



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, August 12, 2015

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

MEMBERS ABSENT: Richard Meade

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

Meeting held in 34 Coddington Street, 1st Floor, Room 121, Quincy, Massachusetts.

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

VOTE TO ACCEPT July 15, 2015 PLANNING BOARD MINUTES

MOTION: by Member Sean Callaghan to approve the July 15, 2015 Planning Board meeting minutes as written.

SECOND: Member Glen Comiso

VOTE: 4-0 Motion Carries

7:05 PM Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35

The Planning Director read a letter from the Applicant's Attorney to continue the Public hearing. **Member Coleman Barry made a motion to continue the Public Hearing to the next Planning Board meeting date of September 9, 2015. Member Sean Callaghan seconded the motion and it was so voted unanimously.**

BUSINESS MEETING:

- **New Business** – Recommendation on City Council Order 2015-112, dated June 15, 2015, regarding City of Quincy proposed abandonment of a 231 S.F. portion of its roadway easement on Summit Avenue.

The Planning Director explained the Council Order to the Board and recommended that the Board make an affirmative recommendation on the abandonment of the roadway easement as explained.

Member Coleman Barry made a motion to issue an affirmative recommendation to the City Council to approve the City Council Order 2015-112, dated June 15,

2015, regarding the City of Quincy proposed abandonment of a 231 S.F. portion of its roadway easement on Summit Avenue. Member Sean Callaghan seconded the motion and it was so voted unanimously.

- **New Business** – Recommendation on amendment to the City’s Rules and Regulations for Site Plan/Special Permit Approval due to revised Stormwater Ordinances (Council Order Nos. 2015-102, 2015-103, & 2015-104) passed by the City Council on June 15, 2015.

The Planning Director had received a request from the Department of Public Works to amend the Planning Board Rules and Regulations to add a section that would request the amount of area to be disturbed on applications so that it could be determined whether the new Stormwater regulations would take effect.

Member Coleman Barry made a motion to approve the revisions to the Planning Board Rules and Regulations Section 2.4 to add a field that requires the applicant to indicate the total area of land disturbed in sq. ft. Member Sean Callaghan seconded the motion and it was so voted unanimously

- **New Business** – Recommendation to City Council on proposed purchase of Lot A-1 and Lot A-2 Myrtle Street dead-end parcels.

The Planning Director gave the Board an overview of the proposed land purchase. Member Gen Comiso made a Motion to issue a favorable recommendation for the disposition of City owned land – Lots A-1 and A-2 on Myrtle Street adjacent to 13 Oakridge Road

- **New Business** – Preliminary informational presentation of a mixed-use residential project, including seven thousand five hundred (7500) square feet ground floor retail space, fifty six (56) residential condominium units, and fifty eight (58) garage/surface parking spaces. The project, known as Cliveden Place, Planning Board Case No. 2015-CoC-02, was filed as a Certificate of Consistency Quincy Center District-Urban Revitalization project, located at 1545 (-1557) and 1559 (-1563) Hancock Street and 64 Ross Way. The Applicant Sean Galvin gave the Board a brief overview of the proposed project and described the site, buildings and uses. The Planning Director Dennis Harrington explained who was representing the City in the review of the project and the proposed timeline for the public hearing process. The Board had questions regarding the public spaces, parking and the aesthetics of the project which were addressed by Mr. Galvin.

The Planning Director recused himself from the subsequent hearings.

7:30 PM -Continued Public Hearing – 151 Granite Street– Site Plan/Special Permit - Planning Board Case #2015-37 (continued from June 10, 2015)

The Chairman opened the continued hearing at 7:30 PM. Christopher Harrington, Attorney for the Applicant gave an overview of the project and explained that the project has been modified twice since the last hearing. He indicated that the removal of ledge and rock from the site had been determined not to be practical and therefore they had decided to downsize the project and move the building to the front left of the site away from the ledge. Arthur Choo, the Applicant’s architect described the building design and units. They are proposing parking lifts. Michael Joyce, the Applicant’s Civil Engineer went over the site plan explaining that the details of the retaining wall have not been completed. Member Coleman Barry asked if these would be condominiums and the

Applicant's Attorney confirmed that they were being proposed as condominiums. The Applicant's Attorney then described the options for removal of ledge and gave the Board a handout with information on a technique known as EcoBust. Jack Gillon, the Applicant's Traffic Engineer went over the traffic conditions at the site indicating that the intersection currently handled over 11,500 vehicles per day and had an A & B level of service. Member Barry questioned whether the proposed ledge removal would result in any rodent problems and the Applicant's Attorney explained that they would comply with the City's Health Department's requirements for a rodent control plan. Mark Bartlett, the City's Peer Review consultant from Fay, Spofford and Thorndike went over his initial review siting several outstanding issues and stated that he expected to have a more thorough review of the project for the next hearing date. The Chairman then read a letter from Kevin Coughlin, the City Councilor. He then opened the hearing up for public comments. None were heard.

