



**QUINCY PLANNING BOARD**  
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**PLANNING BOARD MEETING MINUTES**

**Wednesday, May 13, 2015**

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Dennis Harrington, Director Planning and Community  
Development  
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 April 8, 2015 PLANNING BOARD MINUTES**

**MOTION:** by Member Coleman Barry to approve the April 8, 2015 Planning Board meeting minutes as written.

**SECOND:** Member Glen Comiso

**VOTE:** 5-0 Motion Carries

**7:05 PM • New Business - 12R & 29 Hoover Avenue Preliminary Subdivision, Planning Board Case No. 2015-Subdiv-01**

The Applicant's Attorney Christopher Harrington gave the Board an overview of the Preliminary Subdivision plan as proposed. Several issues were identified by the City's Consultant Review Engineer James White. Chairman Geary read a letter from Council Member Brad Croall and a letter from an abutter Judith Whitten in regards to the proposed project. Chairman Geary indicated that this was only a Preliminary Subdivision Plan and explained that the Applicant would be responsible for submitting a Definitive Subdivision Plan which would require a Public Hearing with required notification and review. He then explained that the Applicant would need to address all of the identified issues prior to submitting their definitive subdivision plan.

**Member Richard Meade made a motion to approve the Preliminary Subdivision Plan entitled Preliminary Subdivision Plan Proposed 4 Lot Subdivision Hoover Avenue Extension Quincy, Massachusetts dated March 9, 2015 with a latest revision date of May 5, 2015 prepared by Decelle and Burke Associates subject to the following conditions:**

1. Definitive Plan must show evidence of acceptable turning radius for emergency apparatus and trash and snow plow service vehicles.
2. Hoover Avenue is not an accepted street; Developer needs to identify in the final Definitive Subdivision Plan submission who will maintain the roadway, sidewalk, and all utility lines and facilities. The City of Quincy will not maintain any structures located on private property.
3. Access and utility easements that are required for the development will need to be obtained prior to submission of the Definitive Subdivision Plan.
4. Manholes should be installed on the sewer mains at any change of direction.
5. The existing sewer system on the 10' easement area does not have adequate flow. The proposed sewer main on Hoover Avenue should be extended to the existing sewer manhole near house #12. New sewer service for #11 and #17 should be connected to the new sewer main.
6. The existing sewer pipe and manhole on the 10' easement area should be checked for integrity or eliminated.
7. The invert of the proposed sewer manhole on Lot 1 is incorrect and shall be revised.
8. A clean out for the sewer service pipe will be required. Any proposed clean out for the sewer pipe should have two 22.5 degree elbows and one 45" degree elbow. (Details can be obtained from City's Sewer Department)
9. The project proponent must submit details regarding stormwater system, including the following:

The engineering report relative to stormwater control indicates the City of Quincy is to be responsible for maintenance of storm water structures (stormceptors, recharge chambers and related piping, post development.

The City is not responsible for maintenance of drainage structures on private property.

Therefore, ownership/maintenance responsibilities for the proposed recharge system (as shown on lot 2) and all related drainage structures must be determined and specified through deed registration or an equivalent mechanism.
10. A homeowners association is to be formed to deal with the ownership/maintenance issues.
11. A financing mechanism for the maintenance plan for the proposed subsurface recharge system and all related drainage structures must be developed.
12. State Sanitary Code: Any residential units developed as a result of this subdivision will be required to meet all provisions of Article II of the State Sanitary Code (Minimum Standards of Fitness for Human Habitation).
13. A fire hydrant shall be installed with adequate clean out mechanism.
14. Any waivers of required dimensions for the proposed layout will need to be submitted with the Definitive Subdivision Plan.

**The Motion was seconded by Member Coleman Barry and it was so voted unanimously.**

**7:20 PM New Business - Discussion with representatives of Hines Interests Limited Partnership regarding possible extension of the Planning Board Case No. 2012-14 Special Permit Decision filed on 5/17/13 for Boardwalk Residences at Marina Bay project for good cause.**

Planning Director Dennis Harrington gave the Board an overview of the background of the project explaining that the Boardwalk Residences at Marina Bay was permitted by the Planning Board in 2013. Peter Tamm, Attorney for the Applicant explained that the project has not received their building permits and the two year period from the issuance of the Special Permit was about to expire. There have been circumstances beyond their control, which included the revision of the FEMA maps and revision that were required to the original site plan.. He then asked the Board to make a finding that there was good cause to extend the Special Permit for 90 days in order for the Applicant to obtain their building permits.

