



**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**

D R A F T M I N U T E S

MONDAY, SEPTEMBER 24, 2012

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

The City Council acting in its capacity as the Special Permit Granting Authority conducted a Public Hearing in the City Council Chambers on Monday, September 24, 2012 at 6:30 PM on Council 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.



Speaking in favor: Attorney Edward Fleming representing Rina, Inc. – site zoned P.U.D. proposal to renovate includes conversion of motel to hotel with the construction of a 2nd floor consisting of an additional 22 hotel rooms, the creation of an interior hallway to enclose all of the room entrance doors, the construction of a new lobby entrance, office, small dining area and related parking and site improvements. There will be just one entrance from street for maximum security. Project will increase current property taxes and contribute to the City's hotel/motel tax. It is a Howard Johnson franchise.

Jim Burke, Registered Professional Engineer: Drainage on the will be greatly improved.

Architect Brian Donahue: add 2nd level to slab building and tie the two buildings together. Current 13,500 sq. ft. usage will be increased to 32,000 sq. ft. and structure will hug the property line.

SPEAKING IN FAVOR:

J, Thomas Mullaney, 115 Standish Avenue

Spoke to applicant's character and the fact that there have never been issues impacting the neighborhood since Ashish Sangani purchased it. Mr. Sangani also owns two homes in the neighborhood and lives there.

SPEAKING IN OPPOSITION:

Ms. Lisa Mui, 50 Newton Avenue

Expressed concern about the current vegetation abutting her property and asked that it be cleaned up. She said a second floor will block her sunlight and decrease the value of her home. She expected the permit to be granted and asked that a proper screen be installed to shield her house, since her house was the only other abutting property.

Councillor Gutro would like to see Zoning Board decision and letters from dept. heads on revised plans which will include landscaping plans which Councillor Coughlin also mentioned he was interested in seeing. Councillor Palmucci asked for Police logs, the Howard Johnson franchise policy and that the H. W. Moore report be available for review and discussion at the next meeting.

On a motion by Councillor Hughes, seconded by Councillor McNamee, to CLOSE public hearing – public hearing declared closed on 9/24/12 by an 8-1 roll call vote with Councillor Palmucci voting in the negative.

Correspondence was received from James M. White, PE, of

H. W. Moore dated September 20, 2012 and items contained in it are to be addressed by Attorney Fleming requested by Councillor Palmucci. Councillor Palmucci also requested Police logs from this property and a recommendation from Building Inspector Jay Duca. He also requested the Howard Johnson franchise policy to be furnished by Attorney Fleming.

Public hearing adjourned at 7:25 pm ALL IN FAVOR.

Letter from H.W. Moore dated September 20, 2012 is attached.

DRAFT MINUTES



7:30 PM

CITY COUNCIL MEETING

The City Council of the City of Quincy met on Monday, September 24, 2012 at 7:30 PM in the New City Hall Council Chambers.

PRESENT: Councillors Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McNamee, Palmucci and McFarland, who presided.

(Two items tabled at previous meeting were taken out of order.)

UNFINISHED BUSINESS FROM PRECEDING MTG.:

On the motion by Councillor McNamee, seconded by Councillor Finn, #2012-135 re: Purchase of 20 Furnace Ave. was removed from the table with triple reference to DPW, OVERSIGHT & FINANCE COMMITTEES.

On the motion by Councillor McNamee, seconded by Councillor Finn, #2012-136 Report by Powers & Sullivan was removed from the table and referred to the Finance Com.

1. **#2012-154** COUNCILLOR McNAMEE RESOLVE that the City Council obtain transaction information related to the purchase of 20 FURNACE AVE. On the motion by Councillor McNamee, seconded by Councillor Coughlin, the resolve was referred to the Oversight

Committee and will be discussed at the Committee meeting on Tuesday, October 9, 2012 at 6:30 PM.

2. **#2012-155 APPROPRIATION OF \$270,000 TO LIBRARY DEPT – REGIONAL SERVS. – CHARGED TO REVENUE OF FY13-** On the Motion by Councillor Finn, seconded by Councillor McNamee, the order was passed by a unanimous roll call vote. The library was awarded \$270,000 from the Board of Library Commissioners for the FY 2013 and it will be distributed to Personal Services, Contractual Obligations, Books and Materials, etc.

3. **#2012-156 ACCEPTING GIFT OF \$1,000 FROM GRANITE TELECOMMUNICATIONS FOR D.A.R.E. PROGRAM.** On the Motion by Councillor Coughlin, seconded by Councillor Croall, the gift was accepted by a unanimous roll call vote.

4. **#2012- 157 ACCEPTING GIFT OF \$750 FROM TWIN RIVERS TECHNOLOGYFOR D.A.R.E. PROGRAM –** On the motion by Councillor Laforest, seconded by Councillor Palmucci, the gift was accepted by a unanimous roll call vote.

5. **#2012-158 ACCEPTING GIFTS TOTALING \$14,500 FROM VARIOUS DONORS - 2012 MAYOR’S CUP GOLF TOURNAMENT TOURNAMENT-** On the motion by Councillor Coughlin, seconded by Councillor Croall, the gift was accepted by a unanimous roll call vote.

