



## QUINCY PLANNING BOARD

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### PLANNING BOARD MEETING MINUTES

**Tuesday, March 16, 2010**

**MEMBERS PRESENT:** William Adams, Coleman Barry, James Fay, William Geary,  
Richard Meade

**MEMBERS ABSENT:** None

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

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

#### **7:05 P.M. Green Advisory Committee**

Mary Smith, RLA, gave an update on the status of this newly formed committee. She stated that the committee had its first meeting on February 28<sup>th</sup> with plans to meet once per month. The first meeting was an introductory meeting and members spoke to their credentials. Mary stated the group is very enthusiastic, and credentials are impressive—including a lawyer, architect, landscape architect. The goal of the committee is to develop Green Guidelines for the Planning Board. The committee plans to present to the Planning Board sometime in September, and perhaps give an interim presentation before then.

#### **7:09 P.M. Adams Green, Status of Consultant**

Mary Smith, RLA, presented on the Adams Green project. Ms. Smith stated that ten architectural firms submitted proposals for “25% design” back in January. Halvorson Design Partnership was chosen, after a review process. Mary illustrated project points using two presentation boards, showing the area of work and touching upon possible design challenges, such as intersections and the building of the Concourse roadway. She stated that there have been a series of Adams Green team meetings which have included the MBTA, StreetWorks, Library staff, City Department Heads—including Parks, DPW, Recreation--and two meetings with the National Parks Service. Mary stated that the response to the project has been great, with suggestions coming in at each meeting. The next step in the plan is that Halvorson will develop some sketches and will meet with Mayor Koch within the next week or so. After that, the public review presentation will be determined.

Ms. Smith mentioned the critical role that the building of the Concourse roadway plays in the Adams Green project because traffic will be diverted by the Concourse. Dennis E. Harrington, Planning Director, said that the construction of the Concourse was awarded to DeRenzo. He also said that the bidding process for demolition of Quincy Fair Mall opened today. He reiterated that the building of the Concourse is a necessity before Adams Green can be done. Mr. Harrington mentioned that Halvorson Design Partnership designed City Square and Post Office Square. Member Geary stated

that he worked with Craig Halvorson in the past and there was discussion about other projects where Craig Halvorson was involved in a lead role, JFK Park in Cambridge and the Lechmere Canal project.

### **7:15 P.M. PLANNING BOARD REMARKS**

Mr. Harrington, Planning Director, and Planning Board Chairman Mr. Adams welcomed Richard Meade to the Planning Board. Mr. Harrington also spoke to Mr. Patrick J. Foley's former Board service and recent resignation.

### **7:19 P.M. 11 Packard's Lane, Opened Public Hearing, Special Permit - Site Plan Review Application**

Mr. Stephen DesRoche, PLS, Neponset Valley Survey Assoc., Quincy, presented on behalf of the Applicant Mr. James Georgaklis (aka Gaklis), who was also present. Mr. DesRoche presented the existing conditions of the site. He showed various photographs and different views of the house that is on the site and described the lot in relation to other streets. Mr. DesRoche said each of the four condominiums would be 26'x23' with a two-car garage under for each unit as well as a deck with stairway to finish grade for each unit. Each unit would have exclusive yard use and a deck. The proposal includes the construction of 4 residential units with parking under in a Residence B zoning district, as shown on Assessors Map 1192D, Plot 84. Mr. DesRoche stated that the project is totally within the approved requirements of Residence B zoning. He explained the proposed grading and drainage, and said the proposed project has been approved through the Conservation process and their engineering peer reviewer.

Chairman Adams asked what happened to this piece of property over the past four days, referring to the multi-day extremely heavy rain storm. Mr. DesRoche answered that Packard's Lane had two "rivers" running down the side. Mr. DesRoche pointed out that a berm helped divert water to the sides of one abutters property. Mr. DesRoche stated that he didn't see an impact on Granite Street yesterday (3/15/10). He went on to say that the water that flows is uncontrolled and that the soil is not good for drainage purposes. Mr. DesRoche said he thinks this proposed project would have a positive impact on any drainage problems. Mr. Geary asked whether this proposed development project would exacerbate any current drainage issues. Mr. DesRoche responded that he believed the project would mitigate any drainage issues, and he explained how the proposed drainage system would work.

7:30 pm, Chairman Adams asked if anyone would like to speak or sign in favor of the proposed project. None.

7:31 pm, Chairman Adams asked if anyone would like to speak against the proposed project. Mr. Francis Cahill, 35 Packards Lane spoke against. He stated that there is a monstrous water problem on Packards Lane that didn't exist before condominiums were built up on Packards Lane. He stated that the water comes down from the Highpoint development. He also stated that parking is an issue on Packards Lane and is concerned that a fire emergency there would pose a major problem. Also speaking against the proposed project, Elizabeth Dennis, 58 Packards Lane, reiterated that there is a parking issue there and said you could not get an emergency vehicle up into Packards Lane. Ms. Dennis also addressed the water issue stating that by the time Mr. DesRoche viewed the water, the City had already worked on cleaning out the brook to get Granite Street cleared of water and open again. Joseph Zablocki, 43 Packards Lane, speaking against the proposed project, said he lives right across the street from a drainage inlet from Highpoint development. Water overtaxes the drainage inlet, per Mr. Zablocki. The water causes icing on the hill and then salting kills shrubs, per Mr. Zablocki.

