



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, April 24, 2013

MEMBERS PRESENT: Chairman William Geary, William Adams, Coleman Barry, James Fay, Richard Meade

MEMBERS ABSENT: None.

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Christine Chaudhary, Planning Board Recording Secretary
Kristina Johnson, Director of Transportation Planning
Brian F. McNamee, Ward 6 City Councillor

Meeting called to order and attendance roll call taken at 7:30 PM by Chairman William Geary.

7:32 PM VOTE TO ACCEPT APRIL 10, 2013, PLANNING BOARD MINUTES

MOTION: by Member Adams to accept the April 10, 2013, Planning Board meeting minutes

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

CONTINUED PUBLIC HEARING:

Chairman William Geary read into the record:

7:35 PM Continued Public Hearing, "Boardwalk Residences at Marina Bay", Lots 48, 55, 56, 58 and 78 off Victory Road, Special Permit Site Plan Review, Planning Board Case No. 2012-14

In accordance with the provisions of Chapter 40A, Section 11 of the General Laws, and Title 17 of the Quincy Municipal Code (the "Zoning Code"), the Quincy Planning Board will hold a continued public hearing on Wednesday, April 24, 2013 at 7:35 P.M. at the Kennedy Center, 440 East Squantum Street, North Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, Massachusetts, for: (i) Site Plan Review approval under Section 9.5 of the Zoning Code; (ii) a Special Permit for a Major Nonresidential Use (retail operation, large (5,000-20,000 gross sq. ft.)) under Sections 3.1.3 and 9.4 of the Zoning Code; and (iii) a Special Permit for Off-Street Parking under Sections 5.1.17 and 9.4 of the Zoning Code. The proposal includes the development of a mixed-used complex containing 382 residential units in two buildings, approximately 18,500 square feet of retail space, and other amenities, together with certain site improvements as shown on revised Special Permit Application plans dated January 29, 2013 and filed with the Planning Board located on or adjacent to lots 48, 55, 56, 58 and 78 (also referred to by the Assessors Office as lot 57 – MPL: 6076C-75-57) off Victory Road in Marina Bay, Quincy,

Massachusetts, within a Business C Zoning District as shown on Assessors' Plan Nos. 6076 and 6076C:

<u>Lot 48:</u>	<u>6076C-67-48</u>
<u>Lot 55:</u>	<u>6076C-69-55</u>
<u>Lot 56:</u>	<u>6076C-70-56</u>
<u>Lot 58:</u>	<u>6076-76-58</u>
<u>Lot 78:</u>	<u>Portion of 6076C-75-57</u>

NOTE: Above public hearing was closed as to oral testimony by the Board on March 6, 2013. The record as of May 6, 2013, remains open for additional written comments only from interested parties and the public.

Discussion of the following six (6) procedural motions voted and passed by the Board with respect to this matter at its March 6, 2013, Planning Board meeting.

1) MOTION: by Member Barry that within 10 business days, the Applicant shall submit for the Board's review and approval a progress print of a Recordable plan and narrative document for the proposed vehicular, pedestrian and utility access easement document for Lot 77 (Haul Road).

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

2) MOTION: by Member Barry that within 10 business days, the Applicant shall submit a revised Stormwater Management Plan, satisfactorily addressing the February 4, 2013 comments of the Board's Peer Reviewer HW Moore.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

3) MOTION: by Member Barry that within 10 business days, the Applicant shall submit a revised Boat Storage Lot parking plan satisfactorily addressing the February 4, 2013 comments of the Board's Peer Reviewer HW Moore.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

4) MOTION: by Member Barry that within 10 business days, the Applicant shall submit an approval not required plan to combine Lots 56 and 82 as shown on Sheet 6 of the Definitive Subdivision Plan, and entitled "Plot Plan, Victory Road" into a single development lot. Said combined lot will not be subject to future subdivision as a binding condition of the North Building Site Plan Special Permit issuance.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

5) MOTION: by Member Barry that within 10 business days, the Applicant shall submit for the Board's review and approval the proposed pedestrian access and public parking easement document and Recordable plan for areas adjacent to Victory Road Extension (areas outside of layout).