**Member Sean Callaghan made a motion to make a finding to allow a 90 Day extension to the Special Permit Decision PB Case No. 2012-14 filed on May 17, 2013 issued by the Planning Board. Member Coleman Barry seconded the motion and it was so voted unanimously.**

**7:30 PM Public Hearing – 133-135 Hancock Street – Site Plan/Special Permit -Planning Board Case No. 2015-31**

Planning Director Dennis Harrington informed the Board that the project on the agenda for 133-135 Hancock Street would not be called for the hearing tonight. The Applicant has asked for continuance in order to deal with outstanding issues. He presented a letter from the Applicant's Attorney William Keener requesting that the hearing be continued to the next Planning Board meeting date. Dennis Harrington then informed the Board and the audience that the Applicant's architect would be available in the outer hall to answer any questions that the public may have regarding the project.

**Member Glen Comiso made a motion to continue the public hearing for 133-135 Hancock Street to June 10, 2015. The motion was seconded by Member Richard Meade and it was so voted unanimously.**

**7:35 PM Continued Public Hearing – 60 Newbury Street – Site Plan/Special Permit Approval, Planning Board Case No. 2015-25**

The Chairman opened the continued public hearing. Planning Director Dennis Harrington informed the Board that he would not be participating in this project. He asked the Applicant's counsel to proceed. The Applicant's Attorney Christopher Harrington gave an overview of the project. He indicated that they would be applying to the ZBA for necessary variances. He explained that the project would require waivers from the Subdivision Rules and Regulations regarding the road construction from the Planning Board. Timothy Johnson, the Applicant's Architect gave a description of the project. Christopher Harrington then discussed the parking lifts that are being proposed. The lifts double the amount of spaces in the underneath garage. Without the lifts there are only 16 spaces available in the garage space. The use of parking space lifts is new to the City and the Board had questions regarding their use. The Applicant's Attorney assured the Board that all 16 lifts would be built and available for the residents. Each unit would have a parking spot and a lift assigned to their unit.

There was a discussion regarding the Applicant's ability to improve Newbury Street. Chairman Geary explained that he is aware of the legal issues involved and asked the

City Counsel James Timmins to discuss the issue. The City's Attorney James Timmins explained that the Applicant would have the right to improve Newbury Street as a parcel owner with rights as outlined in State Statute and as proven with case law. He explained that the roadway at this point would be a private road and a private interest outside of the purview of the Board. He also indicated that the Applicants would be responsible for obtaining all necessary legal rights from other abutters.

The City's Peer Review Engineer John Perry from Gale Associates gave his review to the Board indicating that there were only a few minor issues outstanding that could be addressed in the final plans. Chairman Geary asked if there were any comments or questions from the public. There were none.

**Member Richard Meade made a motion to close the public hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.**

Robert Stevens, Urban Renewal Planner went over the requested waivers with the Board and specified which provisions of the Rules and Regulations for Subdivision the Applicant was requesting waivers from. The Board voted as follows:

- Required- Section 4-2.3 3. No subdivision shall be approved showing any proposed way with a width less than forty (40) feet. The Board reserves the right to require additional width where, in its opinion, such additional width is necessary to serve the interests of the public.

Waiver granted to approve – Thirty Three (33) foot layout with a roadway width of 24' with a 4' wide sidewalk

**Motion: Richard Meade**

**Second: Glen Comiso**

**Voted in Favor: 5-0**

- Required Section 4-2.8 - Streets designed to have one end permanently closed shall have a turning circle at the closed end unless such a requirement is wholly impractical because of existing physical conditions. Such turning circle shall permit an inside turning radius of not less than twenty-five (25) feet and a pavement width in addition of not less than twenty-two (22) feet. Such streets shall not extend beyond the centerlines of the nearest intersection for more than four hundred-fifty (450) feet. Where conformance to this provision results in lots longer than one hundred-fifty (150) feet at the end of a cul-de-sac, the maximum length of such streets may be increased to five hundred (500) feet. The property line at the intersection of the turnaround and the straight portion of the street shall be rounded at a radius of not less than twenty (20) feet.

Waiver granted to approve - No turnaround other than the parking and circulation area of their property and to allow emergency vehicles to turn around on private property.

**Motion: Coleman Barry**

**Second: Richard Meade**

**Voted in Favor: 5-0**

- City standards require granite curb.

Waiver granted to approve - concrete curbing on one side and no curbing on the other as shown in the approved plan.

**Motion: Sean Callaghan**

**Second: Coleman Barry**

**Voted in Favor: 5-0**

- City standards require sidewalks on both sides of the street.

Waiver granted to approve - sidewalk on one side only as shown on the approved plan.

