



City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

KEVIN F. COUGHLIN
COUNCILLOR – WARD THREE

Residence: (617) 328-7749
Office: (617) 376-1341
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Email: kcoughlin@quincyma.gov

To: All Members Quincy City Council Members

From: Councillor Kevin F. Coughlin, Chairman

The Ordinance Committee of the Quincy City Council will meet on Monday, December 21st at 6:30 pm in the City Hall Council Chambers relative to the following item pending in the Ordinance Committee including:

2015 – 180 – Amending Title 2.150 Section 12-40 Human Rights Commission as follows:

BE IT ORDAINED by the City Council of the City of Quincy that Title 2.150 Section 12-40 Human Rights Commission, as amended, be further amended as follows: In 12-40 Policy: update A (3) to read as follows:

(3) No person in our city shall be unlawfully discriminated against in matters of housing, employment, education, contracts, purchasing or public accommodations, on the basis of age, ancestry, citizenship status, color, disability, economic status, ethnicity, family/marital status, gender, military status, national origin, race, religion, sexual orientation, source of income, or gender identity.

Copy to- All Councillors
Mayor Thomas P. Koch
Joseph P. Shea – City Clerk
James Fatseas – Mayors Chief of Staff
James Timmons - Solicitor
Susan O'Connor – Auditor
Chief Paul Keenan – Quincy Police
Andrew G. Scheele – Public Health Commissioner
Jay Duca – Inspectional Services

Patriot Ledger
Quincy Sun
Quincy Access Television



City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL

1305 Hancock Street
Quincy, MA 02169

Kevin F. Coughlin
Brad L. Croall
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, December 21, 2015

Location Change -

*****City Hall Council Chamber*****

**James R. McIntyre - Government Center
1305 Hancock Street**

Regular Council Meeting

7:30 PM

Honoring of the 35th Season of the Quincy Choral Society

1. Order – Nomination and Election of City Auditor for 3 year term – City Council
2. Land – 2015 – 137 – Conveyance – Myrtle Street Parcels 1-A & 2-A- Adjacent to 13 Oakridge Road – Pending in the Public Works Committee – Councillor Coughlin
3. Update – 2014 – 176 - Department of Inspectional Services to provide an update relative to violations at chronic blight properties – Pending in the Public Works Committee - Councillor Laforest

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2015 - 137

ORDERED:

September 8, 2015

Conveyance – Myrtle Street Parcels 1-A & 2-A- Adjacent to 13 Oakridge Road

The City Council does hereby find that the parcels of land shown on the below described plan as Lot A-1 and Lot A-2, are no longer needed for public purposes, and it therefore authorizes the conveyance of any interest of the City of Quincy in the said parcels to Rajasekaran Solaiappan upon the following terms and conditions:

Lot A-1: consisting of 395 square feet of land and as shown on the plan of land entitled "Subdivision Plan of Land Oakridge Road Quincy, Mass. prepared for Rajasekaran Solaiappan Prepared by Neponset Valley Survey Assoc., Inc., 95 White Street Quincy, Mass. 02269 dated October 24, 2014 Scale 1" = 40'."

The City of Quincy acquired the fee in said land by a taking pursuant to Council Order 628 of 1969 and is shown on a Plan of Land recorded at Norfolk Deeds in Plan Book 225 as Plan 346.

The consideration for the purchase of Lot A-1 shall be no less than \$12,347.00.

This conveyance is authorized upon such other conditions as the Mayor shall deem to be in the best interest of the City of Quincy, if any.

Lot A-2: consisting of 3,623 square feet of land and as shown on the plan of land entitled "Subdivision Plan of Land Oakridge Road Quincy, Mass. prepared for Rajaselaran Solaiappan Prepared by Neponset Valley Assoc., Inc., 95 White Street Quincy, Mass. 02269 dated October 24, 2014 Scale 1" = 40'."

With regard to Lot A-2, the City of Quincy does not represent that it is the fee owner of the land comprising Lot A-2. By this conveyance, the City of Quincy transfer any and all right, title in interest that it may have in the land comprising Lot A-2.

The consideration for the conveyance of any and all right, title and interest that the City of Quincy holds, if any, in the land comprising Lot A-2 is \$1,000.00.

This conveyance is authorized upon such other conditions as the Mayor shall deem to be in the best interest of the City of Quincy, if any.

The Mayor is hereby authorized, on behalf of the City of Quincy, to execute any deed or other instrument necessary or convenient to convey its interest in Lot A-1 and A-2.

The grantee shall be responsible for all costs of recording the deed and Plan at the Registry of Deeds, the payment of any and all applicable excise taxes, and shall be obligated to pay real estate taxes to be assessed upon Lot A-1 from the date of conveyance forward.

This conveyance shall be made in accordance with all provisions of Quincy Municipal Code Chapter 3.16.10 and if applicable, M.G.L. Chapter 30B and M.G.L. Chapter 9 Section 20A.