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

6) MOTION: by Member Barry that within 10 business days, the Applicant shall submit for legal review, and the Board's review and approval, a draft covenant.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

Chairman Geary explained that this Public Hearing was closed to oral testimony at the March 6, 2013, Planning Board open public meeting, though the record remained open for written testimony and reports.

The Chairman noted that hundreds of comments and reports were received and made part of the record. The Chairman further explained that testimony would be accepted this night only from the Petitioner's team, the Board Members, and Planning Department's staff. At the conclusion of this commentary, the hearing will be closed for all purposes--with respect to all additional testimony, including written.

7:38 PM: Planning Director Dennis E. Harrington said that there will be oral comments from the Applicant and its agents regarding final plan revisions. At the end of the Applicant's reporting, there will be a written report submitted to the file. The Planning Director stated that the Applicant's Attorney Bryan Connolly's comments will be taken as evidence this evening; these comments will be the status of the project's Application—not considered arguments, but a status report. The Board may of course ask for additional information or revisions, the Director stated.

Attorney Bryan Connolly, DLA Piper, Boston, representing the Applicant, thanked the Planning Board, and stated that the Applicant's project team was present in case needed. Attorney Connolly highlighted changes made since their last presentation to the Board due to comments received from the public, the Board, and the peer reviewers—changes that make this a better project, he said. The project is significantly smaller, he stated, with 352 residential units proposed now vs. 465 originally proposed: North Building now 195; South Building now 157. There is a reduction in mass, he stated, with the elimination of the top story of the North Building; both North and South Buildings are now 5-story buildings, 4 residential stories over retail and parking. The South Building's footprint has been reduced by 34 feet by the elimination of 8 residential units. Attorney Connolly stated that these changes have allowed more open views. All parking spaces are 9 feet wide, including garage parking, and available parking still exceeds the Zoning Ordinance requirement.

Attorney Connolly explained a new commitment to mitigate traffic--in addition to improvements to infrastructure already presented in prior meetings: the planned shuttle service expansion. Attorney Connolly stated that, at the sole expense of the Applicant, the shuttle service will be significantly supplemented for all residents and workers in Marina Bay with shuttles to and from the North Quincy Train Station. In keeping with Councillor McNamee's recommendation, the plan is to have a 25-passenger shuttle bus, which will be managed by a professional and reliable company. Hopefully, this plan will be carried out in conjunction with MB Access. Attorney Connolly outlined the increased shuttle service: added loops, and increased frequency, hours of operation to be 6 am-9 am and 4 pm-6 pm Monday through Friday. He stated that the expected traffic impact reduction is 5%-10%, or 15%-20% if every shuttle is full. The new shuttle plans along with other mitigation measures (such as restriping and residential unit number reduction) will have an expected traffic impact overall reduction of 15%-20%.

Attorney Connolly responded regarding a few public realm ideas proposed by Halvorson Design previously. Near the North Building driveway, Attorney Connolly deferred to the Planning Board regarding Halvorson's suggestion of planting trees and building a turn-around at the end of the driveway instead of keeping the proposed nine (9) parking spaces. Attorney Connolly also deferred to the Planning Board regarding Halvorson's suggestion of moving parking striping for spaces along Haul Road to right along the South Building—with the result of losing three (3) parking spaces in this area. Regarding Halvorson's ideas for the 18-space parking lot located east of the North Building, Attorney Connolly stated that they Applicant's team feels very strongly that this important public

parking lot fulfills the need of parking right near the Boardwalk, the businesses, and in the heart of the marina. Attorney Connolly respectfully asked the Board to approve this 18-space lot. Lisa Serafin, Redgate Real Estate Advisors, Boston, added that the team, upon Halvorson's suggestion, eliminated three parking spaces at the corner of the North Building in order to enhance the pedestrian connection. Attorney Connolly summed up by stating that substantial changes have been made to the proposal over the life of the lengthy and thorough review, resulting in dramatic public realm improvements.

