



City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL
1305 Hancock Street
Quincy, MA 02169

Brad L. Croall
Kevin F. Coughlin
Joseph G. Finn, President
Douglas S. Gutro

Kirsten L. Hughes
Margaret E. Laforest
Michael E. McFarland
Brian F. McNamee
Brian Palmucci

Joseph P. Shea, Clerk
Nicole L. Crispo, Assistant Clerk
Jennifer L. Manning, Clerk of Committees
Susan M. O'Connor, Auditor

City Council Meeting Agenda Monday, October 6, 2014 Council Chambers – City Hall

Regular Council Meeting 7:30 PM

Honoring Tony's Clam Box for 50 years of business in the City of Quincy

1. Bond Authorization - Re: Sterling Middle School Feasibility Funding
2. Bond Refinancing - Re: Honeywell Lease
3. Appropriation - Re: FEMA Assistance to Firefighters Grant
4. Gift - \$1,000 from Bruce Kaynor for Crime Prevention
5. Gift - \$1,750 from Various Donors for D.A.R.E.
6. Gifts - \$14,500 from Various Donations from Various Donors to Mayor's Cup Charity Golf Tournament Fund
7. Mitigation Funds - \$20,000 for Electronic Sign at North Quincy High School
8. Resolve - Re: Update of Solar Equipment on Schools and Public Buildings and Financing Plan - Councillor Gutro/Councillor Laforest/Councillor Coughlin
9. Resolve - Re: Update on Old City Hall Progress - Councillor Gutro

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov

INTRODUCED BY Mayor, Thomas P. Koch

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Be it ordained by the City Council of the city of Quincy does hereby appropriate the amount of Six hundred thousand and 00/100 (\$ 600,000.00) Dollars for the purpose of paying costs of a study to review potential solutions to the problems identified in the Sterling Middle School Statement of Interest. The study shall determine the feasibility of implementation of such solutions, including consideration of renovation, addition/renovation, as well as new construction (replacement) in regard to the Sterling Middle School, now located at 444 Granite Street, Quincy MA 02169, including the payment of all costs incidental or related thereto, and for which the city of Quincy may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the Sterling Middle School Building Committee. To meet this appropriation the City Council, with the approval of his honor the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, and/or any other enabling authority. The city of Quincy acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the city of Quincy incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the city of Quincy, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the city of Quincy and the MSBA.

STERLING MIDDLE SCHOOL FEASIBILITY FUNDING

INTRODUCED BY **Mayor, Thomas P. Koch**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

It is Ordered that the aggregate amount of \$24,000,000 is appropriated to pay costs of paying the remaining costs of energy efficiency improvements to various City facilities, presently the subject of a municipal lease purchase agreement with Honeywell, and for the payment of all other costs incidental or related thereto, in order to produce interest rate savings; that to meet this appropriation the Collector-Treasurer with the approval of the Mayor is authorized to borrow \$24,000,000 under G.L. c.44, s. 7(38) or any other enabling authority; that the Mayor is authorized to take any other action necessary or convenient to carry out these projects; and that the Collector-Treasurer is authorized to file an application to qualify under G.L. c. 44A any or all of the bonds and to provide such information and execute such documents as may be required for these purposes.

INTRODUCED BY **Mayor, Thomas P. Koch**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Upon the request of the Fire Chief and with the recommendation of His Honor, the Mayor, the sum of \$9,470.00 is hereby appropriated to Fire Department/FEMA Assistance for Firefighters Grant. The same to be transferred from Fire Department Expenditures/Firefighting Equipment Account# 0122054 – 550801.



FIRE DEPARTMENT HEADQUARTERS

CITY OF QUINCY

40 QUINCY AVENUE QUINCY, MA 02169

617-376-1040

Joseph P. Barron
Chief

September 22, 2014

Thomas P. Koch, Mayor
City of Quincy
1305 Hancock Street
Quincy, MA 02169

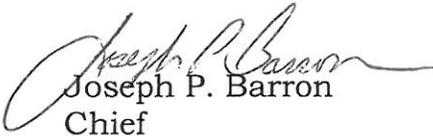
Dear Mayor Koch:

Attached is an award letter indicating that the Quincy Fire Department has been successful in obtaining a FEMA Assistance to Firefighters Grant in the sum of \$94,700.00. This grant is a 90 percent award, requiring the City to share 10 percent or \$9,470.00.

