean Callaghan seconded the motion and it was so voted unanimously.

Planner Rob Stevens then addressed the Board and gave them an overview of the process. He explained that the stormwater calculations had been received only this afternoon and that they had not been fully reviewed by the City Engineer. He suggested that the applicant be allowed to do a final revision as discussed and submit the final site and landscape plans for final approval from the City Engineer. He recommended that the Board approve the application with conditions as follows:

1. The Applicant shall comply with the Quincy Zoning Ordinance Title 17 Section 7.1 Affordable Housing Ordinance.
2. The Applicant shall comply with the Tree Protection Ordinance Chapter 18.20.
3. The Applicant shall meet with Jay Duca to discuss and review the proposal to determine whether it will be necessary to obtain a Special Permit and Flood Plain approval from the Zoning Board of Appeals, and if deemed necessary, shall file, and obtain, a Special Permit and Flood Plain approval from the Zoning Board of Appeals.
4. Prior to any building permit being issued the Applicant shall adequately address all remaining comments identified by peer review engineer Beals and Thomas in their Peer Review Report dated December 3, 2014 and any subsequent issues identified by Beals and Thomas.
5. The Applicant shall meet with Jay Duca to discuss and review the revised development plans and revised drainage proposal to determine whether it will be necessary to obtain an amendment to the Order of Conditions issued by the Conservation Commission on DEP No. 059-1330, and if deemed necessary, shall file, and obtain, an appropriate amendment from the Conservation Commission.
6. The Applicant shall adhere to all comments from the Health Department review letter dated November 6, 2014.
7. Prior to any building permits being issued the Applicant shall submit to both the City Engineer and the Building Department a detailed Operation and Maintenance agreement for the drywells and all related drainage structures which includes the ownership and

responsible parties specified through a deed registration or similar mechanism as well as an annual maintenance plan.

8. Upon completion of the project, the Applicant shall furnish to the City Engineer 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.
9. The hours for construction activities and delivery of materials will be as follows:
7:00 am to 6:00 pm Monday thru Friday
8:00 am to 4:00 pm Saturday.
All construction and deliveries shall be prohibited on Sunday unless a permit is approved by the Chief of Police for Sunday activity dates.

Member Richard Meade made a motion to approve the special permit/ site plan review with the conditions as revised. Member Glen Comiso seconded the motion and it was so voted unanimously.

BUSINESS MEETING:

The Chairman turned the meeting over to the Vice Chairman Richard Meade because he had to leave the meeting for another commitment.

- **Report on Proposed Sale of a Portion of 20 Furnace Avenue – City Council Order #2014-107** The Vice Chairman reviewed a request for a recommendation on the sale of a portion of City Owned land at 20 Furnace Drive.
Member Glen Comiso made a motion that the Planning Board issue a favorable recommendation on the proposed property conveyance of 4,250± square feet of city owned land to Peter Lavin/24 Furnace Avenue LLC, the current owner of 24 Furnace Avenue. The land to be conveyed is a portion of #20 Furnace Avenue as shown on a plan entitled “20 Furnace Ave, Concept Plan” prepared by Woodard and Curran, 980 Washington Street, Dedham, MA dated March 2014, subject to the filing of a stamped ANR plan provided by a Massachusetts Registered Land Surveyor portraying the parcel to be conveyed as a non-buildable portion of #20 Furnace Ave. Member Coleman Barry seconded the motion and it was so voted unanimously.

Member Glen Comiso made a motion to adjourn at 8:50 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.