7:54 PM: Planning Director Harrington stated that Attorney Connolly provided adequate project revisions and key information, which will be submitted in writing within five (5) days to this Board by the Applicant. The Director asked if the Applicant's landscape architects would like to speak. Mr. Kris Lucius, RLA, Associate, Landworks Studio, Inc., 112 Shawmut Avenue, Studio 6B, Boston, commented. Mr. Lucius spoke about changes made to the North Building—the Boardwalk stairs have been brought out to avoid people confronting the wall of the building. The stairs now afford a nice view out over the water toward the Kennedy Library area. Also, wheelchair accessibility was created in this area by the re-design so wheelchairs would not have to turn around due to the pathway being inaccessible. The Director stated that Halvorson Design would review this re-designed proposal.

Planning Director Harrington said that there are easements that are required to be Board approved. The Director stated that an easement is needed for 16 retail public parking spaces as well as a pedestrian walkway on Lot 79, (South Building lot). There is a public parking requirement for the mixed-use buildings based on retail space size which is governed by the Quincy Zoning Code. After discussions with Jay Duca, Quincy Inspectional Services Director, there will be a three-hour restriction on these spaces to ensure public retail parking spaces are used for that purpose.

The Director stated that he spoke with Attorney Bryan Connolly about identifying those true-retail parking spaces, as required by Code. The Director stated that Planning Board Member James Fay came into the office to review the easements. Attorney Lawrence DiNardo of Baker, Braverman, Barbadoro, PC, Quincy, has been engaged as attorney for the Board on Land Court document issues. Other required easements include: easement for sidewalks on Lot 82, easement for pedestrian area on Lot 33, easement on Lot 77 for pedestrians and bicycles and emerging vehicles from Lot 80 to the Boardwalk. The Director stated that the plan and narrative language for easement documents is about 95% complete, and that the Board is ready to vote Approval on the Motions tonight.

(Note: After each of the following motions, the Chairman asked if the Board had additional comments or wanted discussion. None needed.)

8:03 PM

MOTION: by Member Fay that the Board hereby approves for the benefit of the City of Quincy a non-exclusive easement in perpetuity as submitted by Flagship Marina Bay LLC regarding the Recordable plan and narrative document for the proposed 40-feet in width vehicular, bicycle, pedestrian, and subsurface utility access easements along a Lot 77 (Haul Road) in a Southerly direction terminating at Victory Road.

The Board hereby approves for the benefit of the City of Quincy a non-exclusive easement in perpetuity as submitted by Flagship Marina Bay LLC regarding the Recordable plan and narrative document for the proposed emergency vehicle, bicycle, and pedestrian access along Lot 77 in a Northerly direction terminating at the existing Coastal Bank.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:04 PM

MOTION: by Member Fay that the Board hereby approves the pedestrian access easement, along Victory Road Extension adjacent to Lot 33 as submitted by Flagship Marina Bay LLC. Said easement terminating at the entrance to the building located at 500 Victory Road as stipulated in the Definitive Subdivision Plan.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:05 PM

MOTION: by Member Fay that subject to final departmental review and approval the Board approves the proposed pedestrian access easement document and Recordable plan for the areas adjacent to Lot 82 at Victory Road Extension (areas outside of layout).

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:06 PM

MOTION: by Member Fay to adopt, as a condition subject to Special Permit approval, that all existing parking spaces along Victory Road shall remain private with no less than 2 spaces designated for handicap parking. All eight (8) newly created parking spaces outside the layout Victory Road within Lot 79 shall be open retail use spaces not available for residential use or for lease to any party, each space restricted to a three (3) hour parking limit with no overnight use allowed. All newly created parking spaces within the layout Victory Road adjacent to proposed Lot 83 shall be open retail use spaces not available for employee or residential use or for lease to any party, each space restricted to a three (3) hour parking limit with no overnight use allowed.

