

**PLANNING BOARD  
CITY OF QUINCY  
MASSACHUSETTS  
RECORD AND DECISION  
661-665, 671 Washington Street  
Planning Board Case No. 2016-09**

2016 SEP 20 PM 12:48  
CITY CLERKS OFFICE  
QUINCY, MASS 02169

**LOCUS:** 661-665, 671 Washington Street  
Quincy, MA 02169  
Assessors Map 20171, Lot 45, Plot 14 &  
Assessors Map 20172, Lot 35, Plot 15

**ZONING DISTRICT:** Industrial B

**OWNERS:** Jumbo Self Storage, LLC  
1900 Crown Colony Drive, 4th Floor  
Quincy, MA 02169

**APPLICANT:** Jumbo Self Storage, LLC  
190 Pearl Street  
Weymouth, MA 02191

**ATTORNEY:** Edward J. Fleming, Esq.  
Fleming & Fleming, P.C.  
85 Clay Street  
Quincy, MA 02170

**ENGINEER:** Raymond Gradwell, PE  
DL Companies  
355 Research Parkway  
Meriden, CT 06450

**ARCHITECT:** Andy Graves, AIA  
DL Companies  
355 Research Parkway  
Meriden, CT 06450

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

- A two hundred two (202) page Stormwater Management Report prepared for Storage Development Partners, LLC, prepared by BL Companies, 355 Research Parkway, Meriden Connecticut, dated April 28, 2016, revised August 3, 2016.
- A four (4) page Traffic Assessment prepared by BL Companies, 355 Research Parkway, Meriden Connecticut, dated April 2016.

- A four thousand nine hundred fifty two (4952) page Phase I Environmental Site Assessment prepared for Mr. Darryl Kusek of Jumbo Self Storage, LLC, prepared by BL Companies, 355 Research Parkway, Meriden Connecticut, dated January 22, 2016.
- A two hundred ten (210) page Phase II Site Assessment prepared for Jumbo Self Storage, LLC, prepared by BL Companies, 355 Research Parkway, Meriden Connecticut, dated February 2016.
- A one (1) page memorandum prepared by A. Graves of BL Companies, 355 Research Parkway, Meriden Connecticut, titled Elevation Revisions, dated August 3, 2016.

Sheet #/Plan Description	Plan Date	Recent Revision Date	
	Cover Sheet	May 18, 2016	8/3/16
AL-1	ALTA/ACSM Land Survey Title	December 23, 2015	N/A
GN-1	General Notes	May 18, 2016	8/3/16
DM-1	Demolition Plan	May 18, 2016	8/3/16
SP-1	Site Plan	May 18, 2016	8/3/16
GD-1	Grading & Drainage Plan	May 18, 2016	8/3/16
SU-1	Utilities Plan	May 18, 2016	8/3/16
EC-1	Erosion & Sedimentation Control Plan	May 18, 2016	8/3/16
EC-2	Erosion & Sedimentation Control Notes	May 18, 2016	8/3/16
LL-1	Landscape Plan	May 18, 2016	8/24/16
LL-2	Landscape Details	May 18, 2016	8/3/16
LL-3	Rendered Site Plan	May 18, 2016	8/24/16
IR-1	Schematic Irrigation Plan	May 18, 2016	8/24/16
LP-1	Site Lighting Plan	May 18, 2016	8/24/16
TT-1	Truck Turning Plan	May 18, 2016	8/24/16
DN-1	Construction Details	May 18, 2016	8/3/16
DN-2	Construction Details	May 18, 2016	8/3/16
DN-3	Construction Details	May 18, 2016	8/3/16
DN-4	Construction Details	May 18, 2016	8/3/16
DN-5	Construction Details	May 18, 2016	8/3/16
DN-6	Construction Details	May 18, 2016	8/3/16
SP-2	Rendered Site Plan	May 18, 2016	8/3/16
A1.01	First Floor Plan	May 18, 2016	8/24/16
A1.02	Second Floor Plan	May 18, 2016	8/24/16
A1.03	Third Floor Plan	May 18, 2016	8/24/16
A1.04	Fourth Floor Plan	May 18, 2016	8/24/16
A5.01	Exterior Elevations	May 18, 2016	8/24/16
A5.02	Exterior Elevations	May 18, 2016	8/24/16
A5.03	Exterior Materials	May 18, 2016	8/24/16
SS1.01	Shadow Studies	May 18, 2016	8/3/16
SS1.02	Shadow Studies	May 18, 2016	8/3/16

**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  
661-665, 671 Washington Street  
Planning Board Case No. 2016-09**

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, July 13, 2016, at or after 7:00 PM**, in the **1<sup>st</sup> Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA**, on the application of Jumbo Self Storage, LLC, 190 Pearl Street, Weymouth, MA 02191, for Special Permits under Quincy Zoning Ordinance Title 17, Sections 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage). The Applicant proposes the construction of a four (4) story, 122,900 square foot self-storage facility with ancillary leasing/retail office for the rental of storage units within the facility and storage and packing supplies. The site will also include a lobby, twelve (12) parking spaces for visiting customers, a loading area, and access area for seven (7) garage doors for direct access to seven (7) storage units. The facility will provide office hours and customer storage access from 9:30am to 6:00 pm Monday through Friday, 8:30am to 5:00pm on weekends, and additional customer access from 6:00am to 10:00pm seven days a week. Customers will be provided secure access to the facility and three (3) full time employees will be hired to operate the office and facility. The property contains 66,440± square feet of land and is located at **661-665, 671 Washington Street**. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 2071, Lot 45, Plot 14 and 2072, Lot 35, Plot 15.

