

Ordinance Committee Meeting

6:30 PM



The Ordinance Committee of the City of Quincy met on Monday November 21, 2016 at 6:37 pm in the in the Great Hall of City Hall with Ordinance Committee Chairman Margaret Laforest presiding. Present were Councillor Cain, Councillor Croall, Councillor DiBona, Councillor Finn and Councillor Liang. Councillor Palmucci. And Councillor Harris arrived at 6:41 pm. Councillor Hughes arrives at 7:13 pm. Christopher Walker was in attendance as administration representative.

Chairman Laforest read the open meeting law

2016 – 248 – Order – Authorizing the MBTA to Lease Air Rights Over its North Quincy Transportation Facility

Will be held in committee and will be scheduled at a future Ordinance Committee meeting

 2016 – 249 – Ordinance – Amending Title 17 to add a New Section, Section 8.5 entitled “Transit Oriented Districts”

In attendance - Robert Stevens – Principal Planner - Planning Department

Jeff Fasser – BSC Group – Certified Planner

James Fatseas – Planning Director

Councillor Cain questioned the guidelines being in draft form and not finalized

Motion by Councillor Laforest, Seconded by Councillor Harris to amend Ordinance to remove Wollaston MBTA Station and Quincy Adams MBTA Station from the TOD

Motion Passes by 8-0 Roll Call Vote

Motion by Councillor Liang, seconded by Councillor Palmucci to Amend 2016 – 249 – Ordinance – Amending Title

17 to add a New Section, Section 8.5 entitled “Transit Oriented Districts” by adding to Section 8.5.1 Purpose by adding #8 - to identify and engage in opportunities to collaborate with the public, in a robust and through public process.

Recessed at 7:55 pm

City Council Meeting
Monday November 21, 2016
The Great Hall – City Hall
James R. McIntyre - Government Center
1305 Hancock Street

The City Council of the City of Quincy met on Monday, November 21 at 7:58 pm in the Great Hall of City Hall with Committee President Kirsten L. Hughes presiding. Present were Councillor Cain, Councillor DiBona, Councillor Finn Councillor Harris, Councillor Liang and Councillor Palmucci. Christopher Walker was in attendance as administration representative.

Moment of Silence

Pledge of Allegiance

City Clerk Nicole Crispo read the open meeting law

City Council Meeting was recessed at 8:02 pm

Ordinance Committee resumed at 8:03 pm

- ▶ Motion by Councillor Liang, seconded by Councillor Palmucci to Amend 2016 – 249 – Ordinance – Amending Title 17 to add a New Section, Section 8.5 entitled “Transit Oriented Districts” by adding to Section 8.5.1 Purpose by adding #8 - to identify and engage in opportunities to collaborate with the public, in a robust and through public process.

Motion Passes by a 7-2 Roll Call Vote

Motion by Councillor Laforest to amend Ordinance to reflect the Planning Board recommendation to change Section 8.5.3.1 – Minimum Lot Size (acres) should be reduced from five (5) acres to one (1) acres.

Motion Passes by a 9-0 Roll Call Vote

- ▶ Motion by Councillor Palmucci to amend 2016 – 249 – Ordinance – Amending Title 17 to amend Section 8.5.3 entitled Dimensional Requirements by amending #3 to Maximum Number of Stories from 10 to 8.
Motion Passes by a 6-3 Roll Call Vote

- ▶ Motion by Councillor Palmucci to Amend and add Section 8.5.8 - Prevailing Wage. Any development under this Transit Oriented District shall be required to compensate workers no less than the current prevailing wage.

Solicitor Timmins stated the portions of the Zoning Ordinance Structure & inhabitants not workers and feels that this is beyond the scope of the Council and referred the Merritt Alliance Case

Motion Passes by a 6-3 Roll Call Vote

- ▶ 2016 – 249 – Ordinance – Amending Title 17 to add a New Section, Section 8.5 entitled “Transit Oriented Districts”

Motion for positive recommendation passes a 6-3 Roll Call Vote

Ordinance Committee Recessed at 8:38 pm

City Council Meeting resumed at 8:42 pm -

- ▶ 2016 – 266 – Order – Tax Incremental Financing Agreement, Granite Telecommunications Corp/Foxrock Heritage One Realty, LLC, 61 Heritage Drive - Mayor Koch

Maureen Geary –

Rand Currier – COO Granite Telecommunications spoke and explained the reasons for them to stay in Quincy and need to keep costs down to keep jobs in Quincy

Nam Pham – Assistant Secretary of Business Development – Mass. Office of Business Development

Councillor Palmucci asked administration for an estimate on the improvements Granite Telecomm is planning on in the 10 yrs of the exemption and the amount prior to the final vote.

Motion by Councillor Croall to referred to Finance Committee for a meeting to be scheduled on Dec. 5th

- ▶ 2016 – 267 – Order – Land Disposition Agreement, Parcel R1, Hancock Parking Lot - Mayor Koch
William Geary – Special Council to Mayor Koch for Downtown Development addressed the Council and gave an overview to the Land Disposition Agreement
Councillor Palmucci requested that the administration make this document available on the City website
Motion by Councillor Palmucci to referred to Ordinance & Downtown Committee

- ▶ 2016 – 268 – Appropriation – \$200,000 to Sewer Department Contractual from Sewer & Drain Rehabilitation Fund - Mayor Koch

Motion by Councillor Croall to waive reading and refer to Finance Committee

- ▶ 2016 – 269 – Appropriation – \$180,000 to Water Department Contractual from Water Enterprise Fund, 2016 Retained Earnings - Mayor Koch

Motion by Councillor Croall to waive reading and refer to Finance Committee

- ▶ 2016 – 270 – Ordinance – Quincy Employment Plan - Councillor Palmucci, Harris, Liang

Motion by Councillor Palmucci to waive the reading

Councillor Palmucci referred to Ordinance Committee

- ▶ Approval of November 10th & November 14th Meeting Minutes

Motion by Councillor Harris

Is have it

Communications-

None

Unfinished Business from Previous Meeting-

None

Report of Committees –

Ordinance Committee –

2016 – 249 – Ordinance – Amending Title 17 to add a New Section, Section 8.5 entitled “Transit Oriented Districts”

Motion by Councillor Laforest, Seconded by Councillor Harris

Motion Passed by 6-2 Roll Call Vote

Petitions, Memorial, Remonstrance –

- ▶ Councillor Harris thanked everyone involved this past weekends dedication of Creedon Field at North Quincy High School

Councillor Palmucci gave a remonstrance gave note to Tom Fabrizio who has been elevated to the position of Special Advisor and asked that a congratulation letter be sent

Motions, Orders, Resolutions –

None

Scheduling of Committee Meetings & Public Hearings –

- ▶ Monday, December 5, 20166:00 PMHousing Committee

6:30 PMFinance – TIFF - 2016 – 266 – Order – Tax

Incremental Financing Agreement, Granite

Telecommunications Corp/Foxrock Heritage One
Realty, LLC, 61 Heritage Drive - Mayor
Koch

7:00 PM Public Hearing Tax Classification Rate

7:30 PM Regular Council Meeting

Monday, December 19, 2016 7:30 PM Regular Council Meeting

Adjournment at 9:23 pm