

**City Council Meeting Agenda**  
**Monday, November 16, 2015**  
**Location Change -**  
**\*\*\*Coddington Hall – School Committee Room\*\*\***  
**34 Coddington Street**



**Public Hearing**  
**6:00 PM**

The City Council of the City of Quincy held a Public Hearings on Monday, November 16, 2015. Ordinance Committee Chairman Councillor Coughlin called the Public Hearing to order at 6:00 PM. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor McNamee and Councillor Palmucci. Councillor Gutro and Councillor Laforest were not present. Councillor McFarland arrived at 6:05 pm Councillor Hughes was not present.

2015 – 162 – Amending Title 17 Section 7.1 Affordable Housing Ordinance as follows: In 7.1.1 Applicability: Remove in its entirety the phrase “The provisions of Section 7.1 shall not apply to Urban Renewal Uses”

*In Support –*

Reverend Sheldon Bennett – United First Parish Church  
Member of the Quincy Affordable Housing Committee & Quincy Community Action Programs

Rev. Dr. Adolph Wismar, Jr. - Wollaston Lutheran Church – Rice Road  
Member of the Quincy Affordable Housing Committee & on Board of Father Bills/MindSpring

Sandy Eaton 53 Quarry Street – South Shore Coalition on Human Rights

Bill Zamzow – Edgewood Circle

*In Opposition or Undecided –*

Dean Rizzo – 21 Freemont St. Plymouth/Chamber address - Quincy Chamber of Commerce

Adjournment at 6:32 PM

## Ordinance Committee Meeting

6:30 PM



The Ordinance Committee of the City Council of the City of Quincy met on Monday, November 16, 2015 at 6:32 PM. The meeting was called to order by Committee Chairman Coughlin. Present were Councillor Croall, Councillor Finn, , Councillor Laforest, Councillor McFarland, Councillor McNamee and Councillor Palmucci. Councillor Gutro and Councillor Laforest were not present. Councillor Hughes arrived at 6:34 PM

2015 – 162 – Amending Title 17 Section 7.1 Affordable Housing Ordinance as follows: In 7.1.1 Applicability: Remove in its entirety the phrase “The provisions of Section 7.1 shall not apply to Urban Renewal Uses”

- ▶ Councillor Palmucci addressed the Ordinance Committee and explained the purpose of this ordinance and meeting was to have a discussion and looks to the input tonight from all parties involved. Currently there is no requirement in the downtown but it is in all other areas or neighborhoods in the City.
- ▶ James Fatseas acting Planning Director introduced Sean Glennon and Robert Muollo to answer questions regarding affordable housing and the memo that was distributed to the City Council on Friday

Sean Glennon reviewed the memo and Affordable Housing Program. He stated that up to 156 Units that are not allowed to be counted by the state. If the State allowed us to count those units we would be ahead of the requirement and not below as we currently. There are three thresholds by the state that a City can meet its affordable housing requirement including Housing Unit Minimum, General Land Area Minimum and Annual Land Area minimum. There is 157.43 acres or 3.26% of available City Land dedicated to affordable housing, there is 12,000+ acres of excluded land thru out the city that includes MWRA land, MTBA land etc.

Councillor McNamee asked why in 2007 the requirement was changed. And thought it was an incentive to developers to come to the downtown. What will the \$10,182,732 in the Affordable Housing Trust Fund being used for?

Sean Glennon stated that the Trust uses some of the funds as Matching Funds and in partnership with HOME Funds and At Home in Quincy Program.

Councillor Coughlin raised the concerns of constituents of over development in neighborhoods and allowing developers to buy out of the program

Councillor Finn stated that the affordable housing ordinance was taken out of the downtown because the master developer has agreed to contribute to the program. The Affordable Housing Ordinance does not appear to be deterring development throughout the city and believes that one section be exempt from

the ordinance. The Affordable Housing Trust Fund trust negotiates with developers and projects like the veterans housing on East Howard St would not happen without the Affordable Housing Trust Fund funds.