**LEGAL DESCRIPTION
LOT A-1**

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE LINE OF MYRTLE STREET, 82.00'
SOUTHWESTERLY FROM OAKRIDGE ROAD, THENCE RUNNING BY SAID SIDE LINE

S 46° - 50' - 07" W A DISTANCE OF 23.05" TO A POINT, THENCE TURNING
AND RUNNING;

N 10° - 28' - 36" W A DISTANCE OF 40.74' TO A POINT, THENCE RUNNING

S 44° - 54' - 25" E A DISTANCE OF 34.31' TO THE POINT OF BEGINNING.

SAID LOT "A-1" CONTAINS AN AREA OF 395 S.F. OF LAND MORE OR LESS AND IS SHOWN
ON A PLAN ENTITLED ""SUBDIVISION PLAN OF LAND OAKRIDGE ROAD, QUINCY, MASS.""
PREPARED BY NEPONSET VALLEY SURVEY ASSOC., INC. AS DATED OCTOBER 24, 2014.

**LEGAL DESCRIPTION
LOT A-2**

BEGINNING AT A POINT AT THE INTERSECTION OF THE WESTERLY SIDE LINE OF OAKRIDGE ROAD AND THE NORTHWESTERLY SIDE LINE OF MYRTLE STREET, THENCE RUNNING

S 07° - 04' - 00" E	A DISTANCE OF 43.32' TO A POINT ON THE SOUTHEASTERLY SIDE LINE OF MYRTLE STREET, THENCE RUNNING SOUTHWESTERLY BY SAIS SIDELINE
S 46° - 50' - 07" W	A DISTANCE OF 101.99' TO A POINT, THENCE TURNING AND RUNNING;
N 10° - 28' - 36" W	A DISTANCE OF 41.59' TO A POINT ON THE NORTHWESTERLY SIDELINE OF MYRTLE STREET, THENCE TURNING AND RUNNING BY SAID SIDELINE
N 46° - 50' - 07" E	A DISTANCE OF 105.05' TO THE POINT OF BEGINNING.

SAID LOT "A-2" CONTAINS AN AREA OF 3,623 S.F. OF LAND MORE OR LESS AND IS SHOWN ON A PLAN ENTITLED ""SUBDIVISION PLAN OF LAND OAKRIDGE ROAD, QUINCY, MASS."" PREPARED BY NEPONSET VALLEY SURVEY ASSOC., INC. AS DATED OCTOBER 24, 2014.

- Copy -

From
Rajasekaran Solaiappan
13 Oakridge Road
Quincy,
MA 02171

22nd May 2015

To
Ms. Deborah Coughlin
Treasurer
City of Quincy,
1305 Hancock Street
Quincy,
MA 02169

Offer for Lot A-1

Property Location: 13 Oakridge Road, Quincy, MA 02171

Price fixed by Panning Department, Quincy: \$12347.00

My offer: \$12347.00

With the best regards,



Rajasekaran Solaiappan

- Copy -

From
Rajasekaran Solaiappan
13 Oakridge Road
Quincy,
MA 02171

22nd May 2015

To
Ms. Deborah Coughlin
Treasurer
City of Quincy,
1305 Hancock Street
Quincy,
MA 02169

Offer for Lot A - 2

Property Location: Myrtle Street dead-end parcel, 13 Oakridge Road, Quincy, MA 02171

Price suggested by Panning Department, Quincy: \$1000.00

My offer: \$1000.00

With the best regards,



Rajasekaran Solaiappan



Department of Planning and Community Development
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY /TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

COMMUNICATION

August 13, 2015

Joseph P. Shea, Clerk of Council
Quincy City Council
1305 Hancock Street
Quincy, MA 02169

Re: Disposition of City owned property - Myrtle Street Parcels 1-A and 2-A

At an Open Public Meeting held on August 12, 2015 the Quincy Planning Board, with four Members in attendance, voted unanimously to forward to the City Council an **Affirmative Recommendation** on the above referenced disposition of Parcels 1-A and 2-A, adjacent to 13 Oakridge Road.

The Planning Board voted 4-0 with four members in attendance to support the proposed disposition of City owned land as referenced above. Attached is a copy of the Board's motion and vote.

Please contact me for further information.

Sincerely,

A handwritten signature in cursive script that reads "Dennis E. Harrington".

Dennis E. Harrington, Planning Director



QUINCY PLANNING BOARD
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

- **Public Meeting - City of Quincy Planning Board**
- **Wednesday August 12, 2015 at 7:00 p.m. in Room 121, Coddington Building, 34 Coddington Street, Quincy, MA**
- **Members Present- William Geary, Sean Callaghan, Coleman Barry, Glen Comiso**
- **Members Absent – Richard Meade**

Motion to issue a favorable recommendation for the disposition of City owned land – Lots A-1 and A-2 on Myrtle Street adjacent to 13 Oakridge Road.

