



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, October 14, 2009

MEMBERS PRESENT: William Adams, James Fay, William Geary (arrived at 7:09 pm), Coleman Barry, Patrick Foley

MEMBERS ABSENT: None

OTHERS PRESENT: Mary Smith, RLA, Principal Planner
Nicholas Verenis, Economic Planner
Christine Chaudhary, Recording Secretary

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

7:03 P.M. Council Order No. 2008-365 Hearing, CJ Willard III, PUD Special Permit, 790 Willard Street, property identified on Assessors Plan No. 4034, Plot 101

Order has been withdrawn at City Council at Applicant's request as of September 29, 2009. Planning Board proceedings are to be terminated and pending application is to be placed on file.

MOTION: by Member Barry to terminate Planning Board proceedings and place pending application on file.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES (Member Geary not present)

7:06 P.M. Council Order No. 2008-364 Hearing, CJ Willard II, PUD Special Permit, Willard and Battermarch Park Drive, property identified on Assessors Plan No. 4034, Lot B-4: Proposed construction of 96 residential apartment units in a four and five story building.

Order has been withdrawn at City Council at Applicant's request as of September 29, 2009. Planning Board proceedings are to be terminated and pending application is to be placed on file.

MOTION: by Member Barry to terminate Planning Board proceedings and place pending application on file.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES (Member Geary not present)

7:08 P.M. VOTE TO ACCEPT SEPTEMBER 9, 2009 MINUTES

MOTION: by Member Foley to accept the meeting minutes

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES (Member Geary not present)

7:09 P.M. VOTE TO WAIVE ANNUAL UPDATE OF FEE SCHEDULES

- a) Rules and Regulations for the Quincy Center Districts Special Permit – Site Plan Review – Article 4
- b) Rules and Regulations for Special Permit – Site Plan Review – Article 4
- c) Rules and Regulations for Subdivisions – Appendix F.

MOTION: by Member Foley to waive annual update of fee schedules

SECOND: Member Barry

VOTE: 5-0 in favor, MOTION CARRIES

(Meeting paused to adjust schedule for the 7:15 P.M. Public Hearing)

7:15 P.M. 38 Weston Avenue, Site Plan Review, Special Permit

Attorney Edward J. Fleming, on behalf of the applicant Chinese Baptist Church of Greater Boston, Inc., introduced the project with an overview and some background on the history of the proposed project. The church pastor was in attendance, along with many members of the church congregation (approximately 36). In addition, Councillor Douglas S. Gutro was in attendance and presented on the project and the neighborhood concerns. Mr. Fleming noted that the congregation rented space for 20 years at 65 Washington Street and has been looking for a new site for about three years. Members of the church stated that the congregation would encourage use of the MBTA parking lot, as Councillor Gutro mentioned the parking concern as one of the main issues that came from his neighborhood meeting. Councillor Gutro requested that the City perform a full traffic study of the area, though this condition, after discussion, was excluded from the approval conditions. In response to other issues raised by neighbors and the Planning Department, improvements to the site will include a new drainage line, landscape and lighting improvements. Public comment in favor included Mr. Tony Wong, 49 Albion Road, Quincy, and Ms. Irene Ho, 71 Cufflin Street, Brighton, and the church pastor Rev. David Martinez. Thirty-four (34) of the church's congregation signed in favor. Public comment against included Ms. Carla Moran, 21 Linden Street, #125, Quincy, and Mr. George Kober, 21 Linden Street, #125. Three (3) signed against: Ms. Mary Paul, 53 Wayland Street, Quincy; Ms. Shirley-Jean Black, 53 Chester Street, Quincy; Ms. Marcia Bailey, 62 Hamden Circle, Quincy. Note: Ms. Shirley-Jean Black handed out information on the property to the Members. At approximately 8:07 pm, Mary Smith, RLA, Principal Planner, stated that the plans and other information relating to this proposed project have been carefully reviewed. Ms. Smith submitted the Planning Department's recommendation, dated October 14, 2009, which included special conditions which the Planning Board reviewed and approved. Attorney Fleming agreed with the recommendation and requested the Planning Board take a vote.