- ▶ Councillor Croall stated it is critical that a plan for the Affordable Housing Trust Fund funds be created. If we change the policy on developers what will the impact be and will it change the momentum of the downtown?

Councillor Finn stated that the Affordable Housing Trust Fund doesn't have the responsibility of planning projects and that falls under the City's Planning & Community Development Department. The Affordable Housing Trust Fund role is to oversee the utilization of the funds. There is a MAPC Plan coming in early 2016 and includes the entire city.

Councillor McFarland – Member of the Affordable Housing Committee and stated that the funds have been used to leverage state and federal programs. The downtown development languished for years and with the cost of land and development on the downtown being higher than other areas within the city because of sewer & water fund, permitting, arts funds etc. There are many other developments in less expensive areas to develop that contribute to the Affordable Housing Trust Fund.

Councillor Finn would find a breakdown of spends from fund and a breakdown of onsite development and the equivalent cash value vs the projects that were created by the trust.

Councillor McNamee feels that incentives for downtown must remain to set the tone and keep development coming.

- ▶ Councillor Palmucci stated there is an affordable housing crisis in the area and putting the burden should not be on the neighborhoods. Councillor Palmucci asked that the Planning Department provide the price per square foot for downtown land vs the price per square foot of the Quarry Hills and Ricciuti Drive projects and their projected after development value of the land is. And feels that some of the burdens described are not as limiting to development and there are other ways to incentivize development without losing the vision that the city and residents agreed to.

Meeting recessed at 7:35 PM

**▶ Regular Council Meeting  
7:36 PM**

The City Council of the City of Quincy met on Monday, November 16, 2015 at 7:36 pm School Committee Room of Coddington Hall with President Finn presiding. Present were Councillor Coughlin, Councillor Croall, Councillor Finn, Councillor Hughes, Councillor McFarland, Councillor McNamee and Councillor Palmucci. Councillor Gutro and Councillor Laforest were absent. Al Grazioso was in attendance as administration representative.

Moment of Silence for Divine Inspiration

Pledge of Allegiance

City Clerk Joseph Shea read the open meeting law

**▶ Honoring of Quincy Veteran's Council Outgoing Commander Richard L. Keane**

City Council Meeting Recessed at 7:42 pm

**Ordinance Committee reopened at 7:47 PM**

**▶** James Fatseas addressed construction costs in downtown vs other areas in Quincy. Speaking to Quincy Developer Galvin Construction the land cost for the Fayette project they just completed verses there new downtown project. Fayette project has 24 units and land cost 1.1 million the Downtown project will have 56 units and cost 4 million. The square footage on the project are about the same and will be paying the sidewalks and other items like trees in downtown he did not have to pay on the Fayette Street project. Today we have different developers now and on City land they will require an LDA and others will require a certificate of consistency. This will be a one project at a time process and not the whole project all at once. Planning Board needs to weigh in on the change and other information requested need to answer and must act in 65 days and the body could move forward if the Planning Board does not weigh in.

Councillor Palmucci does not feel that the new projects need to fall into the exact same project as the Streetworks but the intent of that project can continue including art, parking etc.

▶ Councillor Finn questioned how does affordable housing relate to this new URDP and if it isnt this how and in what way are we meeting this policy? The city is operating under existing URDP and when are we getting back to focusing on the LDA, Covenants and URDP. Will there be other projects before we amend the URDP?

James Fatseas stated there is constant discussion with developers and we cannot hold off until the URDP is amended and the interest rate changes have affected developers.

Ordinance Committee Recessed at 8:09

## City Council Meeting reopened at 8:10 PM

▶ 2015 –185 - \$2,500.00 Donation from National Grid to Mayors Cup Charity Golf Tournament Fund – Mayor Koch

Motion by Councillor McFarland, Seconded by Councillor Coughlin

Motion passed by 7-0 roll call vote – Councillor Gutro & Councillor Laforest were absent.