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

8:07 PM

MOTION: by Member Meade that within ten (10) business days the Applicant shall verify the size of the existing Victory Road Extension sewer line and video the sewer line for its entire length within the existing and proposed new Victory Road Extension. A report should be submitted summarizing the condition of the sewer line, and noting any deviations in vertical and horizontal alignment, cracks and open joints

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

8:08 PM

MOTION: by Member Meade that within ten (10) business days the Applicant shall engage an independent testing firm to conduct core borings of the pavement in the existing portion of the Victory Road Extension, and determine the thickness of the pavement in not less than four locations. The testing firm shall be required to submit a report on their findings

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

8:09 PM

MOTION: by Member Meade that as recommended by the Board's Peer Reviewer HW Moore, the Board hereby approves the Applicant's Stormwater Management Plan, as revised through 4/14/13. Plan as submitted satisfactorily addresses all stormwater issues as identified through the Special Permit process.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:10 PM

MOTION: by Member Meade that the board endorse the "approval not required" plan to combine Lots 56 and 82 as shown on Sheet 6 of the Definitive Subdivision Plan, and entitled "Plot Plan, Victory Road" into a single project development lot (proposed Lot 83). Said combined development lot will not be subject to any present or future encumbrances or future subdivision as a binding condition of the North Building Site Plan Special Permit issuance

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:11 PM

MOTION: by Member Barry that the Applicant will submit within five (5) business days a final plan and proposal for enhanced shuttle bus service operations with data related to reduced peak hour traffic volumes.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

8:12 PM

MOTION: by Member Barry that the Board authorizes staff to finalize legal review of the Subdivision covenant as submitted by the applicant.

SECOND: Member Meade

VOTE: 5-0 MOTION CARRIES

The Chairman noted that many of these motions track the motions made at the March 6, 2013, Planning Board Meeting. He asked if there were any motions made at that March 6th meeting that have not been complied with. The Planning Director stated that the Department did receive some of the information from Attorney Connolly and Attorney DiNardo as late as 3 pm this date, and that there are some minor issues which remain open. When the Board adopts the final Special Permits, there will be appropriate votes taken on public realm landscape issues as well as the Applicant's current plan for two, 5-story buildings. The North Building will have some restricted parking spaces at the rear of that building for residents of the building, and the South Building area will have some 3-hour restricted parking. Several parking spaces will encroach on Lot 77, which is owned by Flagship. Lots 56 and 82 will become Lot 83, under the revised plans. There will be ten (10) private spaces with access through the 500 Victory Road parking area on the opposite side of the South Building controlled by the Applicant, which will not affect public or residential parking. These ten spaces will be shown on the plan. The Director stated that whether the parking restrictions belong in the easements or in the Special Permit is dependent upon how the Board rules, upon the advice of counsel, Planning Department staff, and the Applicant. Though there are some details to be worked out, details could be voted at a Planning Board meeting during May 8, 2013.

The Director advised the Applicant's counsel to compile a draft Decision document and forward same for review along with a new project plan set by May 8, 2013.

In response to a question from Chairman Geary about how many public parking spaces are there in the newest plan, Ms. Lisa Serafin, Redgate, answered 18+16+12+37 (83) plus the 225 spaces available in the boat storage lot for a total of 308.

With respect to public realm improvements, Chairman Geary asked the Director if more discussion was necessary or were the Halvorson Design options that were submitted to the Planning Department ready to be voted upon? The Director stated that if the Board was ready, votes could be taken. Member Adams, who reviewed the newly proposed plans along with other Members, stated that Mr. Diarmuid O'Connell, Holmes & Edwards Architects, Quincy, was engaged as peer reviewer to enhance the public realm on this project.

8:19 PM

MOTION: by Member Adams that the Planning Board approves Option-3: Turn-Around Circle with Planting along Building Façade, as shown on Plan entitled: Boardwalk Residences at Marina Bay, North Building Driveway Study, Halvorson Design Partnership, dated 03/06/13.

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

8:20 PM

MOTION: by Member Adams that the Planning Board approves Option-1: 90 Degree Parking with Street Trees (both sides of Haul Road), as shown on Plan entitled: Boardwalk Residences at Marina Bay, South Building Parking Study, Halvorson Design Partnership, dated 03/06/13. Modified by the Board to allow a one-way traffic design in a Northerly direction.