I request that the 10 percent be taken from the Quincy Fire Department firefighting equipment account number 0122054-550801. The monies provided by this grant will be used to purchase much needed firefighter protective equipment.

I am available to discuss this grant further if you need any additional information. Thank you for your attention to this matter.

Very truly yours,


Joseph P. Barron
Chief

JPB:bd
attachment

U.S. Department of Homeland Security
Washington, D.C. 20472



FEMA

Mr. Richard Bryan
QUINCY FIRE DEPARTMENT
40 QUINCY AVE
QUINCY, Massachusetts 02169-6798

CFAA # 97.044

Re: Grant No.EMW-2013-FO-03914

FD 3357

Dear Mr. Bryan:

On behalf of the Federal Emergency Management Agency (FEMA) and the Department of Homeland Security (DHS), I am pleased to inform you that your grant application submitted under the FY 2013 Assistance to Firefighters Grant has been approved. FEMA's Grant Programs Directorate (GPD), in consultation with the U.S. Fire Administration (USFA), carries out the Federal responsibilities of administering your grant. The approved project costs total to \$94,700.00. The Federal share is 90 percent or \$85,230.00 of the approved amount and your share of the costs is 10 percent or \$9,470.00.

Before you request and receive any of the Federal Grant funds awarded to you, you must establish acceptance of the Grant and Grant Agreement Articles through the Assistance to Firefighters Grant Programs' (AFG) e-grant system. Please make sure you read and understand the articles as they outline the terms and conditions of your grant award. By accepting the grant, you agree not to deviate from the approved scope of work without prior written approval, via amendment request, from FEMA. Maintain a copy of these documents for your official file.

If your SF 1199A has been reviewed and approved, you will be able to request payments online. Remember, you should request funds when you have an immediate cash need.

If you have any questions or concerns regarding the process to request your grant funds, please call 1-866-274-0960.

Sincerely,

DONE BVA # 464, 2/18/14
2015 3 464

Brian E. Kamoie
Assistant Administrator
Grant Programs Directorate

INTRODUCED BY **Mayor, Thomas P. Koch**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Be it ordained that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Bruce Kaynor	\$1,000.00	Crime Prevention

Deposit To: 31204-484000

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

SEPTEMBER 22 , 2014

TO: The Quincy City Council

Please accept the following gift

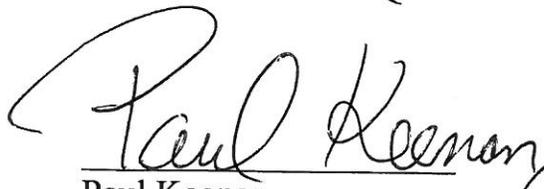
PURPOSE: DONATION FOR CRIME PREVENTION
TOTAL AMOUNT \$100.00

ACCOUNT # 31204-484000

DONOR: BRUCE KAYNOR

CONTACT: BRUCE KAYNOR

 ADDRESS: 73 FARRINGTON ST
QUINCY MA 02170


Paul Keenan
Chief Of Police



INTRODUCED BY Mayor, Thomas P. Koch

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Be it ordained that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Various Donors	\$1,750.00	D.A.R.E

Deposit To: 31194-484000

D.A.R.E. Donor's

Donor	Check#	Date	Amount
Twin River Technologies US, Inc.	30611	9/18/2014	\$ 750.00
Purchase America, Inc. DBA Sunrise Scavenger	2660	9/11/2014	\$ 1,000.00
			\$ 1,750.00

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

SEPTEMBER 30 , 2014

TO: The Quincy City Council

Please accept the following gift

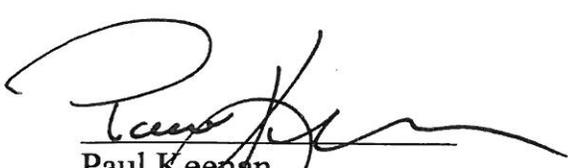
PURPOSE: DONATION FOR DARE PROGRAM
TOTAL AMOUNT \$750.00

ACCOUNT # 31194-484000

DONOR: TWIN RIVERS TECHNOLOGY INC.

CONTACT: MS JOANNE MARIANO

ADDRESS: 780 WASHINGTON ST
QUINCY MA 02169



Paul Keenan
Chief Of Police

D.A.R.E.

