

QUINCY PLANNING BOARD MINUTES

DATE: Wednesday, January 14, 2009
TIME: 7:00 PM
PLACE: Quincy City Hall 2nd floor conference room
1305 Hancock Street

Board Members Present: William Adams
William Allen
William Geary
James Fay
PJ Foley

Recording Secretary: Marge Colton
Planning Director: Dennis E. Harrington
Principal Planners: Nicholas Verenis
Mary Smith

Meeting Called to Order: 7:00 P.M.

PUBLIC HEARINGS

ITEM # 1 Public Hearing: on the application of CJ Willard, III LLC for a revised PUD Special Permit, to provide for changes to the driveway and parking layout. The proposed project revision is located on land at 790 Willard Street. This property is identified on Assessors' Plan No. 4034, Plot 101.

The purpose of the hearing is to review and provide a recommendation to the Quincy City Council acting as the Special Permit Granting Authority under Ch. 40A Section 11 MGL and Section 17.12.020 of the Quincy Zoning Ordinance.

ITEM # 2 Public Hearing: on the application of CJ Willard, II LLC for a PUD Special Permit, to construct 96 residential apartment units in a four and five story building. The proposed project will be on a vacant parcel of land containing 4.68 acres known as "LotB-4" located on Willard and Batterymarch Park Drive. This property is identified on Assessors' Plan No. 4034, Lot B-4.

The purpose of the hearing is to review and provide a recommendation to the Quincy City Council acting as the Special Permit Granting Authority under Ch. 40A Section 11 MGL and Section 17.12.020 of the Quincy Zoning Ordinance.

Attorney Bryan Connolly Representative for CJ Willard LLC gave an overview of the project and introduced the speakers and explained that each speaker would discuss both Public Hearings at the same time.

Civil Engineer, Bob Carter from HW Moore – new access roan will be built between St. Moritz condominiums and property owned by Cliffwalk apartments. The road will be rebuilt by Subdivision Standards with drainage system and sidewalks an additional 157 parking spaces will be created for the proposed apartments. Mr. Carter has met with City Departments and Peer Review doesn't believe they have any issues at this time.

Ken Cram, Traffic Engineer, Vanness Associates – new traffic study was done to assess the impact of this project with 96 units. 550 cars per day coming and going from this site would not impact the area.

Emergency only access will be granted from Batterymarch Park Drive. The owner of this property has denied access for any other purpose.

Fred McCone, Architect – will build these unit so that style of buildings will be in harmony with the other (2) complexes but still have character of its own. Project will be built with LED standards inside and outside.

Several people spoke and had questions

1. Gerry Frawley Salem Street, concerned about financing of project there are several projects in the area that have been started and are unfinished because of funding – Attorney Connolly stated the project would not start without the funds in place.
2. Robert Rjomeri, 744 Willard St. project is too big for the area
3. Ward IV Councilor Davis, has had neighborhood meeting there are concerns about tree removal , road issues for St Moritz condo owners Easements would like to have another meeting with neighbors
4. Dennis Stefani, 724 Willard St driveway and traffic issues
5. Harry Brett, Plumbers Union concerned about the use of union workers for this project
6. Mary Ager, 766 Willard St. no union workers bring picketers and traffic
7. Frank Maloney, 772 Willard St. deeded parking spaces concerned about what will happen to the spaces.
8. Clare Brady, 808 Willard St. wanted know if it was a State Highway or not (answer was that it is a State Highway.)

A motion was made by Member Foley to close the (2) Public Hearings. The motion was seconded by Member Fay.

A motion was made by Member Fay to continued the (2) hearings to the February meeting. The motion was seconded by Member Geary.

ITEM # 3 Public Hearing: on the application of Thomas Fitzgerald, for a special permit Site Plan Review under section 17.04.174 of the Quincy Zoning Ordinance to construct a second, two-unit building on the subject parcel for a total of four (4) residential units to be located at 22-24 Price Street, as shown on Assessors' Map 6041- 39-B.

