



QUINCY PLANNING BOARD
Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
(617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375

PLANNING BOARD MEETING MINUTES

Wednesday, March 11, 2015

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

MEMBERS ABSENT: Richard Meade

OTHERS PRESENT: Margaret Hoffman, Principal Planner
Dennis Harrington, Director of Planning and Community Development

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

Meeting called to order and attendance roll call taken at 7:30 PM by Chairman William Geary.

7:30 PM Continued Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17

The Chairman opened the continued Public Hearing and indicated that the Board had received a request from the Applicant's Attorney to continue the hearing to the next available date.

Member Glen Comiso made a motion to continue the public hearing at the Applicant's request to Wednesday April 8, 2015. Member Sean Callaghan seconded the motion and it was so voted unanimously.

7:35 PM Public Hearing – Certificate of Consistency -1400 & 1442 Hancock Street – Certificate of Consistency Planning Board Case #2015-CoC01

The Chairman opened the continued Public Hearing. Dennis Harrington Planning Director went over a memo that he had presented to the Board indicating that his office had done a complete review of the project and recommended approval with the following conditions:

1. All issues identified in the Peer Review Report associated in connection with the Proposed Project shall be addressed in the manner specified in the Applicant's "Supplemental Materials" filing dated February 9, 2015 and, if appropriate, reflected in the applicable building permit application to the reasonable satisfaction of the Director of the Urban Redevelopment Agency and Director of Inspectional Services.
2. The Applicant shall coordinate with the City Department of Public Works in undertaking at the Applicant's sole expense (i) the utility connections for the Proposed Project, and (ii) the removal of overhead electric, fire alarm and telecommunication service lines on Foster Street, Chestnut Street, and Cottage Avenue and their installation

underground as shown on sheet C-4 of the Record Plans, dated February 9, 2015 (the “Conduit Improvements”).

3. The Planning Department may establish and implement a mutually-satisfactory arrangement for performance and payment bonds or other security to ensure removal of aerial utilities at Foster Street, Chestnut Street and Cottage Avenue and the completion of the remaining Conduit Improvements as defined in Condition 2 above.
4. Reference is made to that Urban Redevelopment Covenant dated February 25, 2015 by and between the City of Quincy and the Applicant (the “Covenant”), which is incorporated herein by reference. Under the terms of the Covenant, the Applicant is responsible for completing and placing in service the WOC Public Components and Ride-Share Spaces as such terms are defined and set forth therein. The Applicant shall comply with the terms and conditions of the Covenant.
5. The Applicant has submitted to the Planning Board, for its records, a plan reflecting the new merged lot comprising the Proposed Project Site. Upon receipt of any demolition permit, foundation permit and all building permits associated with the development of the Proposed Project, the Applicant shall promptly submit copies of any and all such permit(s) to the Planning Board for its file.
6. For any restaurant within the retail component of the Proposed Project, the Applicant shall submit to the Director of the Urban Redevelopment Agency a parking management plan for administrative review prior to filing for a certificate of occupancy for the associated retail space. This plan shall consider any anticipated changes in parking demand as well as any adjustment to parking management procedures to address off-street parking demands, which procedures may include the implementation of valet parking arrangements.
7. The Applicant shall continue to cooperate with the Planning Department and Public Works, and associated City consultants to assist the City in finalizing the design and soliciting bids for the construction of the proposed off-site municipal street improvements related to Chestnut Street, Foster Street and Cottage Avenue as shown in the Record Plans.
8. Prior to the issuance of a final Certificate of Occupancy for the Proposed Project, the Applicant shall have submitted a signage submittal package to the Director of the Urban Redevelopment Agency for administrative review and approval. This submittal shall identify the location, design and installation of all signs associated with the Proposed Project pursuant to Section 5.3.3.3 of the Zoning Code. To the extent the Applicant has not yet determined final tenant or other signage at the time of this submittal, the Applicant may submit design criteria to account for such signs. As tenants for the retail component of the Proposed Project are determined, such tenants will be responsible for submitting a proposed retail signage submittal to the Director of the Urban Redevelopment Agency for review and approval.
9. Any material changes to the Record Plans shall be reviewed and approved pursuant to the process established by Section 12.02(3)2.D.5 of the First Amendment of the URDP. Changes determined to be minor or immaterial by the Director of the Urban Redevelopment Agency may be reviewed and authorized administratively by the Director.
10. The Applicant shall diligently prosecute construction of the Proposed Project towards the goal of substantial completion on or around November 1, 2016. The Applicant shall notify the Director of the Urban Redevelopment Agency promptly in the event of any condition that results in a material delay in the construction process.

11. The Applicant shall implement all public realm components (e.g., paving, planters, plantings, grates, bollards, lighting) within the Proposed Project site in accordance with the updated landscape design plans submitted in connection with the Proposed Project.
12. Prior to filing for a final Certificate of Occupancy for the Proposed Project, the Applicant shall submit a checklist to the Director of the Urban Redevelopment Agency in order to confirm consistency with the purpose and intent of these conditions.
13. The Proposed Project, as an element of the so-called “Block 4” step of the redevelopment project previously contemplated under the Certificate of the Secretary of Energy and Environmental Affairs on the Final Environmental Impact Report date December 14, 2012 (EEA# 14780) (the “Certificate”), shall comply with any applicable requirements of the Certificate including but not limited to wastewater mitigation, as may be amended or modified.

Member Coleman Barry made a motion to close the public hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Coleman Barry made a motion to

- (i) **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 retail and residential uses are allowed uses under the URDP.**
- B. The design of the buildings, surface parking and site landscaping as well as related elements are consistent with the 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 within a reasonable distance therefrom.**

And

(ii) to issue a Certification of Consistency as an Urban Renewal Use under the City of Quincy Zoning Code and in accordance with Section 12.01(3) Section 2.D.2 of the URDP subject to the aforementioned conditions as read into the record by the Chairman.

Member Glen Comiso seconded the motion and it was so voted unanimously 4-0.

Member Coleman Barry made a motion to adjourn at 8:10 p.m. Member Sean Callaghan seconded the motion and it was so voted unanimously.