Quincy Police Department
1 Sea St.
Quincy, MA 02169
617-745-5735
617-745-7846 FAX

To Resist Drugs and Violence

Donation to Quincy Police DARE

\$ 750.00

Contact:

Ms Joanne Mariano
Times Review Tech.
780 Washington St
Quincy, MA 02169

QUINCY POLICE DEPARTMENT

GIFT ACCOUNT

SEPTEMBER 18 , 2014

TO: The Quincy City Council

Please accept the following gift

PURPOSE: DONATION FOR DARE PROGRAM
TOTAL AMOUNT \$1,000.00

ACCOUNT # 31194-484000

DONOR: SUNRISE SCAVENGER

CONTACT: MR. JOE LOMBARDI

 ADDRESS: 39 INDUSTRIAL DRIVE
HYDE PARK MA, 02136


Paul Keenan
Chief Of Police

D.A.R.E.

Quincy Police Department
1 Sea St.
Quincy, MA 02169
617-745-5735
617-745-7846 FAX

To Resist Drugs and Violence

Donation to Quincy Police DARE

\$1,000.00

Contact:

SURFIE SCHWENGER

MR. JOE LOMBARDI

39 INDUSTRIAL DR.

HYDE PARK MA 02136

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Be it ordained that the City of Quincy accept the following gift upon the conditions attached and herein set forth:

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
Various Donors	\$14,500.00	Various Local Charities - Mayor's Charity Cup Golf Tournament

Deposit To: 83494 - 484000

INTRODUCED BY **MAYOR, THOMAS P. KOCH**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

Be it ordained that the Quincy City Council accept the amount of \$20,000.00 as mitigation funds from Arista Development for an electronic sign at North Quincy High School

525



24 HOUR SERVICE AT ALL EASTERN

333 HANCOCK STREET LLC
520 PROVIDENCE HWY, STE 9
NORWOOD, MA 02062

53-179/113

9/25/2014

PAY TO THE ORDER OF City of Quincy

\$ ****20,000.00**

DOLLARS

Twenty Thousand and 00/100*****

City of Quincy
1305 Hancock Street
Quincy, MA 02169

MEMO

Contribution per ZBA Case# 13-070


AUTHORIZED SIGNATURE

⑈000525⑈ ⑆011301798⑆ 06 00958433⑈

333 HANCOCK STREET LLC

City of Quincy

9/25/2014

20,000.00

525

*Quincy Development donation
towards "Red-a-Barrel"
at Park Quincy High*

Cash Checking, Easte Contribution per ZBA Case# 13-070

20,000.00

ZONING BOARD OF APPEALS ZONING BOARD OF APPEALS
CITY OF QUINCY
MASSACHUSETTS
02169

RECORD AND DECISION
Case No. 13-070

Name of Petitioner ARISTA DEVELOPMENT, LLC., 323 (-325) HANCOCK STREET & 10 WEST SQUANTUM STREET, QUINCY, MA

Owner c/o BOHLER, 352 TURNPIKE STREET, SOUTHBOROUGH, MA

Nature of Petition The applicant in this case seeks a Special Permit/Variance to allow a drive-in bank facility in violation of Title 17 as amended, Chapter 9.4 (special permit) Chapter 5.3 (signs) and 5.1.4 (parking) on the premises numbered 323-325 HANCOCK STREET & 10 WEST SQUANTUM STREET, QUINCY.

A Public Hearing on the matter was held on Tuesday, September 24, 2013, after proper notice was given as evidenced by the certificate filed with the City Clerk. The following Board Members were present and acting on the petition:

Martin Aikens, Chairman
Michael A. Covais
Charles F. O'Brien

Matthew O'Connell
Paul McGrath

This lot is an irregularly shaped parcel of land located on the westerly side of Hancock Street, with frontage on Hancock Street of approximately 308.74 feet with varying depths, containing approximately 27,697 square feet and is located within a Business B Zoning District.

A true copy of the application is on file in the Office of the Zoning Board of Appeals. A notice of public hearing on this application, a true copy of which is on file in the office of the Zoning Board of Appeals.