Member Coleman Barry made a motion to continue the public hearing until September 9, 2015, Member Glen Comiso seconded the motion and it was so voted unanimously.

8:20 PM - Continued Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit - Planning Board Case #2015-38 (continued from May 13, 2015)

The Chairman opened the continued public hearing. The Applicant's Attorney, Christopher Harrington gave the Board an overview of the project. Member Coleman Barry questioned whether the parking was adequate. There will be one parking space per bedroom as required by zoning. James White, the City's Peer Review Consultant went over his report of the project indicating that the Applicant had addressed all of the issues identified in the review of the project. The Board discussed the traffic during soccer games at the field on Cleverly Court. City Councilor Brad Croall addressed the Board and expressed his concern with the number of units indicating that he felt it would work better with five units. He was concerned about the location of the trash receptacle, and the amount of growth in the area of Quincy Point and the impacts of additional units in the area on traffic. Wendy Lee, owner of 57 Cleverly Court told the Board that she was in favor of the project. She has tried to build on her property but has not had sufficient funds to make anything happen. Attorney Harrington told the Board that the number of units they were requesting complies with zoning and they have adequate parking. He would be requesting variances for the setbacks. The Chairman asked the Applicant if he has had the opportunity to discuss the project with the neighbors and the City Councilor? Mr Grehan said that Councilor Croall did host a neighborhood meeting but no other residents attended. The Chairman asked Councilor Croall about the lack of turnout for the neighborhood meeting. Councilor Croall explained that he had received phone calls from his constituents with concerns about the traffic and parking but that it was difficult to get people to attend meetings in the evenings. Member Comiso asked the Applicant to enclose the dumpster in a shed like structure to screen it from view. The Chairman then suggested that the Applicant work with the abutters to the rear of the site in order to determine what type and the number of trees that they would supply along the property line. Mr. Grehan agreed to the Board's requests. Member Sean Callaghan expressed his concerns about the number of units and felt that it was too large for the site and the neighborhood. Chairman Geary told the attendees that they seemed to be at an impasse on the number of units. He was not comfortable with the number of units but felt it would be an asset to the neighborhood. He then expressed his respect for Councilor Croall and appreciation for the work that the Councilor did for the community but that he would support the project as proposed. Member Coleman Barry also expressed his appreciation for Councilor Croall but seeing the lack of neighborhood opposition he would also support the project.

Member Coleman Barry made a motion to close the Public Hearing, Member Sean Callaghan seconded the motion and it was so voted unanimously. Member Coleman Barry made a motion to approve the Site Plan/Special Permit for 57R-65 Cleverly Court. Member Glen Comiso seconded the motion and it was so voted as follows:

Member William Geary – Yes
Member Glen Comiso – Yes
Member Coleman Barry – Yes
Member Sean Callaghan - No

9:20 PM Continued Public Hearing - 118 Old Colony Avenue, 54 & 60 Warren Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-40 (continued from July 15, 2015) The

Chairman opened the continued public hearing and read the Public Hearing notice into record. The Applicant's Attorney Christopher Harrington gave an overview of the project and indicated that the project had changed substantially from the initial proposal. They had reduced the number of units from 52 to 40 and reduced the size of the building from 38,000 sq ft to approximately 28,000 sq ft. They were now proposing .9 parking spaces per unit. David Kinsella, the Applicant's Architect went over the revised plans. Michael Joyce the Applicant's engineer went over the site plans. Attorney Harrington explained that the project was part of the Wollaston Study and that he felt it qualified as a transit oriented development because of its proximity to the Wollaston Train Station. The Chairman then opened the hearing up for public comment. The Chairman read a letter of support for the project from City Councilor Kirstin Hughes into the record. Anne Yoemans of Winthrop Avenue was concerned that the demolition of the apartments on Warren Ave would create a loss of affordable housing in the area. The Oner, Mr. Boncaldo explained that the current units are only one bedroom units and the displaced tenants would have the opportunity to rent at the new development. Jim Flaherty of Berlin Street supports the project and feels that it will be an asset to the City. He also spoke highly of the Boncaldos as residents and neighbors. Steve Johnson Green Street is a tenant of the Boncaldos spoke in favor of the project and felt that the project would enhance the area and that the Boncaldos were good landlords.

