

**PLANNING BOARD  
CITY OF QUINCY  
MASSACHUSETTS  
RECORD AND DECISION  
1-15 Arlington Street and 22-30 Fayette Street  
Planning Board Case No. 2016-01**

**LOCUS:** 1-15 Arlington Street and 22-30 Fayette Street  
Quincy, MA 02169  
Assessors Map 6106, Lots 2-1114, 7-1112 & 8-1110

**ZONING DISTRICT:** Industrial B

**OWNERS:** Work, Inc.  
25 Beach Street  
Dorchester, MA 02122

**APPLICANT:** CPI Management, LLC  
Contact: Rob Simmons  
287 Bolton Street  
Boston, MA 02127

**ATTORNEY:** Robert Harnais, Esq.  
Mahoney & Harnais  
15 Foster Street  
Quincy, MA 02169

**ENGINEER:** Patrick Crimmins, PE.  
Tighe & Bond  
177 Corporate Drive  
Portsmouth, NH 03801

**ARCHITECT:** Adam N. Morrill  
Procon, Inc.  
PO BOX 4430  
Manchester, NH 03108

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

- A two hundred ninety two (292) page Traffic Impact and Access Study, Hotel Development Quincy, Massachusetts prepared for Mr. Rob Simmons of Cathartes, prepared by Jason R. Plourde, P.E, PTP, of Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, dated December 21, 2015.

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CITY CLERKS OFFICE  
QUINCY, MASS 02169

- A seventy two (72) page Drainage Study, 1-15 Arlington and 22-30 Fayette Street, Quincy, MA, prepared for CPI Management LLC, prepared by Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, dated January 7, 2016, revised April 26, 2016.
- A twenty six (26) page Permit Plan set Proposed Hotel Development, 1-15 Arlington and 22-30 Fayette Street, North Quincy, Massachusetts prepared for CPI Management LLC, c/o Cathartes Private Investments, prepared by Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, dated January 7, 2016.
- A fifty seven (57) page Amendments to Stormwater Report, 1-15 Arlington, Quincy, Massachusetts, prepared for Margaret Hoffman, AICP, Principal Planner, Department of Planning & Community Development, prepared by Patrick M. Crimmins, P.E. of Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, dated February 24, 2016.

<b>Sheet #/Plan Description</b>	<b>Plan Date</b>	<b>Recent Revision Date</b>	
	Cover Sheet	January 7, 2016	5/19/2016
1 of 1	Existing Conditions	December 16, 2015	N/A
C-1	Demolition Plan	January 1, 2016	4/26/2016
C-2	Site Plan	January 1, 2016	5/19/2016
C-3	Grading, Drainage, & Erosion Control Plan	January 1, 2016	5/19/2016
C-4	Utilities Plan	January 1, 2016	5/19/2016
C-5	Erosion Control Notes and Details	January 1, 2016	2/24/2016
C-6	Details Sheet	January 1, 2016	2/24/2016
C-7	Details Sheet	January 1, 2016	2/24/2016
C-8	Details Sheet	January 1, 2016	2/24/2016
C-9	Photometric Plan	January 1, 2016	4/26/2016
L1.01	Layout & Materials	December 23, 2015	5/18/2016
L3.01	Planting	December 23, 2015	5/18/2016
L4.01	Planting Details	December 23, 2015	5/18/2016
A0.00	Rendering	December 30, 2015	5/18/2016
A0.01	Rendering	December 30, 2015	5/18/2016
A1.00	First Floor Plan	January 5, 2016	5/18/2016
A1.01	Second Floor Plan	January 5, 2016	5/18/2016
A1.02	Third Floor Plan	January 5, 2016	5/18/2016
A1.03	Fourth Floor Plan	January 5, 2016	5/18/2016
A1.04	Fifth Floor Plan	January 5, 2016	5/18/2016
A1.05	Sixth Floor Plan	January 5, 2016	5/18/2016
A2.00	Building Elevations	January 5, 2016	5/18/2016
A2.01	Building Elevations	January 5, 2016	5/18/2016
A2.02	Building Elevations	January 5, 2016	5/18/2016
A2.03	Building Elevations	January 5, 2016	5/18/2016
1 of 1	Exterior Color Board	February 24, 2016	5/18/2016

- A one (1) page plan prepared Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, titled Car Turning Exhibit.
- A one (1) page plan prepared Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, titled Truck Turning Exhibit.
- A one (1) page plan prepared Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, titled Existing Signage Exhibit.
- A five (5) page packet of Site Photographs prepared Tighe & Bond Consulting Engineers, 177 Corporate Drive, Portsmouth, NH 03801, dated January 7, 2016.