**Motion: Richard Meade**

**Second: Glen Comiso**

**Voted in Favor: 5-0**

Robert Stevens Urban Renewal Planner then made a recommendation that the Board approve the Site Plan and Special Permit as requested with the following conditions:

1. Prior to obtaining any building permits for the residential project the Applicant shall be responsible for completing the construction of the Newbury Street extension to the satisfaction of the City Engineering Department and the Department of Public Works.
2. Prior to any building permit being issued the Applicant shall adequately address all remaining comments identified by peer review engineer Gale Associates, Inc. in their Peer Review Report dated May 11, 2015 and any subsequent issues identified by Gale Associates, Inc.
3. The Applicant shall submit a detailed cost estimate prior to obtaining a building permit in order to accurately determine the applicable permit fees.
4. The Applicant shall submit a Construction Management Plan that will include truck routes approved by the City's Traffic Engineer to the Building Department prior to obtaining a building permit.
5. The Applicant shall provide specifications and operation/maintenance plan for the proposed parking lifts, if approved by the Planning Board, to the Building Department prior to obtaining a building permit.
6. The Applicant shall be responsible for obtaining any necessary relief from the Zoning Board of Appeals.
7. The Applicant shall meet with Director of Inspectional Services to discuss and review the revised development plans and revised stormwater drainage plan to determine whether it will be necessary to obtain an amendment to the Order of Conditions issued on October 7, 2009 by the Conservation Commission on DEP No. 059-1208, and if deemed necessary, shall file, and obtain, an appropriate amendment from the Conservation Commission.
8. Prior to obtaining a building permit, the Applicant is required to submit details for the retaining walls stamped by a Massachusetts Structural Professional Engineer for review to the Planning Department and the Building Department.

9. The Applicant shall adhere to all comments from the Health Department review letter dated February 12, 2015 (Drainage, Rodent Control, Environmental Control, State Sanitary Code, Demolition and Solid Waste).
10. 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.
11. The Applicant shall be responsible for adhering to the City of Quincy Tree Ordinance.
12. 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.
13. Prior to any Building Permits being issued the Applicant will perform a water flow test with the City's Water Department.
14. 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.

**Member Sean Callaghan made a motion to approve the Site Plan under Quincy Zoning Ordinance Title 17, Section 9.5.1. Member Glen Comiso seconded the motion and it was so voted unanimously. Member Richard Meade made a motion to approve the Special Permit under Section 5.1.17 subject to the stipulated conditions. Member Coleman Barry Seconded the motion and it was so voted unanimously.**

**8:30 PM Public Hearing - 1022 Hancock Street– Site Plan/Special Permit - Planning Board Case No. 2015-33**

The Chairman read the Public Hearing Notice into the record. The Applicant's Attorney Robert Harnais gave an overview of the project. He explained that the Applicant is in negotiations with the City to purchase the property. Timothy Higgins, the Applicant's representative briefly described the project and indicated that they would be going before the Conservation Commission on June 3, 2015 and the Zoning Board of Appeals on May 26, 2015. Bill Buckley of the Bay Colony Group, the Applicant's site engineer then gave an overview of the project site and the stormwater management improvements proposed. There was discussion regarding the impacts of the project on the abutting Butler Pond. Phillip Hresko, the Applicant's architect gave his description of the project and agreed that Butler Pond is an important resource for the community. He went over the landscape plan and assured the Board that Butler Pond would be considered in any design they would propose. The City's Peer Review Consultant, Mark Bartlett from FST had submitted a completeness review of the project and had done some preliminary review. He indicated that there were several outstanding issues that needed to still be addressed. Member Coleman Barry expressed his concern for Butler Pond and told the Board that the City was working with the Friends of Butler Pond to restore it. He asked the Applicant how they proposed to work with the City and the Friends of Butler Pond (FOBP) to help restore this pond. Timothy Higgins told the Board that they had done research on the conditions of the pond and that only 10% of the watershed into Butler Pond was from the site. But that they would continue to work with the City and the FOBP to ensure that no pollutants would be added to the pond from their site and from all of Butler Road.

Representatives from the Friends of Butler Pond Reverend Sheldon Benett and Wendy Chen spoke to the Board about the ongoing efforts by their group and the City to clean and restore the pond. They expressed their concern that this project not impact their efforts in any negative way. They were generally supportive of the project and Reverend Bennett submitted a letter to the record outlining his thoughts.

City Council member Margaret LaForest addressed the Board and complimented the Friends of Butler Pond and their efforts. She expressed her concerns regarding the parking issues, the historic significance of the building and the impacts of the project on Butler Pond and the surrounding community. She stated that she is working with the Applicant's attorney regarding any labor issues. Robert Stevens, Urban Renewal Planner explained to the Board that the department was not ready to make any recommendations at this time and suggested that the Board continue the hearing to allow further review and to give the Applicant time to revise the plans.

**Member Richard Meade made a motion to continue the Planning Board Public Hearing to June 10, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously.**

**9:35 PM Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit Planning Board Case #2015-38**

The Chairman read a letter from the Applicant's attorney requesting a continuance of the hearing to the next Planning Board meeting.

**Member Richard Meade made a motion to continue the public hearing to June 10, 2015. Member Coleman Barry seconded the motion and it was so voted unanimously.**

**Member Glen Comiso made a motion to adjourn at 9:40 p.m. Member Richard Meade seconded the motion and it was so voted unanimously.**