7:33 pm, Chairman Adams asked if anyone would like to sign against the proposed project. Mr. James D. Stratton, 58 Packards Lane, signed against the proposed project. Note: At 8:00 pm, due to their arriving late to the Public Hearing, Michael and Nancy Gilcoine, 60 Parker Street, abutters to the proposed project spoke against.

7:35 pm, Ward 3 Councillor and Council President Kevin F. Coughlin presented against the proposed project on behalf of his constituents. Councillor Coughlin stated that he has reviewed many iterations of plans for Packards Lane dating back to June 2006 and that the residents have been worn down and many are not present tonight, though he is pleased that some are present at this meeting. Councillor Coughlin reviewed some of the past multi-family development on Packards Lane and stated that in his opinion this consumption of land has created a “nuisance”—drainage issues, parking issues, disturbing free circulation of air, etc. Councillor Coughlin cited Zoning Case Euclid vs. Amber and quoted Justice Sutherland in support of his opinion. Councillor Coughlin showed photographs of the site showing severe issues of drainage and runoff—pooled water, the brook rushing down, and including water problems caused by the flooding of a catch basin on Granite Street. Planning Board Members asked questions about the location the photographs were taken from and to clarify what the photographs depicted. Mr. Zablocki, Packards Lane resident, interjected with further explanation of the photographs and states that in his opinion the catch basin cannot process all the water from the uphill site now. Mr. Cahill, Packards Lane resident, explains water issues that affect his property’s drainage. Councillor Coughlin gave more supporting evidence to support the opinion that further multi-family development should not take place on Packards Lane in the resident’s/public’s opinion. He asked the Planning Board to reject this Site Plan Review application for the proposed project.

7:56 pm, Planning Director Harrington remarked that the photographs are part of the record and that, in addition to Planning Board Members, Planning Department staff have walked the site: Mary Smith, Tony Losordo and Mr. Harrington. Mr. Harrington states that this street is Residence B multi-family; there was an attempt to re-zone to Residence A but the residents did not like it. He also stated that the Planning Department’s peer reviewer--(which is Beals & Thomas on this proposed project)—asked all the right questions, but we do not have all the answers yet from the Applicant. There are two choices, said Mr. Harrington: 1. Suspend the Public Hearing and reschedule at a later time if the Applicant wants to extend the time for hearing through June; 2. The Board can act on Councillor Coughlin’s recommendation. In response to a question about increased drainage demand by Member Geary, Planning Director Harrington stated that the Peer Review Engineer has questions and the Applicant has not satisfied the questions at this time. Mr. DesRoche and Applicant Mr. Georgaklis gave a brief rebuttal, including stating that the drainage issues are caused by the Highpoint development upstream. Mr. DesRoche would like to continue the Public Hearing up until the end of June.

**8:10 P.M.**      **MOTION:** by Member Geary to extend the Public Hearing date through June 30, 2010

**SECOND:** Member Fay

**VOTE:** 5-0 MOTION CARRIES

**8:12 P.M.**      Planning Director Harrington informs the Applicant that written notice needs to be sent to the Planning Board in order to extend the Public Hearing date through June 30, 2010. Upon receipt of the letter, the date for the continued Public Hearing is set for May 12, 2010, but the extension letter needs to request through June 30, 2010, in case of unforeseen circumstances.

**8:15 P.M. VOTE TO ACCEPT JANUARY 13, 2010 MINUTES**

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

**SECOND:** Member Fay

**VOTE:** 5-0 MOTION CARRIES

**8:16 P.M. OPINION, ROCHE BROS. MIXED USE SUPERMARKET COMPLEX AT FALLS BOULEVARD, PUD ZONING DISTRICT. OWNER: BOULEVARD REALTY ASSOCIATES**

Planning Director Harrington presented the Opinion memo previously distributed to the Planning Board:

“A request was made by James A. Sperber, Esq., on behalf of Roche Bros. Supermarkets that the Planning Department review the Planned Unit Development zoning permits for the above project and that an opinion be offered with respect to an on-site expansion of Roche Bros. office use and expansion of building floor area related to that specific use.

Roche Bros. advises that 5,500 sq. ft. of vacant retail floor area would be built-out as a “satellite” office space for Roche Bros. Associates should same be allowed by zoning. The proposed expanded office use would remain in place for several years until the future market for leasing of retail space would allow for a resumption of such use.

After a review of the current zoning permits, I find that the existing structure is permitted for mixed commercial use. Retail space, as well as Roche Bros. storage and a second story community room along with Roche Bros. office use were permitted at the project site.

Therefore, I am of the opinion that Roche Bros. office use expansion is permitted as of right.

I have conferred with the Director of Inspectional Services. Mr. Duca agrees with my opinion.”

**8:17 P.M. MOTION:** to approve the Opinion by Member Geary

**SECOND:** Member Barry

**VOTE:** 5-0 MOTION CARRIES

**8:18 P.M. COUNCIL ORDER 2010-051, RE: 00 CIRCUIT ROAD, CALL FOR PUBLIC HEARING**

Planning Director Harrington stated that a Public Hearing needs to be scheduled for April 14, 2010, for 00 Circuit Road. Councillor Raymondi has filed a petition to rezone 00 Circuit Road from RES A & PUD to Open Space.

**8:19 P.M. MOTION:** to Adjourn by Member Geary

**SECOND:** Member Fay

**VOTE:** 5-0 MOTION CARRIES