**ACTION ON APPLICATION FOR SITE PLAN/SPECIAL PERMIT REVIEW:**  
**APPROVED WITH CONDITIONS**

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

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

**SITE PLAN/SPECIAL PERMIT APPROVAL FOR**  
**1-15 ARLINGTON STREET AND 22-30 FAYETTE STREET**  
**Planning Board Case No. 2016-01**

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board opened a public hearing on Wednesday, March 9, 2016 in the 1<sup>st</sup> Floor Conference Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, which was subsequently continued to Wednesday April 13, 2016 on the application of CPI Management, LLC c/o Rob Simmons, 11 Beacon Street, Suite 1120, Boston, MA, 02108 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Section 5.2.6 (Loading Facilities). The Applicant proposed the construction of a six story, 140 room hotel with a conference room and 97 on-site parking spaces on a currently vacant site. The applicant also proposed parking, landscaping, drainage and other site modifications. The property contains 58,670± square feet of land and is located at 1-15 Arlington Street and 22-30 Fayette Street. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 6106, Parcel 2-1114, 7-1112 and 8-1110.

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, February 24, 2016 and Wednesday March 2, 2016.
- 2) Posted at the City Clerk's office January 28, 2016.
- 3) Mailed January 28, 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

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 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 is seeking Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 and Special Permit under Section 5.2.6 (Loading Facilities).

The Applicant has requested that the Planning Board vary the requirements of Section 5.2.1 Loading Bays. The Planning Board has taken into account the location of the proposed loading area and the use of the site and has determined that substantial detriment will not result. The Applicant proposes to utilize two parking spaces along Arlington Street for delivery vehicles to park during times of delivery which will be restricted to the hours of 6:00 AM to 9:00 AM. The Applicant has indicated that delivery trucks will park on Arlington Street and items will be brought to the front entrance by hand trucks. There is no additional lighting or loading bay required for the operation of the hotel.

The Applicant has obtained variances from the Zoning Board of Appeals for the fence around the perimeter of the parking area. Under Section 4.2.8, Fences and Hedges, of the Zoning Ordinance, fences and hedges shall not be higher than three feet within ten feet of the front lot line. The Applicant is proposing a fence that is six feet in height for security and aesthetics.

The Applicants have submitted a Traffic Analysis which includes sight distances. The City's Traffic Engineer has reviewed the plan and has submitted recommendations for the vehicular and pedestrian access.

The Applicant has agreed to reconstruct Arlington Street and to make improvements to the pedestrian crossing lights at Arlington Street and West Squantum Street providing safer pedestrian access.

A portion of the site, known as 3 Arlington Street is listed as a Disposal Site under the State's 21E Regulations. In October of 2015, a Permanent Solution with Conditions (PSWC) was determined to be achieved at the site. According to the conclusion segment of the PSWC, prepared by Woodard and Curran for Work, Inc., "The Method 3 RC demonstrates that a Condition of NSR (no significant risk) of harm to human health, safety, public welfare, and the environment exists under current and anticipated foreseeable conditions, with the caveat that a potential vapor intrusion pathway may exist which currently cannot be quantitatively evaluated. Since VOCs (volatile organic compounds) remain in groundwater beneath the Site above GW-2 conditions, any future redevelopment of the Site should implement construction design measures to mitigate potential impacts to indoor air." The Applicant has been informed that they must address this issue within the design and construction aspects of this project.

The Planning Department engaged the independent engineering peer review services of TEC. TEC worked closely with the City and the Applicants' engineering team in its thorough review of the project. Planning Board peer review resulted in a series of revisions to the proposed site plans.

The Applicant has satisfactorily responded to the Peer Review and City Departmental comments.

