



# QUINCY PLANNING BOARD

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## PLANNING BOARD MEETING MINUTES

Wednesday, January 13, 2010

**MEMBERS PRESENT:** William Adams, Coleman Barry, James Fay, Patrick Foley,  
William Geary

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Dennis E. Harrington, Planning Director  
Mary Smith, RLA, Principal Planner  
Robert Stevens, Principal Planner I 9  
Christine Chaudhary, Recording Secretary

Meeting called to order at 7:00 p.m. by Chairperson Adams.

### **7:03 P.M. VOTE TO ACCEPT JANUARY 13, 2010 MINUTES**

**MOTION:** by Member Fay to accept the January 13th meeting minutes

**SECOND:** Member Barry

**VOTE:** 5-0 MOTION CARRIES

### **7:05 P.M. 555 South Street, Preliminary Subdivision Plan**

Robert S. Cummings, P.E., Engineering & Management Services, representing the Applicant/Landowner Quincy Shipyard LLC and Fall River Marine LLC, presented the revised December 15, 2009 plans. These subject parcels were purchased as two separate parcels from MWRA and there are two entry gates. The goal is to create a Marine Park type environment. One gate operates on behalf of MWRA and the pelletizer plant and the other gate is for future tenants. Mr. Cummings stated that there is much confusion when entering the property through the gates. Easements will be used in order to create an organized entry and roadway to access the various locations within the property, including access to Pier Two. In response to a question from Member Fay, Mr. Cummings stated that there should be a definitive plan in place within three to four months. He said the surveyors had started to define some of the drainage and utilities—which is difficult due to the fact that there are not accurate records available, particularly for drainage. Planning Director Dennis Harrington gave a brief closing summary. Mr. Harrington raised the issue of work taking place over the past 50 years without proper permits causing a significant lack of information on utilities—water, sewer and storm drainage. He noted the need for status and capacity, adequacy of utilities, necessity of easements for all lots to benefit from utilities, the need to know proposed elevations of roadways, grading plans, crossings of the railroad cars, overall traffic and circulation plans. He stated that a traffic engineer should do the final design, and this should be a condition of any approval that is given. A detailed storm water management plan is needed for the entire site, as well as detailed health and safety issues management plans. Mr. Harrington noted that: no waivers have been requested by the Applicant; a traffic mitigation plan needs to be approved by the City Traffic Engineer; the conditions have the general consent of the Applicant and of the Quincy Planning Department's peer

reviewer H. W. Moore. Attorney Fleming stated that he reviewed the conditions and is comfortable with them.

**7:24 P.M. MOTION:** by Member Geary to grant with seven (7) conditions the revised Preliminary Subdivision Plan (last revision date 12/15/09) entitled “QUINCY SHIPYARD” by Engineering & Management Services, Inc., of Rochester, Massachusetts  
**SECOND:** Member Fay  
**VOTE:** 5-0 MOTION CARRIES (A written vote listing the seven (7) conditions was executed.)

**7:26 P.M. The Quincy Center District Urban Revitalization and Development Plan, Amendment #1 – Approved**

Planning Director Dennis E. Harrington distributed copies of the January 8, 2010, Commonwealth of Massachusetts Approval of The Quincy Center District Urban Revitalization and Development Plan, Amendment #1, signed by Tina Brooks, Undersecretary, Commonwealth of Massachusetts, Department of Housing & Community Development. Mr. Harrington stated that this Approval allows for the disposition of the Ross Parking Garage area and the Hancock Surface Parking lot to a designated developer for urban revitalization.

**7:28 P.M. 11 Packard’s Lane, Site Plan Review Application**

Planning Director Harrington briefly presented the broadest details of the proposed project: to build a four-unit residential structure in a Residence B zone. Mr. Harrington also informed the Members that a peer review waiver was requested but denied, and that the Conservation Commission is involved with this proposed project. Mr. Harrington notified the Members that four members need to be present for the opening Public Hearing date and February 10, 2010, was proposed.

**7:30 P.M. MOTION:** by Member Geary to schedule the Public Hearing date to February 10, 2010  
**SECOND:** Member Fay  
**VOTE:** 5-0 MOTION CARRIES

**7:31 P.M. Draft City of Quincy 2010 Housing Production Plan**

Planning Director Harrington opened with an explanation of the new approval requirements issued by the Massachusetts Department of Housing and Community Development needed to authorize Quincy’s five-year affordable housing plan: approval by the Quincy Planning Board, the City Council and the Mayor. Rob Stevens, Principal Planner I, Quincy Planning Department, presented the highlights and brief historic background of the proposed Housing Production Plan--which is the City’s proactive strategy for creating affordable housing--in the context of area census survey data, including population and ethnicity, income levels, rent statistics, and area home values. Mr. Stevens stated that part of the strategy is to use multiple funding sources to create affordable housing, including obtaining tax credits, partnering with non-profit organizations, Housing and Urban Development grant funding, as well as the Affordable Housing Trust Fund and the Home Program. The City has approximately 4,000 affordable housing units in its inventory. The Housing Production Plan goal is to create 17.8 new housing units each year, 89 units over the period of the five-year plan. In response to Members’ questions, Mr. Stevens explained how some of the housing programs operate.

**7:50 P.M. MOTION:** by Member Fay to recommend that the Quincy City Council approve the City of Quincy Housing Production Plan, and authorize the Mayor of the City to submit the Plan to the Department of Housing and Community Development.  
**SECOND:** Member Geary  
**VOTE:** 5-0 MOTION CARRIES (A written vote was executed.)

**7:55 P.M. Planning Board Green Building Subcommittee**

Mary Smith, RLA, gave the background on why a Planning Board Green Building Subcommittee should be formed. The goal of the Subcommittee would be to research and review green and low-impact design. The committee would most likely meet monthly and prepare a report for the Planning Board for presentation in fall. Ultimately, the City would have a clear set of green and low-impact guidelines, particularly for the downtown area. Mary and the Members discussed three potential candidates for the subcommittee, who would need to be appointed to the subcommittee, all Quincy residents. Planning Director Harrington, for the record, noted that Quincy 2000 has a green committee, but the committee's goal is to focus on activities that businesses could use to benefit their own business success—not similar at all to the goal of the proposed Planning Board Green Building Subcommittee.

**7:58 P.M. MOTION:** by Member Geary to establish the Planning Board Green Building Subcommittee  
**SECOND:** Member Fay  
**VOTE:** 5-0 MOTION CARRIES

**7:59 P.M. MOTION:** to Adjourn by Member Fay  
**SECOND:** Member Foley  
**VOTE:** 5-0 MOTION CARRIES