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, June 29, 2016 and Wednesday July 6, 2016.
- 2) Posted at the City Clerk's office June 9, 2016.
- 3) Mailed June 13, 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, Jumbo Self Storage LLC is seeking Special Permits under Quincy Zoning Ordinance Title 17, Sections 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage).

The Applicant proposes the construction of a four (4) story, 122,900 square foot self-storage facility with ancillary leasing/retail office for the rental of storage units within the facility and storage and packing supplies. The site will also include a lobby, twelve (12) parking spaces for visiting customers, a loading area, and access area for seven (7) garage doors for direct access to seven (7) storage units.

The Applicant proposes that the facility will provide office hours and customer storage access from 9:30am to 6:00 pm Monday through Friday, 8:30am to 5:00pm on weekends, and additional customer access from 6:00am to 10:00pm seven days a week. Customers will be provided secure access to the facility and three (3) full time employees will be hired to operate the office and facility.

The property contains 66,440± square feet of land and is located at **661-665, 671 Washington Street**. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 2071, Lot 45, Plot 14 and 2072, Lot 35, Plot 15.

The Applicant requested waivers from a traffic study and the wind and shadow study. They were granted a waiver from the full traffic study but have provided information on traffic amounts and vehicle circulation on the site. The request for a waiver from the shadow study was denied. The proposed building is large and it was important to be able to demonstrate the effects this building will have on any abutters.

Comment letters have been received from the DPW, Fire Department, and the Health Department.

The proposed use is allowed in the Industrial B District. No variances are being sought by the applicant. The building as proposed conforms to required setbacks.

The Applicant has requested a waiver from the parking requirements under Section 5.1.17 of the Zoning Ordinance for number of spaces required as well as setbacks from the street line. The Applicant has indicated that the proposed use will require less parking than a traditional warehouse use that would employ numerous staff people. Only three employees are proposed and typically customers of these types of facilities do not frequent the site or spend any significant time on-site allowing for more turnover of parking spaces.

The Peer Review was completed by James White of HW Moore and a final review was submitted on August 23, 2016. The Applicant has addressed almost all of the comments that were issued by the Departments and by the Peer Reviewer. Two outstanding items can be addressed in the special conditions as outlined below.

The Applicant is requesting a Special Permit to allow for a larger sign than is allowed under the City Ordinance. Given the size of the building and the location of the proposed signage we recommend the Board's approval of this Special Permit.

Residents' concerns included the impacts that the building may have on abutting properties by creating shadows, traffic concerns and flooding. The applicant has submitted shadow studies that show the impacts to be minimal as well as a design for their stormwater management system that appears adequate. The Applicant has proposed a traffic circulation through the site that should reduce the impacts of traffic in the general area.

After considering the comments received and the Peer Review submitted the Department is satisfied that the project as proposed meets the requirements of the City's regulatory departments.

### DECISION

Now, therefore, by unanimous vote, the Planning Board hereby approves the subject application for Quincy Zoning Ordinance Title 17, Sections 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage), 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) Prior to the start of construction and after completion of the project the Applicant shall have the existing sewer main and downstream stormwater drainpipes on Read Avenue and associated manholes inspected using video camera and tested for integrity. Results of these inspections shall be submitted to the Department of Public Works for their review and the Applicant shall be responsible for any upgrades needed to the existing infrastructure as a result of any recommendations made by the DPW.
- 2) The Applicant will pursue a larger curb cut radius with the City's Department of Public Works prior to the start of construction in order to create an access that can better accommodate vans and larger trucks.
- 3) There shall be no outside storage or rental of vehicles, large equipment or storage pods or other similar containers allowed at this site. The Applicant has indicated that only sales of items associated with moving and storage will be conducted within the building.
- 4) The Applicant shall submit a copy of the National Pollutant Discharge Elimination Permit (NPDES) as required by the EPA to the Planning Department for the department's file.
- 5) There have been three (3) trees identified along the western property line of the site that are over 8" caliper trees. These trees are to remain in place. Any variation from this plan shall require the approval of the City Tree Warden. All new trees shall be a minimum of 4/4.5 inch caliper or at the discretion of the Planning Director.
- 6) It was agreed that the location of this project is a gateway to the City of Quincy. The Planning Board is sensitive to the impact of the building on the landscape of the area. The Planning Board has agreed to a particular architectural design of the building. No substantial deviations from the approved architectural design shall be allowed without the approval of the Planning Board. During the Building Permit Application review or the construction phase, any minor modifications that arise may be approved by both the Director of Inspectional Services and the Planning Director
- 7) The Applicant has submitted Phase I Environmental Site Assessment and Phase II Site Investigation reports. Based on the concentrations of Contaminants of Concern (COCs) identified in these reports, the Applicant shall be responsible for preparing a soil management

