

**Special Permit Granting Authority Meeting
Tuesday, September 23, 2014 @ 7:00 PM
Council Chambers – City Hall
Public Hearing**



Public Hearing was called to order at 7:00 PM by Council President Joseph G. Finn. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor Laforest, Councillor McFarland, Councillor McNamee and Councillor Palmucci. Arrived at Councilor Hughes arrived at 7:03 pm, Councillor Gutro arrived at 7:12 pm

2014 – 092

Residential Proposal for Highpoint II LLC by Avalon Bay Communities, Inc.

In accordance with the provisions of Chapter 40A, §11, MGL, the Quincy City Council will hold a public hearing on September 23, 2014 @ 7:00 P.M. in Council Chambers, Quincy City Hall, and 1305 Hancock Street. On the application of Avalon Bay Communities, Inc., for a P.U.D. Special Permit pursuant to Quincy Zoning Ordinance, Title 17, sections 8.4 & 8.4.6. A three hundred ninety eight (398) unit residential development with related garage and surface parking, maintenance facility, pool house and amenities. The subject property on Quarry Street is located within P.U.D. Zoning District as shown on City of Quincy Assessors Plan #1195H, Plot 2, Lot 16 and Plan #1195G/2/17 respectively.

This Public Hearing has been continued from May 19, 2014

Assistant City Clerk Nicole Crispo read the Open Meeting Law & Public Hearing Notice into the record

Communications –

Assistant City Clerk Nicole Crispo read the following communications into the record –

Planning Board Recommendation - Motion to waive the reading of by Councillor McFarland, Seconded by Councillor Hughes

Reading was waived

Cheung Tsang - DPW Civil Engineer – Memo re: HM Moore Drainage Improvement Plan

Application for PUD Special Permit – Revised Filing by Fleming & Fleming, P.C.

Motion to waive the reading by Councillor Palmucci, Seconded by Councillor McFarland

Reading was waived

Peer Review by Tighe & Bond –

Motion to waive the reading by Councillor Palmucci, Seconded by Councillor McFarland

Reading was waived

Communications 6 – 15 –

Email from Attorney Edward Fleming Re: Request for Additional Information Relative to Traffic Impact

Memo from Lars Unhjem – AvalonBay Communities Re: Traffic Impact

Listing of Concerned Citizens

Constituent Letters In Opposition to Quarry Street Project

Email to Councillor Coughlin from Bob Mullins - Subject: Avalon, Highpoint

Email to Councillor Palmucci from Trevor Vallone - Subject: Quarry St. Apartment Project

Email to Councillor Coughlin from Kristen Ploetz - Subject: Objection to PUD Proposal for Quarry Street

Letter to Councillor Palmucci from Brian Gourley – Re: Proposed Development

Email to Councillor Coughlin from Dana Isaacson on behalf of Trustees of the Excelsior Condominium

Motion to waive the reading of communication 6 - 15 by Councillor McNamee, Seconded by Councillor McFarland

Reading was waived

All Correspondence will be made part of the record

Councillor Finn put his conflict of interest and the City Solicitors opinion that no conflict exists into the record

▶ Presentation of Project by Edward Fleming of Fleming & Fleming representing AvalonBay Communities, Inc. - This is a new application that was submitted in April 2014 and full presentation made on May 19, 2014.

Presenters -

Lars Unhjem – Director of Development - AvalonBay Communities, Inc.

Ed Bradford – Architect – The Architectural Team, Inc.

David Giangrande – Traffic Engineer - Design Consultants, Inc.

Also in attendance and not presenting-

Michael Roberts – AvalonBay Communities, Inc.

Fred Keeler & Jim White – Civil Engineers – H.W. Moore Associates, Inc.

Tom Minor – Landscape Design – Hawk Design

Steven Kraemer – Geotechnical Engineer -Haley & Aldrich

Since the May 19th meeting numerous meetings have occurred and significant revisions have been made from those meetings. All concerns from peer review and all city departments were analyzed and reviewed. Requests were made to AvalonBay from city departments and peer review and they were all addressed

Revised plans and filling were submitted to City Council on August 26th, 2014

Full presentation given to Planning board and they issued a favorable recommendation.

▶ Lars Unhjem – Director of Development - AvalonBay Communities, Inc.