The Applicant has provided adequately for utilities and stormwater drainage consistent with the functional requirements of the Quincy Stormwater Ordinance. The public utilities have been

determined to be adequate to serve the needs of the additional residents of this project.

The project was reviewed by the City's Fire and Safety Officers and it has been determined that the project as proposed will provide adequate access to each structure for fire and service equipment.

After taking into account the characteristics of the site and of the proposal in relation to that site the Board has found that the proposed use or structure(s) shall not cause substantial detriment to the neighborhood or the City. The proposed project as presented is consistent with the City of Quincy requirements for providing adequate access to the proposed structure for fire and service equipment and has provided adequate provisions for parking, utilities, and stormwater drainage consistent with the functional requirements of the Planning Board's Site Plan Review Rules and Regulations and the Quincy Stormwater Ordinance. The Project plans provide for proper environmental controls to prevent site erosion and other potential construction impacts to City systems, as well as providing appropriate landscaping as requested by the Department of Planning and Community Development.

### **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 and Special Permit under Section 5.2.6 (Loading Facilities), 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 seek approval from the City of Quincy Conservation Commission, Zoning Board of Appeals or Zoning Enforcement Officer, as appropriate, for any necessary relief or findings related to City of Quincy Zoning Ordinance as same are not under the authority of the Planning Board.
- 2) The Applicant shall provide a Construction Management Plan to the City's Traffic Engineer for review and approval at least one month prior to submission of the building permit. Said CMP shall include
  - a) Truck route for deliveries, traffic management plans for roadway work, details of construction fencing, signage and driveway
  - b) Truck delivery routes to and from the highway
  - c) Traffic management plans for the sidewalk replacement, curb ramps, utility construction
  - d) Construction signage
  - e) Construction work hours/days
  - f) Hours/days for deliveries

- g) Erosion control plan
  - h) Provide a schedule of the work being done on the site and off site
  - i) Location of construction fencing and gate on a plan with the crushed stone apron
  - j) The following statement should be included in the plan: "Provide the City's Traffic Engineer 3 business days' notice that construction will begin"
  - k) Provide a description of any work being done in the street and provide a traffic management plan to perform this work for approval by the City's Traffic Engineer
- 3) Once the Traffic Management Plan is approved by the City's Traffic Engineer it shall be submitted to the City's Engineering Department as part of the application for a street obstruction and street opening permit.
  - 4) The Applicant shall submit a letter and proposed plans for any proposed street regulatory signs to be installed which shall include type of sign, location of the sign and why it is needed, to the City's traffic engineer at least 12 weeks prior to installation. Any signs installed on Public ways will need the approval of the Quincy City Council prior to installation.
  - 5) Hours for the delivery of materials during construction shall be determined by the City's Traffic Engineer upon submission of the Construction Management Plan.
  - 6) The Applicant shall be responsible for the construction of the pedestrian signals across Arlington Street as shown on the approved plan. The location of and changes to the signal timing will be approved by the City's Traffic Engineer. The Applicant shall submit a plan for approval at least 8 weeks prior to construction of the pedestrian traffic signals, including a traffic management plan and the Applicant shall contact the City's Traffic Engineer at least 3 business days in advance of performing the actual construction.
  - 7) 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.
  - 8) The Applicant shall coordinate with City of Quincy Department of Public Works and Massachusetts Department of Environmental Protection to identify any 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.
  - 9) The developer must submit documentation that construction activities proposed for the development of this facility will not cause rodent problems for abutters. The Applicant shall submit a rodent control plan to the Department of Health for review and approval prior to any site activity.
  - 10) The dust and noise control plans shall be developed and incorporated within all construction specifications and permits issued for this project.