MOTION: Member Glen Comiso
SECOND: Member Sean Callaghan
VOTE: 4-0 in favor



Department of Planning and Community Development
34 Coddington Street 3rd Floor, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY /TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

August 5, 2015

Kevin F. Coughlin, Ward 3 City Councillor
19 Small Street
Quincy, MA 02171

Re: Myrtle Street Lot 1-A and Lot 2-A Parcels Purchase
August 12, 2015 Planning Board Meeting Agenda New Business Item

Dear Councillor Coughlin,

My office was contacted by Rajasekaran Solaiappan regarding the purchase of two (2) Myrtle Street parcels, Lot 1-A and Lot 2-A, adjacent to his residential property at 13 Oakridge Road, Quincy, MA 02171.

Mr. Solaiappan has submitted his purchase offers for each of these parcels to City Treasurer Deborah Coughlin, in whose hands the disposition of this City-owned property now rests.

This issue has been included in the August 12, 2015 Planning Board meeting agenda as a New Business item, for review and recommendation by the Planning Board.

We expect an affirmative recommendation from the Planning Board at this August 12, 2015 meeting, which will facilitate bringing an order before the City Council on September 8, 2015.

Sincerely,

Dennis E. Harrington
Director, Planning and Community Development

Attachments: Rajasekaran Solaiappan Purchase Offer Packet to City Treasurer Deborah Coughlin, dated May 22, 2015

CC: Deborah Coughlin, City Treasurer (via email)
William Geary, Planning Board Chairman (via email)
James Timmins, City Solicitor (via email)
Planning Board Case File

DEH/sk

- copy -

From
Rajasekaran Solaiappan
13 Oakridge Road
Quincy,
MA 02171

22nd May 2015

To
Ms. Deborah Coughlin
Treasurer
City of Quincy,
1305 Hancock Street
Quincy,
MA 02169

Hello Ms. Deborah,

With reference to the email dated May 1st, 2015 from Susan C. Karim of Planning Department with CC to you (copy enclosed), I have attached 2 offers for the purchase of land adjacent to my property at 13 Oakridge Road and a Check for a total of \$13347.00 (Thirteen thousand and three hundred and forty seven). Please let me know if you need any further information.

With the best regards,



Rajasekaran Solaiappan

CC

1. Ms. Susan C. Karim, Assistant Planner
2. ~~Mr. Dennis Harrington, Planning Director~~ Dept. of Planning & Community Development, FILE ✓
3. Mr. William Geary, Planning Board Chairman
4. Mr. Kevin Coughlin, Ward 3 City Councillor
5. Mr. James Timmins, City Solicitor

Attachments:

1. Offer 1 - Lot A-1
2. Offer 2 - Lot A-2 for Myrtle Street dead-end parcel
3. Email dated 3-24-2015 from the Planning Department with price details
4. Email dated 5-01-2015 from the Planning Department
5. Check for \$13347.00

INTRODUCED BY **WARD ONE COUNCILLOR – MARGARET E. LAFOREST**
WARD THREE COUNCILLOR – KEVIN F. COUGHLIN

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2014 - 176

ORDERED:

September 2, 2014

Resolution seeking an update on administration and enforcement of the City of Quincy Neighborhood Property Preservation (Blight) Ordinance and the status of abandoned properties throughout the City of Quincy.

WHEREAS, the on May 7, 2007, The Quincy City Council passed the Neighborhood Property Preservation Ordinance, commonly known as the “blight ordinance”; and

WHEREAS, the intent of this law was the establishment of community standards that would serve to enhance the quality of life and the promotion of the public health, safety and welfare by requiring a predictable commonly understood minimum level of maintenance of private property, and that said community standards would serve to ensure the livability, appearance and social and economic stability of the city and serve to protect the public from health and safety hazards and diminishment of property values that result from the neglect and deterioration of property; and

WHEREAS, ward councillors and other city officials continue to receive complaints about and questions regarding many properties whose conditions are the subject matter of the blight ordinance and for which law was enacted

WHEREAS, in the present economic environment some of these properties may be subject to foreclosure proceedings for which the City Council enacted the Foreclosed Property Ordinance,

NOW, BE IT THEREFORE RESOLVED, that the Ordinance Committee of the Quincy City Council hold hearings and received information from the Director of Inspectional Services including but not limited to a list of properties for which the blight ordinance has been applied, the nature and status of enforcement actions undertaken including court action and compliance with the enforcement efforts, actions taken or planned to be taken by respective property owners of the listed properties, and the effectiveness of the ordinance in compelling compliance especially with regard to the most reluctant property owners.

ORDER NO. 2014 - 176

BE IT FURTHER RESOLVED, that the Ordinance Committee receive information at the afore-cited hearings including a list of properties registered with the city pursuant to the requirements of the Foreclosed Property Ordinance and a report concerning compliance with this ordinance, the blight ordinance and other codes and regulations of the city.

YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci