



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, May 15, 2013

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

MEMBERS ABSENT: William Adams

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Kristina Johnson, Planning, Transportation Director
Christine Chaudhary, Planning Board Recording Secretary

Meeting called to order and attendance roll call taken at 7:10 PM by Chairman William Geary.

7:11 PM VOTE TO ACCEPT APRIL 24, 2013, PLANNING BOARD MINUTES

MOTION: by Member Meade to accept the April 24, 2013, Planning Board meeting minutes

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

7:12 PM VOTE TO ACCEPT MAY 1, 2013, PLANNING BOARD MINUTES

MOTION: by Member Meade to accept the May 1, 2013, Planning Board meeting minutes

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

PUBLIC MEETING:

7:13 PM: Public Meeting, "Boardwalk Residences at Marina Bay", Lots 48, 55, 56, 58, 77, 79, 80, 81 (proposed Lot 83) and Lot 78 off Victory Road, Special Permit Site Plan Review, Planning Board Case No. 2012-14

Chairman Geary read into the record: 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 an open public meeting on Wednesday, May 15, 2013 at 7:05 P.M. (actual start time 7:13 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, 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 352 residential units in two buildings, each with a two (2) level parking

garage, approximately 18,500 square feet of retail space, landscaping and other amenities, together with surface parking areas and certain site improvements on:

<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>

Planning Director Dennis E. Harrington explained that this was an open public meeting of the Planning Board, not a public hearing. He stated that the Board voted at previous Planning Board meetings on: each of the required easements; special permit for major non-residential use; 352 residential units; 9-foot parking spaces in all residential garages. Additional votes were taken including for the enhanced shuttle bus service and traffic easements. Chairman Geary and the Director attended a meeting in Boston at HW Moore's offices to review revised plans. Final sets of plans were submitted (dated May 8, 2013), incorporating all of the remaining minor modifications. The May 8, 2013, plan set will be filed with the City Clerk, stated the Director. Attorney Bryan Connolly has crafted the Decision, and the document has been revised several times during the review process. The result is a final document that has also been reviewed by Attorney Lawrence DiNardo, Baker, Braverman, Barbadoro, PC, of Quincy, especially for public easement information, as well as reviewed by Planning Department staff Planners including Kristina Johnson and Elizabeth Manning. The Director asked for a confirmatory vote regarding the several easements, noting that legal documents were previously distributed to the Planning Board for review. The Director explained that one easement is Flagship to Flagship regarding parking to the rear of the North Building site, but all other easements are Flagship to City of Quincy. The Director noted that several Members were involved in the on-going review meetings related to the easement documents.

Planning Director Harrington asked for a confirmatory vote on the number of residential units, which has been set at 352. The Director also stated that a Covenant has been prepared in final form for Victory Road Extension. The roadway will be reconstructed, as it was confirmed to be substandard. Upon examination, the sewer line was found to be 12 inches in diameter, and adequate to service the area with the addition of the proposed development. The sewer will be cleaned, due to a build-up of restaurant grease, and a portion at the "tear-drop" area will have its slope corrected via construction. The Director noted that the ANR plan (creating Lot 83) has been revised to correct a technical error on a notation, and that the Board should now be prepared to endorse the plan.

The Director stated that there is also a Covenant for the building of the roadway project, which will be signed by the Board tonight. The City requires the building of improvements for one year, with three one-year extensions available when applied for by the Applicant. When each extension is applied for, a one-year extension will be granted, and an annual inspection must be completed at the Applicant's expense. The Director stated that documents will be on file with the City Clerk on Friday of this week (6/17/13). The Chairman called for confirmatory votes from the Board on the Application, easements, and enhanced shuttle bus program.

7:22 PM:

MOTION: by Member Barry for project Approval: On September 24, 2012, the Applicant submitted an application (the "Application") to the Quincy Planning Board (the "Planning Board") requesting: (i) Site Plan Review Approval for the Project (the "SPR Approval") pursuant to Section 9.5 of Title 17 of the Quincy Municipal Code (the "Zoning Code"); (ii) a Major Nonresidential Use Special Permit (Retail Operation, Large (5,000-20,000 gross sq. ft.)) for the Project pursuant to Sections 3.1.3 and 9.4 of the Zoning Code (the "MNU Special Permit"); and (iii) a Parking Special Permit for the Project pursuant to Sections 5.1.17 and 9.4 of the Zoning Code (the "Parking Special Permit"; and together with the SPR Approval and the MNU Special Permit, the "Project Approvals").

SECOND: Member Meade

VOTE BY EACH MEMBER STATING NAME: 4-0 MOTION CARRIES

7:24 PM:

MOTION: by Member Meade to Approve the enhanced shuttle service plan dated May 1, 2013

SECOND: Member Barry

VOTE BY EACH MEMBER STATING NAME: 4-0 MOTION CARRIES

7:25 PM:

MOTION: by Member Meade to Approve and incorporate Easements:

1. Form of Public Access Easement (draft dated April 24, 2013) (the "Lot 77 Easement");
2. Form of Easement Agreement (draft dated April 24, 2013) (the "Easement Agreement");
3. Form of Pedestrian Access and Parking Easement (Lot 79) (draft dated May 7, 2013) (the "Lot 79 Easement");
4. Form of Pedestrian Access Easement (Lot 82) (draft dated May 7, 2013) (the "Lot 82 Easement");
5. Form of Pedestrian Access Easement (Lot 48) (draft dated May 7, 2013) (the "Lot 48 Pedestrian Easement");
6. Form of Vehicular Access Easement (draft dated May 7, 2013) (the "Lot 48 Vehicular Easement"); and
7. Form of Boardwalk Access Easement (draft dated May 13, 2013) (the "Boardwalk Easement").

SECOND: Member Barry

VOTE BY EACH MEMBER STATING NAME: 4-0 MOTION CARRIES

7:28 PM:

MOTION: by Member Fay to Approve the final Decision as submitted to the Planning Board

SECOND: Member Meade

VOTE BY EACH MEMBER STATING NAME: 4-0 MOTION CARRIES

OTHER BUSINESS:

Planning Director Harrington stated that the City Council as SPGA referred a case to the Planning Board for review and an advisory opinion: City Council Order 2013-077, Penn Street, within a PUD zoning district. The proposal is for a 180-unit residential building and related parking and amenities on a vacant parcel of land known as Penn Street. Kristina Johnson has been assigned as the Planning Department's reviewer. A request will be made for additional sets of plans for the Board, as only one set of information was forwarded.

The Planning Director also advised the Board that he will write an Affirmative Recommendation to City Council in accordance with the Board's vote of May 1, 2013, on the Medical Marijuana Moratorium, Council Order 2013-034.

BUSINESS MEETING:

1. Review City Council Order 2013-070, Amending Municipal Code re: Community Preservation Committee

The Director confirmed with the Board that they had reviewed the three (3) amendments (Council Order 2013-070). The Board had no questions.

7:31 PM:

MOTION: by Member Barry to Approve the proposed three (3) amendments to the municipal code as documented in City Council Order 2013-070 and issue an Affirmative Recommendation to the City Council, as will be drafted by Planning Director Harrington.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

2. Two Planning Board Decisions (2) were executed:

- 77-83 Newbury Avenue, Special Permit–Site Plan Review, **Planning Board Case No. 2013-02**
- 150 Bower Road, Special Permit, **Planning Board Case No. 2013-03**

7:35 PM

MOTION: by Member Meade to adjourn

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES