



# City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL  
1305 HANCOCK STREET, QUINCY, MA 02169

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

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

Joseph P. Shea, Clerk  
Jeanne E. Reardon  
Clerk of Committees  
Susan M. O'Connor, Auditor

## **DRAFT**

**MONDAY, OCTOBER 1, 2012**

**6:30 PM SPGA PUBLIC MEETING #2012-103 - RINA, INC.  
847 HANCOCK STREET**

The City Council acting in its capacity as the Special Permit Granting Authority met in the City Council Chambers on Monday, October 1, 2012 at 6:30 PM to discuss and act upon Order #2012-103 which is the application for development at 847 Hancock Street. **PRESENT:** Councillors Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McNamee, Palmucci and McFarland, who presided.

City Clerk Joe Shea announced he received a draft of the Special Permit with maps and a report from Lt. Dan Minton of the Quincy Police Dept. on the logged calls from the Presidents City Inn.

On the motion by Councillor Hughes, seconded by Councillor Gutro, to amend the permit adding the condition that adequate mature aborvitaes sixty feet in height be planted to act as a total screen to the rear of the property on Newton Avenue, the motion was passed by a 9-0 roll call vote.

On the motion by Councillor Hughes, seconded by Councillor Gutro, to amend the permit adding the condition of a "Residential Exterior" on the building facing the Newton Avenue residences, the motion was passed by a 9-0 roll call vote.

On the motion by Councillor Hughes, seconded by Councillor Gutro, to amend the permit requiring the applicant to repair or replace the fence along the back of the building on Newton Avenue, the motion was passed by a 9-0 roll call vote.

**On the motion by Councillor Hughes, seconded by Councillor Gutro, to amend the permit requiring the windows facing Newton Avenue to be smoked or glazed to allow light but not the ability to see in or out, the motion was passed by a 9-0 roll call vote.**

**On the motion by Councillor Hughes, seconded by Councillor Gutro, to amend the permit requiring drainage concerns as outlined by H. W. Moore to be addressed prior to the issuance of an occupancy permit, the motion was passed by a 9-0 roll call vote.**

**On the motion by Councillor Gutro, seconded by Councillor Hughes, to amend the permit requiring the applicant to meet/coordinate with the School Dept. at least once monthly to avoid conflicts as the construction of Central Middle School (which is right next door) takes place simultaneously, the motion was passed by a 9-0 roll call vote.**

**Councillor Hughes moved to pass the permit with six amendments and the discussion continued until Councillor Hughes moved the question to end debate, which was ended by a 9-0 roll call vote. Councillor Gutro seconded both motions. The permit was passed with six amendments on an 8-1 roll call vote with Councillor Palmucci voting in the negative. Councillor Palmucci had expressed great concern about the number of Police calls at this location identifying them as having an immense impact on the community -- which is one of the matters that must be considered when taking action on Special Permits. Councillor Palmucci also said he needs assurance that the clientele will be improved. He has no assurance of that. Councillor Palmucci also suggested an amendment to prohibit long-term stays, and Solicitor Timmins said the Council lacked the authority to impose that as a condition.**

**Councillor Hughes asked Solicitor Timmins if exclusive use of credit cards could be required for room rentals, and he said he would recommend against it because there are no records or studies to prove its effectiveness – most stipulations to Special Permits are land-use conditions. Attorney Fleming said it would be the applicant's *policy* not to accept cash from first-time visitors and/or to keep a driver's license or other ID with cash payments. He also said for maximum security at the site all the doors along the parking lot side with the exception of the keyed entrance ways will be closed and the motel will be converted to a hotel-type setting where all visitors enter at only one door in a lobby setting where they check in.**

**The meeting was adjourned at 7:55 PM.**

**7:25 PM PUBLIC HEARING #2012-152 PENDING IN PUBLIC WORKS**  
***Petition from National Grid-gas main Marlboro Street***

The City Council conducted a Public Hearing on Monday, October 1, 2012 commencing at 8:03 PM in the City Council Chambers on Order #2012-152 pending in the Public Works Committee relative to a petition from National Grid-gas to install & maintain approx. 120 feet of 4 inch gas main for new gas service at 36 Marlboro Street. **PRESENT:** Councillors Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McNamee, Palmucci and McFarland, who presided.

**SPEAKING IN FFAVOR:**

Ms. Barbara Kelliher, Acting Permit Rep. from National Grid.

There was no opposition to the petition.

The public hearing was adjourned at 8:05 PM.

**7:30 PM CITY COUNCIL MEETING**

The City Council met in the City Council Chambers on Monday, October 1, 2012 commencing at 8:05 PM. **PRESENT:** Councillors Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McNamee, Palmucci and McFarland, who presided.