plan to outline on-Site soil management procedures during construction and the requirements for testing and off-Site reuse if fill material is to be removed from the Site. In addition, they will complete on-Site screening during soil excavation in order to confirm disturbed soil does not appear significantly more impacted than indicated by the Phase II SI results. A copy of the soil management plan shall be submitted to the Planning Department and to the Department of Health prior to any land disturbance activities.

- 8) Provided that the Special Permit on Signage is issued (5.3.13) for the proposed wall signs, the Applicant shall submit to the Director of Inspectional Services for approval a final sign detail plan(s) and specifications.
- 9) The Applicant shall be required to obtain any necessary Sewer Connection Permit, Stormwater Management Permit and Street Opening Permits from the Department of Public Works prior to the issuance of a building permit.
- 10) The City of Quincy, may, at its discretion, use consultants to supplement City Staff for, but not limited to, the purpose of construction observation. The cost of these services shall be paid for by the Applicant from the peer review escrow account through the Planning Department. The escrow account shall be funded to 50% of the original peer review fee of \$15,000 30-days prior to any land disturbance activities.
- 11) It is crucial that any activities proposed for this development not cause rodent problems for abutters. Prior to obtaining Demolition or Building Permits the Applicant must submit a rodent control plan to the Department of Health for review and approval at least ten (10) days prior to any site activities. Rodent control practices must continue for the duration of the construction phase of the project.
- 12) The Applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 13) The Applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
- 14) The Applicant shall submit a pre-demolition survey to the Health Department for any potential asbestos containing materials (ACM) to be conducted by a licensed DLI-certified inspector. If ACM is present it must be removed by a licensed contractor and a post abatement inspection must be performed by DLI certified project monitor.
- 15) The Applicant shall submit a formal letter and revised plan with the final plan set those details the internal vehicular traffic signs and their location.
- 16) Applicant shall submit a Construction Management Plan (CMP) to the Traffic Engineer for review and approval at the same time that the building permit application is submitted for review by the Inspectional Services Department. Review of the CMP will take a minimum of two weeks.
- 17) The Construction Management Plan shall include but is not limited to the following items:

- a. 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.
  - b. Traffic Management Plans for any sidewalk replacement, curb ramps and utility construction
  - c. Truck route for deliveries to and from the highway with appropriate hours and days for delivery
  - d. Construction signage
  - e. Construction work hours/days
  - f. Erosion control plan including construction entrance and fencing
  - g. A schedule of work being done on the site and off site with regards to traffic related items
  - h. Location of the construction fencing and gate on a plan with the crushed stone apron
  - i. Length of construction
  - j. The detour route for vehicles, if needed
  - k. The route for pedestrians, including any ADA requirements, signage and safety requirements
  - l. Construction site plan for barrier, signage
  - m. The following statement should be included in the plan: "Provide the City's traffic engineering 3 business days' notice that construction will begin"
- 18) The Post Construction Operation and Maintenance Plan 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.
- 19) Upon completion of this project, the applicant shall submit to the City Engineering Office and the Planning Department 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 City Engineering Office and Planning Department.
- 20) The hours for construction activities 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 a different schedule is 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 Jumbo Self Storage, LLC, 190 Pearl Street, Weymouth, MA 02191, 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. 2016-09, dated September 14, 2016, relative to the proposed alteration of 661-665, 671 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, 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.

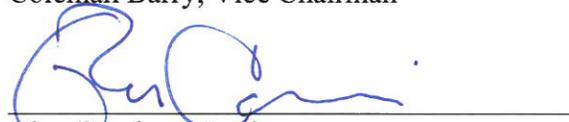
14. **WATER SERVICES AND INSTALLATIONS:** All water services and installations shall be in accordance with the requirements of the City of Quincy Department of Public Works.

The Board affirms that all provisions of Sections 9 & 11, Chapter 40A of the General Laws and Quincy Zoning Ordinance Title 17, Sections 9.5 (Site Plan Review), 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage) were complied with as regards procedures.

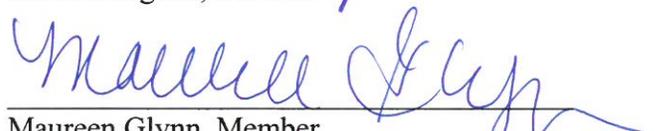
The Decision shall not take effect until recorded in the Norfolk County Registry of Deeds and/or Land Court after certificate by the City Clerk, as required by MGL, Chapter 40A, Section 11. Appeals from this Decision, if any, shall be made pursuant to MGL, Chapter 40A, Section 17 and shall be filed within 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: September 14, 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.