- 1) Published in the Quincy Sun, a newspaper of general circulation in the City of Quincy on Thursday, September 5, 2013 and Thursday, September 12, 2013
- 2) Posted in a conspicuous place in the City of Quincy on Friday, September 6, 2013 which is at least 14 days prior to the hearing; and
- 3) Mailed on Friday, September 6, 2013 which is at least 14 days before the hearing to the petitioner, abutters, owners of the land directly opposite the property in question on any public or private street or way, abutters to abutters within 300 feet of the subject property, the planning boards and abutting towns. The notice was mailed to the names and addresses shown on the most recent tax list provided by the Assessor's Office.

EVIDENCE AND TESTIMONY PRESENTED:

- 1) This matter has been moved to the October 8, 2013 public hearing.

A motion was made and seconded to move the matter to the October 8, 2013 public hearing. The motion carried unanimously in favor.

A Public Hearing on the matter was held on Tuesday, October 8, 2013, after proper notice was given as evidenced by the certificate filed with the City Clerk. The following Board Members were present and acting on the petition:

Martin Aikens, Chairman
Michael A. Covais
Charles F. O'Brien

Matthew O'Connell
Paul McGrath

RECEIVED
2013 OCT 23 PM 12:05
CITY OF QUINCY
MASSACHUSETTS 02169

EVIDENCE AND TESTIMONY PRESENTED:

- 1) A presentation was made by Attorney Edward Fleming on behalf of Arista Development, LLC. This property is located on the corner of Hancock and West Squantum Streets. It is zoned Business B. The site in total is 27,697 square feet. A majority of the site is almost entirely paved and 3 buildings, there is very little drainage control measures. The applicant proposes to raise the 3 buildings on the site and construct a TD Bank facility with a drive-thru kiosk. It mimics a bank on Adams Street in Quincy. There will be 24 parking spaces on site with improved landscaping. The existing driveways will be eliminated and replaced with a new driveway system to pull them away from the intersection. The intersection improvements are ongoing with the City and State. The bank will be open 7 days a week. They will work on lighting with residential abutting neighbors.

Attorney Fleming stated the bank is an allowed use but the drive through facility needs a Special Permit from this Board. They also request Variances for parking setbacks. The site is unusually shaped. They seek minor signage relief. They propose 4 building signs on each side of the building with additional lettering stating they are open 7 days a week. They have worked closely with the City and modified the site to meet requests. They conducted a neighborhood meeting with the Ward Councillor and they feel it is in harmony with the neighborhood.

Ron Muller, Traffic Engineer gave a brief presentation. He prepared a traffic study and reviewed it with the Board. There are substantial improvements along Hancock Street. The bank will generate less traffic than the gas station. The funeral home will be gone and the 4-unit residential building will be gone so there will be less traffic. The proposal will eliminate 3 existing curb cuts along Hancock Street.

Josh Swerling, Engineer gave a brief presentation. He reviewed the Site Plan with the Board. They will try and prevent pedestrians from cutting through the property by installing a rod iron fence on the perimeter of the intersection and landscaping to prevent cutting through. The fuel tanks from the gas station will be removed and they will put in a storm water drainage system.

Matthew Hyatt, Architect, gave a brief presentation. They propose a single story building with red brick and store front windows. It is a simple shape. There will be solar panels of the kiosk building. The signs are illuminated.
- 2) The applicant submitted the following record evidence in support of its petition:

Site Development Plans, prepared by Bohler Engineering dated 9/19/2013, including;

 - a. Cover Sheet
 - b. General Notes Sheet
 - c. Demolition Plan
 - d. Site Plan
 - e. Overall Roadway Improvements Plan
 - f. Grading & Drainage Plan
 - g. Utility Plan
 - h. Soil Erosion & Sediment Plan
 - i. Soil Erosion Control Notes & Details Sheet
 - j. Landscaping Plan
 - k. Landscaping Notes & Details Sheet
 - l. Lighting Plan
 - m. Construction Detail Sheet
 - n. ALTA/ASCM Land Title Survey
 - o. Storm Water Drainage Analysis, dated September 17, 2013
- 3) A letter from the Department of Public Works dated September 9, 2013 with comments and recommendations.
- 4) A follow up letter from the Department of Public Works dated October 8, 2013 with comments and recommendations.
- 5) A letter from the Department of Planning and Community Development with comments.
- 7) Renee Makim of 120 Holmes Street spoke in favor of the proposal.
- 8) David Richards of 24 Hodges spoke of concerns with traffic flow.