***1. Minutes of Previous Meeting***

**DRAFT MINUTES ARE POSTED ON THE WEB.** Council President McFarland tabled the minutes saying criteria for the minutes will be developed in the near future.

**2. #2012-171 Appropriation of \$23,475.34 (authorization for payment of previous year fuel expense for FY2012) – charged to Public Works Fuel Account –From fiscal year 2013 - On the motion by Councillor Finn, seconded by Councillor Coughlin, the order was passed by a unanimous roll call vote.**

**3. #2012-172 Gutro/Laforest resolve re: Supporting an Amendment to Senate Bill 1985 creating a State Coastal and Shorefront Infrastructure Fund - On the motion by Councillor Gutro, seconded by Councillor Laforest, the resolve was adopted by a unanimous roll call vote and will be sent to the City's legislative delegation to show support for**

**Senate Bill #1985 that would establish and administer a Coastal and Shorefront Infrastructure Fund, from which the Commonwealth of MA may enter into binding commitments to make loans and other forms of financial assistance to local governmental units and eligible borrowers. The resolution calls on the State to make funds currently available for dam repairs available for seawall repairs.**

**4. Palmucci - Pending in Public Works Committee #2012-023**

**Utility Company Responsibility – double poles**

**THIS ITEM WAS STRUCK FROM THE AGENDA BY COUNCILLOR PALMUCCI AND WILL BE TAKEN UP AT A FUTURE MEETING**

**5. #2012-173 Accepting Gifts totaling \$3,000 from Various Donors  
2012 Mayor's Cup Golf Tournament – On the motion by Councillor Coughlin, seconded by Councillor Croall, the gifts were accepted by a unanimous roll call vote.**

**6. On the motion by Councillor Laforest, seconded by Councillor Coughlin, the following orders (#2012-174 and #2012-174 A thru U) were referred to the Public Works Committee and the Ordinance Committee for advertising.**

**#2012-174 Amending MGL CHAPTER 13.08 RE: SEWER SERVICE SYSTEM**

- 7. #2012-174 (A) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Cost of App. & Insp. Existing Charge \$300 – Proposed Charge \$375**
- 8. #2012-174 (B) #2012-174 (A) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Unmetered Connection Existing Charge NONE –Proposed Charge \$5,000**
- 9. #2012-174 (C) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Assessment Charged by MWRA – Existing Charge NONE – Proposed Charge to be the cost charged to City by MWRA**
- 10.#2012-174 (D) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Cost of Unmeteed Use FIRST OFFENSE – Existing Charge NONE – Proposed Charge \$500**

- 11.#2012-174 (E) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Cost of Unmetered Use SECOND OFFENSE Existing Charge NONE –  
Proposed Charge \$1,000**
- 12.#2012-174 (F) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Cost of Unmetered Use THIRD OFFENSE Existing Charge NONE –  
Proposed Charge \$2,500**
- 13.#2012-174 (G) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Sewer Pipe Inspection single day Employee Time – Existing Charge  
NONE Proposed Charge \$200**
- 14.#2012-174 (H) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Sewer Pipe Inspection multi-day Employee Time – Existing Charge  
NONE Proposed Charge \$200 per day**
- 15.#2012-174 (I) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c.40 s. 58  
Deny access to property – Existing Charge NONE – Proposed Charge  
\$25 per visit**
- 16.#2012-174 (J) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Private Infrastructure Analysis—Existing Charge NONE – Proposed  
Charge Variable Labor & Materials**
- 17.#2012-174 (K) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c.40 s. 58  
Private Infrastructure Repair -- Existing Charge NONE – Proposed  
Charge Variable Labor & Materials**
- 18.#2012-174 (L) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Lateral maintenance residential – Existing Charge NONE – Proposed  
Charge \$375**
- 19.#2012-174 (M) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Lateral maintenance large residential& mixed use – Existing Charge  
NONE – Proposed Charge \$500 or \$250/hr. whichever is greater**
- 20.#2012-174 (N) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58  
Non-residential lateral maintenance – Existing Charge NONE –  
Proposed Charge \$1,000 or \$500/hr. whichever is greater**
- 21.#2012-174 (O) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58**