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

8:21 PM

MOTION: by Member Meade regarding Option-1: Reduce Parking w/Open Plaza Space, as shown on Plan entitled: Boardwalk Residences at Marina Bay, Boardwalk Plaza Study, Halvorson Design Partnership, dated 03/06/13 that the Planning Board adopts and approves Option-1 design for public restricted retail parking, with three-hour maximum duration, with no overnight parking, with no residents' parking, and no employee parking.

Applicant's Attorney Bryan Connolly expressed concern with Option 1: He stated that this option would eliminate the dumpster location for one of the neighboring businesses and would eliminate three parking spaces, and possibly six parking spaces. The Board moved forward with the Motion after brief discussion.

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

Planning Director Harrington briefly discussed restrictions on parking leading to a Motion.

8:23 PM

MOTION: by Member Meade that all newly created parking spaces within Lot 79 and Lot 83 shall be open retail use spaces, not available for residential use, nor leased to any party; these spaces shall be restricted to three-hour parking, with no overnight parking, except the 10 spaces that will be private

spaces controlled by the Applicant, and proper signage will be posted, and these spaces will be within the landlord's jurisdiction.

SECOND: Member Adams
VOTE: 5-0 MOTION CARRIES

Chairman Geary stated that the evidentiary matters before the Board tonight have concluded.

Planning Director Harrington summed up a few outstanding items. The Applicant will submit a written shuttle service plan which will be sent to traffic engineer Jeff Dirk, of VAI, Boston, for comments/approval. Coordinated public realm plans will be worked out with Charles Koslowski at Halvorson Design. New landscaping and elevation information is needed for both sides of the South Building. The applicant will deal with Halvorson Design and Holmes & Edwards to work on alternative screening options for the garages.

8:27 PM

MOTION: by Member Meade that prior to issuance of any occupancy permit for the proposed Lot 83 residential building, Applicant is required to install signage for retail surface parking areas designating restrictions to be enforced by the Applicant and/or its successors in title.

SECOND: Member Barry
VOTE: 5-0 MOTION CARRIES

8:28 PM

MOTION: by Member Meade to approve a Site Plan-Special Permit Decision for a total of 352 residential units at the project site. North Building, 195 units; South Building, 157 units.

SECOND: Member Barry
VOTE: 5-0 MOTION CARRIES

8:29 PM

MOTION: by Member Adams to approve endorsement of the Land Court plan entitled: Plan of Land, Combining Lots 56 and 82 being shown on LCC 27744U and LCC 27744-3 creating Lot 83, Quincy, (Squantum District) Mass., dated March 12, 2013, by Harry R. Feldman, Inc., Land Surveyors, 112 Shawmut Avenue, Boston, Massachusetts.

SECOND: Member Fay
VOTE: 5-0 MOTION CARRIES

The Chairman asked if the Board had any further questions or wanted to discuss any item regarding any of the evidence presented during the totality of the Public Hearing. None.

8:31 PM

MOTION: by Member Meade to Close the Public Hearing
SECOND: Member Adams
VOTE: 5-0 MOTION CARRIES

BUSINESS MEETING:

- 1. One Planning Board Decision was executed:
 - 243-245 Willard Street, Site Plan Review, Planning Board Case No. 2013-04

8:35 PM

MOTION: by Member Meade to adjourn

SECOND: Member Barry

VOTE: 5-0 MOTION CARRIES

PLAN OF LAND
COMBINING LOTS 56 AND 82 BEING
SHOWN ON LCC 27744U AND LCC 27744-3
CREATING LOT 83
QUINCY, (SQUANTUM DISTRICT) MASS.

SCALE: 1"=100'

HARRY R. FELDMAN, INC.

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BOSTON, MASS. 02118

MARCH 12, 2013

LAND SURVEYORS

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GRAPHIC SCALE

RESEARCH RGA	FIELD CHIEF TRA	PROJ MGR	APPROVED	SHEET NO. 1 OF 1
CALC GL	CADD TRA	FIELD CHECKED	CRD FILE 13258	JOB NO. 13492B

FILENAME: S:\PROJECTS\13400s\13492\13492-LCC-4.dwg