- 9) Harry Donahue of 151 Park Avenue and owner of 345 Hancock Street spoke. He is concerned with the drive through facility and lighting from the site for his tenants.
- 10) Ward Six Councillor Brian McNamee spoke. He stated he mailed the entire Ward and held a community meeting. 19 residents attended the meeting. He also received 2 calls in favor and 2 calls in opposition. They were concerned with the monument sign and concerned that Walgreens will ask for the same sign. He asked the Building Commissioner to keep an eye on this.

FINDINGS OF FACT:

- 1) The applicant in this case seeks a Special Permit/Variance to allow a drive-in bank facility.
- 2) This property is located on the corner of Hancock and West Squantum Streets. It is zoned Business B. The site in total is 29,697 square feet.
- 3) The applicant proposes to raise the 3 buildings on the site and construct a TD Bank facility with a drive-thru kiosk.
- 4) The relocation of the existing driveway curb cuts, away from the intersection, will greatly improve the safety of the site and the new drainage controls. Site lighting and landscaping will greatly improve the site and eliminate any potential adverse impact upon the neighborhood.
- ✓ 5) Arista Development will contribute a sign to North Quincy High School. They will contribute \$20,000.00 towards the sign. Their payment will follow the closing and be prior to the issuance of Building Permits.

DECISION

A variance may be granted when the permit granting authority specifically finds that owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provision of the ordinances would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and desirable relief may be granted without substantial detriment to the public good without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Special permits shall be granted by the special permit granting authority, only upon its written determination that the proposed use or structure (s) shall not cause substantial detriment to the neighborhood of the City, taking into account characteristics of the site and of the proposal in relation to that site.

Relative to the evidence and testimony submitted, the Board finds that relief may be granted. Therefore, a motion was made and seconded to grant the Special Permit for drive through facility and Variances for parking setbacks and building signs subject to the following conditions:

- 1) That all construction be in substantial conformance with the plans and testimony submitted.
- 2) That the two (2) letters with comments and recommendations from the Department of Public Works be addressed.

The motion carried unanimously in favor.

This decision shall not take effect until recorded in the Norfolk Registry of Deeds after certification by the City Clerk as required by the Massachusetts General Laws, Chapter 40A, Section 11. Appeals from this

decision, if any, shall be made pursuant to the General Laws, Chapter 40A, Section 17, and shall be filed within 20 days after the date of filing this decision in the office of the City Clerk.

ATTESTED:

Noreen M. Brienzi
Noreen M. Brienzi, Clerk

Martin Aikens
Martin Aikens, Chairman

Michael A. Covais
Michael A. Covais

Charles F. O'Brien
Charles F. O'Brien

Matthew O'Connell
Matthew O'Connell

Paul McGrath
Paul McGrath

DATE: OCT 23 2013

NOTE: It is the responsibility of the Petitioner to:

- 1) File a copy of the decision with the Norfolk Registry of Deeds after certification by the City Clerk that the 20 day appeal period has elapsed.
- 2) File duplicate copies of the receipt from the Norfolk Registry of Deeds to the Building Inspector and the Clerk of the Zoning Board of Appeals.
- 3) Act upon a Variance within a one-year period or it becomes VOID. Upon request to the Board before the one-year has expired, a six-month extension may be granted.
- 4) Act upon a Special Permit within a two-year period or it becomes VOID.

Date 11-13-13
Twenty days have elapsed since the filing with the
City Clerk on 10-23-13 at 12:05
and no appeal has been filed against this decision
This copy.
City Clerk [Signature]

INTRODUCED BY **COUNCILLOR-AT-LARGE, DOUGLAS S. GUTRO**
WARD ONE COUNCILLOR – MARGARET E. LAFOREST
WARD THREE COUNCILLOR – KEVIN F. COUGHLIN

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

WHEREAS, the Quincy City Council has requested an update on Solar Equipment on Schools and Public Buildings and Financing Plan;

NOW, THEREFORE BE IT RESOLVED that the Quincy City Council is requesting that a presentation be made by the Administration.

INTRODUCED BY **COUNCILLOR-AT-LARGE, DOUGLAS S. GUTRO**

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2014 -

ORDERED:

October 6, 2014

WHEREAS, the Quincy City Council has requested an update the status of work on the Old City Hall project;

NOW, THEREFORE BE IT RESOLVED that the Quincy City Council is requesting that a presentation be made by the Administration.