LATE ITEM:

On the motion by Councillor Coughlin, seconded by Councillor Croall, to accept another gift as a late item, all in favor.

#2012-170 Accepting Gift of \$250 from QUINCY MUTUAL FIRE INSURANCE COMPANY AS A DONATION TO THE FIRE DEPT. FOR FIRE PREVENTION WEEK - On the motion by Councillor Palmucci, seconded by Councillor Finn, the gift was accepted by a unanimous roll call vote.

COMMUNICATIONS:

A letter about Furnace Avenue flooding dated September 10, 2012 addressed to Council President McFarland was received from Michael J. Cronin of 96-98 Cross Street. On the motion by Councillor McNamee, seconded by Councillor Laforest, the communication was referred to the Oversight and Public Works Committees.

ELEVEN COMMUNICATIONS WERE RECEIVED FROM TRAFFIC ENGINEER JACK GILLON AND WERE REFERRED TO THE ORDINANCE COMMITTEE FOR ADVERTISING. ACTION WILL BE TAKEN ON ORDERS #2012-159 THRU #2012-169 AT THE CITY COUNCIL ON OCTOBER 22 AFTER THEY HAVE BEEN ADVERTISED IN THE QUINCY SUN.

REPORTS OF COMMITTEES: COUNCILLOR COUGHLIN/CROALL REMOVED #2012-142 from the Ordinance Committee DELETING HP SIGNS AT 3 Keyes St. Motion by Coughlin/Croall order was passed by a unanimous roll call vote.

Councillor Palmuccci/Gutro removed #2012-154 from Rules Committee and as amended at the September 19, 2012 Rules Com. mtg. the last two paragraph will read:

Be it further Resolved that the City Council agenda be modified to include a provision enabling the body to review minutes of preceding meeting by amending Rule #27 ORDER OF BUSINESS & AGENDA BY ADDING AS #4 Approval of Previous Meeting Minutes.

Be it further Resolved that the Rules of the City Council add a new Rule #55

All approved City Council Minutes and City Council Meeting Agendas be posted on the City of Quincy website not later than 10 days after final approval.

On the motion by Councillor Gutro, seconded by Councillor Palmucci, the above new rules for the City Council were passed by a unanimous roll call vote.

Councillor Gutro submitted a copy of Veterans Committee minutes to the City Clerk. Councillor Coughlin said digital recording began under his Council Presidency, and a CD of any recorded meeting could be burned upon request.

With regard to the matter of Remote Access to City Council meetings, #2012-039, interest was expressed in Council utilization Only the Mayor has the authorization to approve, and the Administration is requested to report back on the technological, financial and application to others.

COUNCILLOR FINN THANKED CHIEF FINANCIAL OFFICER MARK CAVANAGH FOR THE INFO HE PROVIDED ON THE WARRANTS, HISTORY AND TRANSACTIONS OF #2007-101 AND #2011-016 CAPITAL IMPROVEMENT BONDS. COPY OF THIS INFORMATION IS AVAILABLE IN THE CITY COUNCIL OFFICE.

PRESENTATIONS OF PETITIONS, MEMORIALS & REMONSTRANCES:

COUNCILLOR COUGHLIN MENTIONED RECENT DEATH OF PAUL REARDON. COUNCILLOR GUTRO MENTIONED THE MOTORCYCLE ACCIDENT AND TRAGIC DEATH OF AN 8-YEAR OLD AND HIS FATHER. COUNCCILLOR CROALL MENTIONED RECENT DEATH OF 33-YEAR OLD KEVIN MOORE AFTER A LONG ILLNESS. COUNCILLOR CROALL ALSO MENTIONED THE RECENT DEATH OF JIM McGROARTY.

SCHEDULING OF COMMITTEE MEETINGS & PUBLIC HEARINGS:
Councillor Finn changed the scheduled date of the next Finance Committee meeting from October 1 to Tuesday, November 13, 2012 at 6:00 PM
The schedule of all upcoming meetings is shown below:

SCHEDULE OF UPCOMING CITY COUNCIL MEETINGS

MONDAY, OCTOBER 1, 2012

6:30 PM SPGA MEETING - #2012-103 RINA, INC., 847 HANCOCK ST.
7:25 PM PUBLIC HEARING PENDING IN PUBLIC WORKS COM.
NATIONAL GRID PETITION #2012-152
7:30 PM CITY COUNCIL MEETING

TUESDAY, OCTOBER 9, 2012

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

MONDAY, OCTOBER 22, 2012

6:30 PM PUBLIC WORKS COMMITTEE MEETING
7:30 PM CITY COUNCIL MEETING

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 (tax classification?)

MONDAY, DECEMBER 3, 2012

7:30 PM CITY COUNCIL MEETING

MONDAY, DECEMBER 17, 2012

7:30 PM CITY COUNCIL MEETING

MONDAY, JANUARY 7, 2013

MID TERM ADDRESS

MEETING WAS ADJOURNED AT 8:25 PM.