Attorney Edward Fleming representing the Applicant, described the property as 14,900 sq.ft. lot with an existing 2 family building .

Civil Engineer from DeCelle Group, Jim Burke discussed the project - This project will add (2) units and improve the driveway, and drainage, each unit will have 2 floors of living space with parking, utilities and storage under.

The project has Conservation approval and still needs approval from the ZBA.

The Planning Department is satisfied with the plans.

Motion by Member Foley to close the hearing. The motion was seconded by Member Fay Member Fay motion to approve a special permit Site Plan Review for 22-24 Price Street, motion is seconded by Member Allen.

ITEM # 4 Public Hearing: on the application of Quincy Medical Center for PUD Special Permit, to construct (2) new boiler plants. The proposed project is located on land at 114 Whitwell Street, Quincy. This property is identified on Assessors' Plan No. 1177A, Plot 12.

The purpose of the hearing is to review and provide a recommendation to the Quincy City Council acting as the Special Permit Granting Authority under Ch. 40A Section 11 MGL and Section 17.12.020 of the Quincy Zoning Ordinance.

Ed Brown, Vice President of Support Services at Quincy Medical Center described the project.

They will close down the existing heating plant and replace it with a new boiler plant that will save energy they consider this to be a green project. It will be gas fired boilers in modular metal panel buildings on concert slabs.

The back-up system will be (2) 8,000 gallon storage tanks with # 2 low sulfur diesel fuel .

The following neighbors are in favor of this project:

1. John & Carolyn Moriarty – Colonial Drive
2. Neighborhood Association
3. Steve Moynihan – Studervent Rd

The neighbors do have some concerns regarding drainage from the Hospital site and the Hospital is committed to investigating their concerns.

The Planning Departments' recommends forwarding an affirmative recommendation to the City Council.

Member Foley motion to close the hearing the motion is seconded by Member Geary.

Motion is made by Member Geary to send recommendation to the City Council. The motion is seconded by Member Fay.

ITEM # 5 Public Hearing: on the application of Galvin Development, 21 Totman Street, Quincy for a special permit Site Plan Review under section 17.04.174 of the Quincy Zoning Ordinance for the construction of 18 new town homes. The proposal includes the construction of six building, each containing three units located at 580 Quarry Street, as shown on Assessors' Map 4073 Plot 46.

Attorney Edward Fleming representing the Applicant introduced Sean Galvin and Civil Engineer Jim Burke.

Jim Burke discussed the project – 40,000 sq. ft. parcel of land in Residence (A) they have reviewed the plans with the Department and made revisions to the plans and resolved all outstanding issues.

They will still need a variance from the ZBA for height.

1. Susan Coleman came to ask questions for her elderly father who is an abutter to the property.

Their concern is the side set back- wanted to know how they calculated this as the buildings will not all be the same distance from the lot line.

Mr. Burke explained that they used an averaging to reach the total set back of 10.5 ft.

Ms. Coleman is concerned about the proximity to their property line.

Mr. Burke explained that there is a tree line as a buffer to their property that is approximately 45 ft. tall and that is taller than the buildings will be.

Motion by Member Foley to close the hearing was seconded by Member Geary.

Motion by Member Fay to approve a special permit for Site Plan Review for 580 Quarry Street.

ITEM # 6 Public Hearing: for the purpose of amending the “Rules and Regulations for Special Permit – Site Plan Review and Quincy Center Districts – Special Permit Site Plan Review (the “Rules”) in accordance with MGL Chapter 40A, Section 9 and Article 4, Section 7 of the “Rules,” entitled “Revision of Fee Schedules and regulations Governing Fees.”

The proposed changes include revisions to Section 4 “Project Review Fees.”

The members were in agreement to amend the Rules and Regulation.

Motion was made by Member Allen and was seconded by Member Geary, all Members.

Meeting adjourned at 9:30 PM