

PLANNING BOARD
CITY OF QUINCY, MASSACHUSETTS
RECORD AND DECISION
111 Washington Street
Planning Board Case #2015-51

LOCUS: 111 Washington Street
Assessors Map 1137 Block 8 Lot 6

ZONING DISTRICT: Quincy Center Zoning District - 15

OWNER: Galvcon Development, LLC.
245 Willard Street
Quincy, MA 02169

PETITIONER: Galvcon Development, LLC.
245 Willard Street
Quincy, MA 02169

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

ENGINEER: DeCelle Burke & Associates
1266 Furnace Brook Parkway, Suite 401
Quincy, MA 02169

ARCHITECT: Moeser and Associates
206 Ayer Road
Harvard, MA 01451

2016 FEB 18 PM 3:01
CITY CLERKS OFFICE
QUINCY, MASS 02169

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

- A ten (10) sheet Site Plan entitled "Proposed Office Building, 111 Washington Street, Quincy, Massachusetts" Prepared by DeCelle Burke and Associates, 1266 Furnace Brook Parkway, Quincy, MA 02169 dated as follows:

| Sheet #/Plan Description | Plan Date | Recent Revision Date |
|---|------------------|----------------------|
| 1 of 10 Cover Sheet | October 23, 2015 | February 2, 2016 |
| 2 of 10 Existing Conditions | October 23, 2015 | February 2, 2016 |
| 3 of 10 Construction Management Plan | October 23, 2015 | February 2, 2016 |
| 4 of 10 Proposed Layout – 1 st Floor | October 23, 2015 | February 2, 2016 |
| 5 of 10 Proposed Layout Basement Garage | October 23, 2015 | February 2, 2016 |
| 6 of 10 Proposed Grading | October 23, 2015 | February 2, 2016 |
| 7 of 10 Proposed Utility | October 23, 2015 | February 2, 2016 |
| 8 of 10 Traffic Flow Study Plan | October 23, 2015 | February 2, 2016 |
| 9 of 10 Construction Details | October 23, 2015 | February 2, 2016 |

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|----------|-------------------------|------------------|------------------|
| 10 of 10 | Construction Details | October 23, 2015 | February 2, 2016 |
| 1 of 1 | Lighting Plan | February 2, 2016 | N/A |
| 1 of 1 | Proposed Landscape Plan | February 2, 2016 | N/A |

- A five (5) sheet Architectural Plan entitled “111 Washington Street, Quincy, Massachusetts, A Galvin Company Development” Prepared by Moeser and Associates, Architect, 206 Ayer Road, Suite 2, Harvard, MA 01451 dated as follows:

| Sheet #/Plan Description | Plan Date | Recent Revision Date |
|-------------------------------------|------------------|-----------------------------|
| 1 Front Elevation | | N/A |
| 2 Washington Street Elevation | | N/A |
| ACP1.1 Parking Level Floor Plan | July 1, 2015 | January 27, 2016 |
| ACP1.2 First Floor Plan | July 1, 2015 | January 16, 2016 |
| ACP1.3 Second and Third Floor Plans | July 1, 2015 | January 27, 2016 |

ACTION ON APPLICATION FOR A SPECIAL PERMIT UNDER QUINCY ZONING ORDINANCE TITLE 17, SECTION 8.3.2 & 8.3.8 (QCD-15) AND SPECIAL PERMIT UNDER QUINCY ZONING ORDINANCE TITLE 17, SECTION 5.1.17 (PARKING WAIVER): APPROVED WITH CONDITIONS

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

**SITE PLAN/ SPECIAL PERMIT APPROVAL FOR
111 WASHINGTON STREET**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board held a public hearing on Wednesday, January 27, 2016, at 7:00 PM, at One Merrymount Parkway, Park Department Community Meeting Room, Quincy, Massachusetts 02170, on the application of Sean Galvin, Galvcon Development, LLC, 245 Willard Street, Quincy, MA 02169, for a Special Permit under Quincy Zoning Ordinance Title 17, Section 8.3.2 & 8.3.8 (QCD-15) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver). The proposal is for the demolition of the existing restaurant building and the construction of a new three (3) story office building with structured and underground parking. The applicant also proposes landscaping, drainage, and other site modifications. The property contains approximately 19,495± square feet and is located at 111 Washington Street. The land is within Quincy Center Zoning District – 15 and is shown on Assessors Map 1137, Plot 8, Lot 6.

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, January 13, 2016 and Wednesday January 20, 2016.
- 2) Posted at the City Clerk’s office January 7, 2016.

- 3) Mailed January 7, 2016 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

Galvcon Development LLC has requested a Special Permit under Quincy Zoning Ordinance Title 17, Section 8.3.2 & 8.3.8 (QCD-15) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver). The proposal is for the demolition of the existing restaurant building and the construction of a new three (3) story office building with 26,229 square feet of office space and surface and underground parking. The property contains approximately 19,495± square feet and is located at 111 Washington Street. The land is within Quincy Center Zoning District – 15 and is shown on Assessors Map 1137, Plot 8, Lot 6.

Nitsch Engineering assisted the City of Quincy in its review of the 111 Washington Street project and issued a peer review report on January 25, 2016. Also, The Department of Public Works has issued their comments. Recommendations and conditions are predicated on comments furnished by the City's interdepartmental review and peer review.