- 11) Prior to construction of the proposed swimming pool, an application and detailed plans must be submitted to the Health Department; said plans must undergo satisfactory review in accordance with 105 CMR 435.000: Minimum Standards for Swimming Pools (State Sanitary Code: Chapter V), Part I, Construction. Once installed, the pools must be inspected, and, prior to actual use, the pools and operator must receive an annual operational permit from the Health Department, as so provided under 105 CMR 435.000, Part II, Operation and Maintenance.
- 12) A portion of the site, known as 3 Arlington Street is listed as a Disposal Site under the State 21E regulations. The Applicant shall be responsible for implementing design measures that will mitigate any potential impacts to indoor air quality. Prior to obtaining their building permit, the Applicant shall submit plans showing these mitigation design measures to the Department of Health for review and approval.
- 13) The Applicant shall install survey monuments to delineate the public rights-of-way. The monuments shall be set by a Professional Land Surveyor prior to issuance of Occupancy Permit.
- 14) All plantings shall be maintained by the building owner and will not impede vehicle or pedestrian traffic.
- 15) The Applicant should ensure that snow is only stored between the two center aisles and not at the ends of the parking aisles. Snow stored at the ends of the parking aisles may impede sight lines for vehicles exiting parking spaces and maneuvering throughout the site. Snow shall not be stored in piles higher than four feet. If snowfall amounts generate piles greater than four feet, the Applicant shall be responsible for removing the snow from the site.
- 16) Upon completion of the project, the Applicant shall furnish to the City of Quincy Building and Engineering Departments a digital file of "As Built" Plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 17) 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:
  - a) Stormwater management system owner
  - b) The party responsible for operation and maintenance
  - c) An estimated operations and maintenance budget
  - d) A maintenance log form
- 18) The Applicant shall notify the Planning Department one week prior to start of construction in order to determine a time to 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.

- 19) 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.
- 20) 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 Consultant Review escrow account shall be fully funded to the original amount of fifteen thousand dollars (\$15,000.00) prior to the issuance of building permits.
- 21) The hours for construction activities will be as follows:
  - a) 7:00 am to 6:00 pm Monday through Friday
  - b) 8:00 am to 4:00 pm Saturday.
  - c) All construction and deliveries shall be prohibited on Sunday unless approved by The Chief of Police
  - d) The hours for delivery of materials shall be determined by the City's Traffic Engineer as part of the Construction Management Plan.

### 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 CPI Management, LLC, 11 Beacon Street, Suite 1120, Boston, MA 02108, 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. 2016-01, dated May 11, 2016, relative to the proposed alteration of 1-15 Arlington 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, 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.

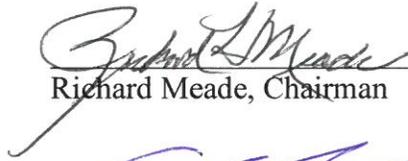
3. **NO DEVIATION FROM APPROVED PLAN:** There shall be no deviation from the approved Site Plan and Conditions of this Decision without prior written approval of the Planning Board or Planning Director. Minor changes to the Final Development Plans may be allowed subject to the review by the assigned 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.
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. 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. **APPROVED PLANS:** All construction shall be in accordance with the approved drawings and reports referenced above.
14. **WATER SERVICES AND INSTALLATIONS:** All water services and installations shall be in accordance with the requirements of the City of Quincy Department of Public Works.

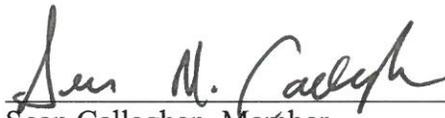
The Board affirms that all provisions of Sections 9 & 11, Chapter 40A of the General Laws and Quincy Zoning Ordinance Title 17, Section 9.5 (Site Plan Review) and Special Permit under Section 5.2.6 (Loading Facilities) were complied with as regards procedures.

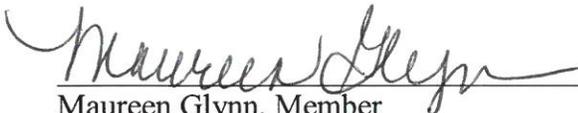
The Decision shall not take effect until recorded in the Norfolk County Registry of Deeds and/or Land Court after certificate by the City Clerk, as required by MGL, Chapter 40A, Section 11. Appeals from this Decision, if any, shall be made pursuant to MGL, Chapter 40A, Section 17 and shall be filed within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

  
Richard Meade, Chairman

  
Coleman Barry, Vice Chairman

  
Glen Comiso, Member

  
Sean Callaghan, Member

  
Maureen Glynn, Member

Date: May 11, 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.