



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, September 9, 2009

MEMBERS PRESENT: William Adams, James Fay, William Geary and Coleman Barry

MEMBERS ABSENT: Patrick Foley

OTHERS PRESENT: Dennis E. Harrington, Planning Director
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.

Election of Planning Board Officers for the March 2009 through February 2010 term:

7:10 P.M. Nominations for Chair
William Adams nominated by William Geary
Seconded by Coleman Barry
Vote by name: Unanimous in favor of William Adams

7:12 P.M. Nominations for Vice Chair
James Fay nominated by Coleman Barry
Seconded by William Adams
Vote by name: Unanimous in favor of James Fay

7:13 P.M. Nominations for Clerk
Coleman Barry nominated by James Fay
Seconded by William Adams
Vote by name: Unanimous in favor of Coleman Barry

7:14 P.M. 45 Winter Street, Site Plan Review, Special Permit

Attorney Stephen J. Colman, on behalf of the applicant Neighborhood Housing Services of the South Shore, introduced the project with a short overview and some background on the history of the proposed project, which was approved twice in the past by the Quincy Zoning Board. Civil Engineer Jennifer Turcotte, Green Environmental and Bruce Hampton, Elton & Hampton Architects, explained the project in more detail. Ms. Turcotte addressed parking, drainage, dumpster size, driveway width among other facets of the project. The Planning Board Members wanted more information about the parking situation and play areas for the children, as the project is for families. Representatives for the applicant addressed the parking and explained how the rooming house parking in the adjacent lot would compensate for any parking shortfall of the proposed development. In response to Chair Adams' question, possible play areas were discussed, including a new City playground said to be ¼

mile away from proposed development and a proposed area of the development that will be grassy, flat and fenced for play. Mary Smith, Quincy Principal Planner, presented on some of the improvements to the proposed project that applicant will address, per her previously filed written report—including having pedestrian walkways, bike racks, indigenous plants, places to put snow. Planning Director Dennis E. Harrington stated that there is no evidence of a “Right of Way” issue affecting parking, but applicant should address issue. Mr. Harrington also stated that one parking area is preferable, instead of the proposed use of two parking areas as currently presented.

7:30 P.M. Chair Adams asks for anyone to speak or sign in favor of the project
For the record: None

7:31 P.M. Chair Adams asks for anyone to speak or sign against the project
For the record: None

7:33 P.M. MOTION: by Member Fay to continue public hearing until rescheduled by the Planning Board.
SECOND: Member Geary
VOTE: 4-0 MOTION CARRIES

7:36 P.M. 6 Fort Street, Site Plan Review, Special Permit, Asian Community Development Corporation (ACDC), Continued Public Hearing

Meeting adjourned while Planning Director Harrington called and contacted Member Foley. Due to a family emergency, Member Patrick J. Foley said he would not be able to attend meeting; the Planning Board, lacking a quorum of eligible voting members, could not move forward with this Agenda item.

7:50 P.M. MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board to a date not later than October 30, 2009.
SECOND: Member Barry
VOTE: 4-0 MOTION CARRIES

Mr. George G. Preble, PE, Beals & Thomas, Quincy Planning Board Peer Review Consultant, presented an oral report of previously filed written reports. Mr. William E. Pucci, President, Performance Consultants, Licensed Fire Protection Engineers, Quincy Planning Board Peer Review Consultant, also presented an oral report of his previously filed written report.

8:22 P.M. Chair Adams asks for anyone to speak or sign in favor of the project
For the record: None

8:23 P.M. Chair Adams asks for anyone to speak or sign against the project
For the record: None

8:24 P.M. MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board to a date not later than October 30, 2009.
SECOND: Member Barry
VOTE: 4-0 MOTION CARRIES

8:25 P.M. CJ Willard III, PUD Special Permit, 790 Willard Street, property identified on Assessors Plan No. 4034, Plot 101, Continued Public Hearing

The Board and staff reviewed a request from Bryan Connolly, DLA Piper, requesting a continuation of the matter until the Planning Board’s October meeting, to be held on or before October 30, 2009.

MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board to a date not later than October 30, 2009.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:26 P.M. CJ Willard II, PUD Special Permit, Willard and Batterymarch Park Drive, property identified on Assessors Plan No. 4034, Lot B-4, Continued Public Hearing

The Board and staff reviewed a request from Bryan Connolly, DLA Piper, requesting a continuation of the matter until the Planning Board's October meeting, to be held on or before October 30, 2009.

MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board to a date not later than October 30, 2009.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

8:27 P.M. VOTE TO ACCEPT MAY 28, 2009 MINUTES

MOTION: by Member Geary to accept the meeting minutes

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:28 P.M. VOTE TO ACCEPT JUNE 10, 2009 MINUTES

MOTION: by Member Fay to accept the meeting minutes

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:30 P.M. Eagle Summit Subdivision, FY 2009 Real Estate Tax Bills 125278 +125279

Planning Director Dennis E. Harrington gave a brief oral presentation on the previously submitted Quincy Solicitor's legal opinion. Based upon the Solicitor's legal opinion, the Planning Board cannot require payment of past due real estate taxes owed to the City of Quincy.

8:32 P.M. Review of Request for Approval of Certified Project: Tax Increment Financing Agreement (TIF), Quincy Shipyard: New England Aquarium/Bluefin Robotics

Quincy Economic Development Planner Nicholas Verenis presented an explanation of the TIF benefit and how it works.

MOTION: by Member Geary to endorse Request for Approval of Certified Project: Tax Increment Financing Agreement (TIF), Quincy Shipyard: New England Aquarium/Bluefin Robotics

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

8:42 P.M. Tinkertown LLC, Site Plan Review, 248 Presidents Lane

Board approves and signs Planning Board Zoning Decision, Special Permit Site Plan Review, Case No. 2009-03, constituting final action. Same to be filed with City Clerk on September 14, 2009.

8: 50 P.M. MOTION: to Adjourn by Member Barry

SECOND: Member Geary

VOTE: 4-0 MOTION CARRIES