The Planning Board has adopted the Quincy Center District Design Guidelines, dated November 2005 and the Quincy Center Districts Urban Revitalization and Redevelopment Plan, dated May 7, 2007 as amended. The Board finds that the Applicant has satisfactorily complied with these guidelines.

During the review of this project it was determined that the amount of parking provided is sufficient for the proposed use. The project is within the Downtown area with adequate public transportation and is less than one half mile to the Quincy Center MBTA Station which makes it easily walkable for employees of this site. The ordinance requires 65 spaces based on the square footage of the building. Given their proximity to the MBTA and the proposed bicycle racks The Board finds that the 57 spaces that are proposed are adequate for the site.

The proposed project is a redevelopment of a site that has remained vacant for many years. The design as submitted allows for safe pedestrian and vehicular access. This project is an improvement and is not detrimental to the architectural character of the downtown district. It does not pose any nuisance or serious hazard to vehicles or pedestrians and there are adequate and appropriate facilities for the operation of the business use. The project site has an unusual topography causing difficulty in creating a pedestrian access from the street. The Board has found that the access to the building is reasonable given the unusual topography. The proposed architecture of the building is in keeping with the character of the proximate downtown locations.

The Applicant has been advised throughout the process of issues that needed to be addressed regarding traffic, stormwater and design and they have submitted revised plans that address those issues.

The Applicant has been instructed to adhere to the City's Public Art and Placemaking Ordinance and this Decision is conditioned on this adherence.

The Applicant has met the criteria as indicated in Section 8.3.8 of the Quincy Zoning Ordinance Title 17 in so far as is applicable to this particular site.

DECISION

Now, therefore, by unanimous vote, the Planning Board hereby approves the subject application for Special Permit under Quincy Zoning Ordinance Title 17, Section 8.3.2 & 8.3.8 (QCD-15) and the issuance of a Special Permit under Sections 5.1.17 for off-street parking waivers 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 shall satisfactorily address all outstanding comments noted in Nitsch Engineering Peer Review letter dated January 25, 2016 and furnish a final submission of plans, calculations, and submittals to complete the administrative record for this project.
- 2) The applicant shall satisfactorily address all outstanding comments noted in the Memo from Cheung Tsang dated January 19, 2016 and furnish a final submission of plans, calculations, and submittals to complete the administrative record for this project.
- 3) The Applicant shall be responsible for adhering to the Public Art and Place-Making Program as required by Section 8.3.9 of the Quincy Zoning Ordinance prior to obtaining their Certificate of Occupancy.
- 4) The applicant shall provide handicap parking and associated signing in accordance with the Massachusetts Architectural Access Board (MAAB) and the State Building Code, shall provide a safe means of access from the handicap parking to the building entrance by ensuring that slopes do not exceed 2% in any direction, per MAAB and the State Building Code.
- 5) The Applicant shall apply for a Stormwater Connection Permit from the Department of Public Works prior to obtaining a building permit.
- 6) The applicant shall perform a water flow test with the City's Water Department prior to obtaining a building permit.
- 7) The Applicant repair all utility trenches in the public right of way with control density fill and infra-red to the satisfaction of the Department of Public Works prior to obtaining the Certificate of Occupancy.
- 8) The Applicant shall install signage prohibiting vehicles from making a left hand turn onto McGrath Highway from the site.
- 9) The Applicant shall provide a Construction Management Plan at least one month prior to start of construction to be approved by the City's Traffic Engineer.
- 10) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 11) Prior to any further activities on the site the applicant shall submit documentation that reconstruction activities at 111 Washington Street will not result in rodent issues for abutters.

The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site.

- 12) The applicant shall ensure that any renovation activities be conducted in accordance with applicable regulations with respect to lead-safe practices. Further, the applicant shall conduct a survey to ascertain the presence of environmental hazards that could be disturbed during renovation; and if present, the applicant shall take proper care in the removal and disposal of any potential hazardous materials.
- 13) The Applicant shall be responsible for replacing any City signage that is removed during construction. Prior to the start of construction the Applicant shall provide a list of signage to be replaced with pictures and a location map to the City Traffic Engineer.
- 14) 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.
- 15) The Post Construction Operation and Maintenance Plan (Exhibit B) for the drywells and all related drainage structures and site maintenance which includes the ownership and responsible parties shall be recorded at the Norfolk County Registry of Deeds as part of the Planning Board decision.
- 16) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.
- 17) The applicant address any other outstanding issues raised in the interdepartmental review of the proposed project.
- 18) 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 same are approved by the Chief of Police.

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 Galvcon Development, LLC, 245 Willard Street Quincy, MA 02169 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, No. 2015-51, dated February 10, 2016, relative to the proposed alteration of 111 Washington Street, 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 or upon closing on the subject property but no later than Six (6) months from the expiration of the 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 Director determines that the requested modification is minor in nature, they may grant such request. If the Planning Director determines that the modification is not minor in nature, no such request may be granted until after a subsequent Public Hearing before the Planning Board is 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 contracts, 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.

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 and Section 9.4 Special Permit 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.



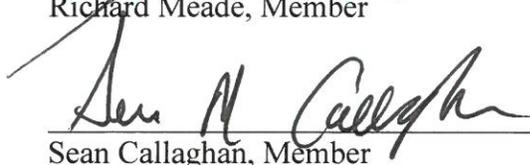
Coleman Barry, Member



Glen Comiso, Member



Richard Meade, Member



Sean Callaghan, Member

Date: February 10, 2016

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.