8:16 P.M. MOTION: by Member Geary to close the public hearing and approve Site Plan Decision with conditions.

SECOND: Chair Adams

VOTE: 5-0 in favor, MOTION CARRIES

8:20 P.M. 45 Winter Street, Site Plan Review, Special Permit

Attorney Stephen J. Colman, presented on behalf of the applicant Neighborhood Housing Services of the South Shore. Attorney Colman explained the parking situation. The revised plan includes twenty-five parking spaces on site and an additional seven spaces on applicant-owned adjacent property. Attorney Colman stated that the seven additional parking spaces will be deeded by easement. Attorney Colman gave some detail on revisions to the project, including: added fencing and tot lot, more plantings and less concrete, bike rack and bench added, driveway widened. Chair Adams asked if anyone would like to speak or sign in favor of this project: None. Chair Adams asked if anyone

would like to speak or sign against this project. Councillor Daniel Raymondi speaks. He began with, "Not necessarily against." Councillor Raymondi went on to relay concerns he has heard from neighborhood meetings and phone calls. The issues raised by Councillor Raymondi included narrowness of the road, the area having very little green space, concerns that children cannot play or cross safely on Winter Street or surrounding streets, parking that does not meet the City ordinance. Chair Adams asked if anyone would like to speak or sign not in favor of this project: None. Mary Smith, RLA, Principal Planner spoke to the cooperation of the Applicant in providing coordinated drawings with revisions and other information requested on the project. Ms. Smith states that the plans and other information relating to this proposed project have been carefully reviewed. Ms. Smith read the submitted Planning Department's recommendation, dated October 14, 2009, which included special conditions which the Planning Board reviewed and approved. Attorney Colman agrees with the recommendation.

8:31 P.M. MOTION: by Member Barry to close the public hearing and approve Site Plan Decision with conditions.

SECOND: Member Geary

VOTE: 4-0 in favor, MOTION CARRIES (Member Foley recused.)

8:35 P.M. 6 Fort Street, Site Plan Review, Special Permit

Attorney Edward J. Fleming opened with brief remarks on behalf of the applicant Asian Community Development Corporation and stated that the proposal's fire protection issues have been addressed. Nicholas Verenis, Economic Planner, read the submitted Planning Department's recommendation, dated October 7, 2009, which included special conditions which the Planning Board reviewed and approved.

8:39 P.M. MOTION: by Member Geary to approve Site Plan Decision with conditions.

SECOND: Member Foley

VOTE: 4-0 in favor, MOTION CARRIES (Member Fay recused.)

8:41 P.M. 555 South Street, Preliminary Subdivision Plan

Attorney Edward J. Fleming asked for a continuance and submitted a written request dated October 14, 2009 to Nicholas Verenis, Economic Planner, and handed to the Planning Board Chair William Adams for a 90 day extension on behalf of the Applicant, which includes the Applicant's agreement to extend the 45 day period for the Planning Board to hold a hearing regarding this application and Applicant's commitment to respond to each of the fourteen (14) May 13, 2009 Peer Review Comments as submitted by H.W. Moore Associates of Boston. Mr. Verenis read the submitted Planning Department's recommendation, dated October 14, 2009.

8:50 P.M. MOTION: by Member Geary to extend to no later than February 15 with conditions.

SECOND: Member Foley

VOTE: 5-0 MOTION CARRIES

8:53 P.M. Member Foley stated that Member Barry has expressed interest in replacing Member Foley's Planning Board slot on the Community Preservation Committee. The matter will be put on the Agenda for the next Planning Board Meeting

8: 55 P.M. MOTION: to Adjourn by Member Barry

SECOND: Member Geary

VOTE: 5-0 MOTION CARRIES