- Lateral Repair or Replacement – Existing Charge NONE – Proposed Charge Employee Labor Costs plus Materials**
- 22.#2012-174 (P) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge non-residential customer – first offense – Existing Charge NONE Proposed Charge \$2,500**
- 23.#2012-174 (Q) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge non-residential customer – second offense – Existing Charge NONE Proposed Charge \$5,000**
- 24.#2012-174 (R) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge non-residential customer –third and subsequent offense – Existing Charge NONE-- Proposed Charge \$7,500**
- 25.#2012-174 (S) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge Residential, Large Residential or Mixed Use customer customer –first offense – Existing Charge NONE-- Proposed Charge \$1,000**
- 26.#2012-174 (T) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge Residential, Large Residential or Mixed Use customer –second offense – Existing Charge NONE-- Proposed Charge \$2,500**
- 27.#2012-174 (U) Municipal lien on real estate for unpaid charges incurred by Quincy Water Sewer customers in conformity with G.L. c. 40 s. 58 Prohibited Discharge Residential, Large Residential or Mixed Use customer - third and subsequent offense – Existing Charge NONE-- Proposed Charge \$5,000**

**COMMUNICATIONS; NONE**

**UNFINISHED BUSINESS FROM PRECEDING MTG.: NONE**

**REPORTS OF COMMITTEES:**

**On the motion by Councillor Laforest, seconded by Councillor Hughes, Council Order #2012-152 was removed from the Public Works Committee.**

**On the motion by Councilor Laforest, seconded by Councillor Hughes, Order #2012-152 granting a permit to National Grid-gas to install & maintain approx. 120 feet of 4 inch gas main for new gas service at 36 Marlboro Street was passed by a unanimous roll call vote.**

**Councillor Gutro reminded Mr. Fatseas that he'd like quarterly updates to the Council on all the various facets of the Downtown redevelopment, and Mr.**

Fatseas said a presentation would be made by the Administration within 30 days.

Councillor Finn reminded Mr. Fatseas that he'd like #2012-036 pending in the Public Works Committee in the queue and Mr. Fatseas assured him a report would be forthcoming from the Administration regarding the progress of the Broadmeadows Salt Marsh Restoration Project.

With regard to #2012-094 pending in Public Works Committee, two petitions from Verizon for conduit on the Parkingway and Granite Street required to accommodate the relocation of telecommunication facilities as required by the City of Quincy for the Quincy Center Redevelopment Project, Councillor Laforest called for a Public Hearing to be called for 6:10 PM on Monday, Oct. 22, 2012, all in favor.

With regard to #2012-151 pending in Public Works Committee, petition from National Grid for new duct bank on Field Street for Quincy Redevelopment, Councillor Laforest called for a Public Hearing to be called for 6:20 PM on Monday, Oct. 22, 2012, all in favor.

**PRESENTATIONS OF PETITIONS, MEMORIALS & REMONSTRANCES:**

Councillor Palmucci thanked the M.W.R.A. for the recent underground tour of the Blue Hills Water Supply Facility.

**SCHEDULING OF COMMITTEE MEETINGS & PUBLIC HEARINGS:**

**TUESDAY, OCTOBER 9, 2012**

**6:30 PM**      ***OVERSIGHT COMMITTEE MEETING #2012-154 Furnace Ave.***

**MONDAY, OCTOBER 22, 2012**

**6:10 PM**      ***PUBLIC HEARING OF PUBLIC WORKS COM. RE: #2012-094  
2 PETITIONS FROM VERIZON FOR CONDUIT ON PKWY. &  
GRANITE ST. REQUIRED TO ACCOMMODATE  
RELOCATION OF TELECOMMUNICATIONS FACILITIES AS  
PART OF QUINCY CENTER REDEVELOPMENT PROJECT***

**6:20 PM**      ***PUBLIC HEARING OF PUBLIC WORKS COM. RE: #2012-151  
PETITION FROM NATIONAL GRID FOR NEW DUCT BANK  
ON FIELD ST. FOR QUINCY REDEVELOPMENT PROJECTS***

**DOWNTOWN**

**6:30 PM PUBLIC WORKS COMMITTEE MEETING**

**7:30 PM CITY COUNCIL MEETING**

**#2012-138 COUNCILLOR FINN RESOLVE REQUEST FOR  
UPDATE ON CAPITAL IMPROVEMENT BONDS**

**TUESDAY, NOVEMBER 13, 2012**

**6:00 PM FINANCE COMMITTEE MEETING**

**7:30 PM CITY COUNCIL MEETING – US NAVAL SEA CADETS TO  
POST**

**COLORS WITH LTJG WILLIAM DOCKHAM USNCC**

**MONDAY, NOVEMBER 19, 2012**

**7:30 PM CITY COUNCIL MEETING**

**MONDAY, DECEMBER 3, 2012**

**7:30 PM CITY COUNCIL MEETING (TAX CLASSIFICATION) ?**

**MONDAY, DECEMBER 17, 2012**

**7:30 PM CITY COUNCIL MEETING**

**MONDAY, JANUARY 7, 2013**

**MID TERM ADDRESS**

**THE MEETING WAS ADJOURNED AT 8:39 PM.**