Member Sean Callaghan made a motion to close the Public Hearing. Member Glenn Comiso seconded the motion and it was so voted unanimously.

The City's Peer Review Engineer gave his report on the project and indicated that the revised plan had been submitted late and he had only had limited time to review the revisions. Most of the issues he had were technical issues that he felt could be addressed in a revised plan. He gave a brief synopsis of the Architectural Peer Review which had only been received by him prior to the meeting. Principal Planner Margaret Hoffman explained to the Board that the Department was still awaiting reviews from the City's Engineering and Traffic Department. She then read the Department's recommendations for conditions. The Department recommended approval subject to the following conditions:

- 1) The project is subject to the Inclusionary Zoning Ordinance. The Applicant should contact the Affordable Housing Trust Committee (AHTC) for their recommendation related to on-site units or cash in lieu of such units. Any recommendation by the AHTC shall be incorporated into the Planning Board Special Permit Decision.
- 2) The Applicant shall seek approval from the City of Quincy Zoning Board of Appeals or Zoning Enforcement Officer, as appropriate, for any required variances from the City of Quincy Zoning Ordinance which are not under the authority of the Planning Board.
- 3) The Applicant shall address all comments raised by the City's Peer Review Consultants, in Comment Letter dated August 6, 2015.
- 4) The Applicant shall adhere to any comments issued by the City Traffic Engineer in their final review of the proposed plan.

- 5) The Applicant shall develop a Construction Management Plan for site work and any utility work within the public way, which shall be provided and approved by the City's Traffic Engineer prior to construction.
- 6) The Applicant shall provide an Existing condition plan stamped and signed by a Professional Land Surveyor
- 7) The applicant shall perform a water flow test with the City's Water Department.
- 8) The Applicant shall provide calculation to show the 80% TSS removal rate for the Stormceptor.
- 9) The maintenance plan for the drainage system should include the following information:
 - Estimate operation and maintenance budget.
 - Snow Management Plan
 - The transfer of ownership and maintenance obligation to the new owners.
 - Records of inspections and maintenance shall be up to date and available for review and inspection, if requested by the City's official.
 - The maintenance plan shall be recorded at the Norfolk County Registry of Deeds
- 10) The Applicant shall provide details on garage floor drain and the connection details to sewer main.
- 11) The Applicant shall provide calculations to show the proposed 2" water service is adequate for 40 units.
- 12) Install a clean out for the sewer service pipe. The 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)
- 13) The Applicant shall indicate how many gallons per day of new wastewater will be generated due to the development. And will submit measures to offset the increased wastewater flows.
- 14) The Applicant shall clarify the elevation of the proposed 8" sewer pipe.
- 15) The existing sidewalk in front of the proposed development on Old Colony Avenue and Warren Avenue shall be reconstructed instead of individual patchwork for the utility trenches and driveway entrances.
- 16) The Applicant shall provide TV inspection of the existing utilities within the property.
- 17) The Applicant shall verify whether an easement exists with the City to relocate the existing sewer lines.
- 18) The City's 18-inch drain pipe will need to be relocated and a new drain easement established. The proponent will need an easement agreement with the City prior to construction.
- 19) The Applicant shall submit a color rendering of the building.
- 20) The Applicant shall adhere to all comments raise in the interdepartmental memo from the Department of Health dated July 7, 2015 regarding Rodent Control, Environmental Controls (Dust and Noise), Miscellaneous (Demolition and State Sanitary Code).
- 21) 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.

- 22) The Applicant shall install stone or concrete survey monuments to delineate the public right-of-way. The monuments shall be set by a professional land surveyor and be installed prior to the acceptance of as-built plans.
- 23) 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.
- 24) The applicant shall address any other outstanding issues raised in the interdepartmental review of the proposed project.
- 25) The terms and conditions of this Site Plan Review, Special Permit shall inure to the benefit of, and be binding upon, all successor owners of the project site.
- 26) 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 Building Commissioner.

Attorney Harrington told the Board that the Operation and Maintenance Plan could not be recorded at the Registry of Deeds as required by the Department of Public Works. An amendment was made to condition #9.

Member Glen Comiso made a motion to approve the Site Plan/Special Permit subject to the listed conditions. Member Coleman Barry seconded the motion and

The Board confirmed that their next Planning Board Meeting would be held on September 9, 2015.

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