Mr. Unhjem gave an overview of the Avalon Quincy project and reviewed changes that were made from meetings with peer review and city departments that were held after May 19th meeting. Mr. Unhjem also reviewed the differences from the 1999 special permit and the new proposal. Project will use existing foundations. Differences in proposals – 122 fewer apartments, 168 fewer surface parking spaces, buildings will be 2-3 stories shorter than previous permitted project. 592 bedrooms vs.780 bedrooms means lower se

Lower numbers mean reduction in sewer usage. Previous project Building Permit fees were waived new project expects to pay \$750,000 or more in fees. New Project will provide affordable housing by either providing 40 apartments or making donation to Affordable Housing Trust Committee. Increase of 2,000 additional plantings for a soft green space, clustering of trees to break up wind. Jogging tree islands will break up parking. Dog Park will reduce pavement. Former parking area will be a dual field for resident use and snow storage space that has drainage in already in place. Parking was also reduced by 20-30 spaces after peer review. Bike parking covered and outdoor racks have been added and AvalonBay has agreed to work with the city on building out the Bike Network Plan. Shuttle bus to Quincy Center and MBTA for residents will also be provided.

▶ Ed Bradford – Architect - The Architectural Team, Inc.

Mr. Bradford reviewed plans and renderings of new proposed project. He also reviewed key concepts and building elements including -distinct gateway to project, central amenities area, building ends, entries to building, club room & gym and leasing center.

▶ David Giangrande – Traffic Engineer - Design Consultants, Inc.

Mr. Giangrande reviewed the Traffic Study and what went into it. Developed study area off of the previous Massachusetts Environmental Policy Act (MEPA) filing from 1999.

Reviewed Mitigation Handout - 1999 Mitigation Required Special Permit for Highpoint vs. Proposed for Avalon Quincy

▶ Jennifer Hale – Tighe & Bond – Peer Review Consultant

Ms. Hale reviewed onsite drainage, layout and overall design, traffic study including previous reports, mitigation and environmental aspects including previous submissions. Robert Cala of Wessling Architects was brought in to review architecture relative to elevation, materials, insulation, venting, ceilings and other performance standards. Mary Smith Landscaping reviewed landscaping plans, amenities and lighting. Project as reviewed as a whole. Tighe & Bond meet with applicant and city departments to review project as whole. Tigh & Bond letter addresses outstanding concerns and recommendations for the project.

▶ Meeting opened up to Public –

Rev. Sheldon Bennett – 43 Merrymount Road – In Favor

▶ Timothy Danes – 581 Quarry Street – Opposed to Project

▶ Barry Keady - Local Plumbers 176 Quincy Resident part of Local– Opposed to Project

▶ Caitlin Gossett – Maintenance Cooperative Trust Fund – Opposed to Project

▶ Attorney Peter Cura – Attorney represents residents - Opposed to Project

Represented these clients for previous Highpoint Project

▶ Joseph Coyne – 60 Churchill Road - Opposed to Project - Client of Attorney Peter Cura

▶ William Farrell – 43 Quarry Street - Opposed to Project - Client of Attorney Peter Cura

▶ Paul Bonoli- 25 Churchill Road - Opposed to Project - Client of Attorney Peter Cura

▶ Paul Rogan – Excelsior Condominium Trust Representative – 1 Cityview Lane– In Favor of Project

▶ Darleen Lombos – Community Labor United – Union & Communities Group – Opposed to Project

▶ Phoebe Gardener – Translator from Immigrant Worker Center Collaborative – Translating for Gerardo Cortez former worker at Avalon Bay in Randolph Jan-March 2014

▶ Maria Terola - Excelsior at Highpoint resident – 1 Cityview Lane – Opposed to Project

▶ Maureen Johnson – 44 Curtis Street - Opposed to Project

▶ Joe Shanley – Carpenters Union Local 424 – Representing 200 Union Member who are residents of Quincy – Opposed to Project

- ▶ Karen Moy – Excelsior at Highpoint resident – 1 Cityview Lane- Opposed to Project
- ▶ John Lablanc – 22 Churchill road - Opposed to Project
- ▶ Robert Mollins – 21 Farrell Street - Opposed to Project
- ▶ Arthur Ralph – 3 Mattson Street - Opposed to Project
- ▶ Jason Lee - Excelsior at Highpoint resident – 1 Cityview Lane – In Favor of Project

- ▶ Motion to close oral testimony by Councillor McFarland, Seconded by Councillor Coughlin
I have it.

Public can continue to submit public testimony by addressing letters to City Clerk at 1259 Hancock Street and they will be made part of the record.

- ▶ City Solicitor Jim Timmins – Decision rendered in June and was distributed to all parties including other attorneys.

- ▶ City Solicitor - Notice Issue - Press Release can be done and can be listed on website

Hearing continued to Wednesday, October 22nd at 7 pm in City Hall Council Chambers

Motion to adjourn by Councillor McNamee, Seconded by Councillor McFarland

Adjournment at 9:13 pm