### Communications & Reports-

#### From Traffic Department –

Ward 4 – Councillor Palmucci - **Add** - Do Not Enter on Common St, Westbound, Intersecting with Adams St, from Monday thru Friday, 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** – Add Do Not Enter on Common St, Eastbound, Intersecting with Quarry St, Monday thru Friday 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** – Add Do Not Enter on Common St, Westbound, Intersecting with Quarry St, Monday thru Friday 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** - Do Not Enter on Harris St, Westbound, Intersecting with Quarry St,

Monday thru Friday 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** - Do Not Enter on Dayton St, Westbound, Intersecting with Quarry St.

Monday thru Friday 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** - Do Not Enter on Grogan Ave, Westbound, Intersecting with Quarry

St, Monday thru Friday 7-9 AM & 4-6 PM

Do Not Enter on Cross St, Eastbound, Intersecting with Furnace

St, Monday thru Friday 7-9 AM & 4-6 PM

Ward 4 – Councillor Palmucci - **Add** - Do Not Enter on Reardon St, Southbound, Intersecting with Furnace

Brook Pky, Monday thru Friday 7-9 AM & 4-6 PM

Ward 5 – Councillor Hughes -**Add** – No Parking on both sides of Beach St, from Quincy Shore Dr. to Billings Rd

Ward 5 – Councillor Hughes - **Add** – No Parking-Tow Zone on Both sides of West Elm Ave, Quincy Shore Dr to 80' west of Quincy Shore Dr.

Ward 5 – Councillor Hughes - **Add** - 15 Minute Parking on the East side of Willow St, at 50 Willow St

Ward 6 – Councillor McNamee - **Add** – No Parking -Tow Zone on Both sides of Bayfield Road, from Quincy Shore Drive to North Bayfield Road and South Bayfield Road

Ward 6 – Councillor McNamee - **Add** – No Parking -Tow Zone on Both sides of Billings St, from Quincy Shore Dr. to 50' west of Quincy Shore Drive

Ward 6 – Councillor McNamee - **Add** - No Parking on the South side of East Squantum St, Hancock St to Newbury Ave

Ward 6 – Councillor McNamee - **Add** - No Parking-Tow Zone on Both sides of Herbert Rd, Quincy Shore

Dr to 60' west of Quincy Shore Dr

Ward 6 – Councillor McNamee -**Add** - No Parking-Tow Zone on both sides of Channing St, Quincy Shore

Dr. to 70' west of Quincy Shore Dr

Is have it

The above has been referred to Ordinance Committee for advertising

### **Report of Committees –**

#### **► Special Permit Granting Authority – Confirmatory Vote**

2015 – 086 – Quarry Hills Development LLC – Ricciuti Drive (Rear) - a two hundred sixty nine (269) unit residential development with related garage and surface parking amenities. The subject property on Ricciuti Drive is located within a PUD Zoning District as shown on City of Quincy Assessors as 00 Ricciuti Drive.

Councillor McNamee requested that the language regarding the contractor providing an Operation and Maintenance Manuals be left with the Building Maintenance be added to the permit.

Solicitor Timmins will add the missing language on page 15 section 14.

Councillor Palmucci asked that Traffic Mitigation Fund payment of \$250,000 be made upon issuance of building permit and \$2,150,000 (\$8,000 per unit) to Affordable Housing Trust at issuance of occupancy permit and will remove the bullets and add phrase.

Councillor Coughlin questioned the missing language on a website and neighborhood monitoring committee similar to the Highpoint PUD.

Solicitor Timmins stated that the website language could be added to the permit and he will ask the applicants attorney.

Motion to execute Special Permit for 2015 - 086 Quarry Hills Development LLC – Ricciuti Drive (Rear) - by Councillor Palmucci, Seconded by Councillor Coughlin

Motion passed by 7-0 roll call vote – Councillor Gutro & Councillor Laforest were absent

### **Petitions, Memorial, Remonstrance –**

None

### **Motions, Orders, Resolutions –**

None

**Scheduling of Committee Meetings & Public Hearings –**

Monday, December 7, 2015 7:00 PM Tax Classification Rate  
7:30 PM Regular Council Meeting

Monday, December 21, 2015 7:30 PM Regular Council Meeting

Adjournment at 8:31 PM