



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, October 21, 2015

MEMBERS PRESENT: Chairman William Geary, Sean Callaghan, Glen Comiso,

MEMBERS ABSENT: Coleman Barry, Richard Meade

OTHERS PRESENT: James Fatseas, Interim Planning Director
Margaret Hoffman, Principal Planner
Rob Stevens, Principal Planner
Susan Karim, Assistant Planner

Meeting held in 34 Coddington Street, 1st Floor, Room 121, Quincy, Massachusetts.

Meeting called to order and attendance roll call taken at 7:00 PM by Chairman William Geary. The Chairman told the audience that because there were only three members present there would not be a quorum for any cases involving the issuance of Special Permits. He then explained that all cases that required Special Permits would be held over to Thursday November 19, 2015 which is the next scheduled Planning Board meeting. James Fatseas then spoke to the audience and explained that the next Planning Board meeting was being held on a Thursday which is unusual for the Board but that because there were renovations taking place at the City Hall there were limited hearing rooms and that meetings are being scheduled based on room availability. Mr. Fatseas then allowed anyone with questions or who would like to be notified of the next hearing to give him their names and numbers and he would make sure they were contacted.

Public Hearing - 1073 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-32

Member Sean Callaghan made a motion to continue the Public Hearing to Thursday November 19, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously.

Public Hearing - 100-134 Parkingway – Site Plan/Special Permit - Planning Board Case No. 2015-46

Member Sean Callaghan made a motion to continue the Public Hearing to Thursday November 19, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously.

Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35

Member Sean Callaghan made a motion to continue the Public Hearing to Thursday November 19, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously.

Continued Public Hearing - 600R Crown Colony Drive – Site Plan/Special Permit - Planning Board Case No. 2014-01 (continued from September 9, 2015)

The Chairman called the continued Public Hearing to order. The Applicant's attorney Ed Fleming gave an overview of where the project stood and indicated that revisions have been made based on comments received from the Peer reviewers and City Departments. The Applicant's engineer Fred Keylor went over some of the changes. The Chairman explained that several meetings between the staff and Applicant's representatives have been held in order to work out any issues. Still outstanding were pedestrian safety and traffic concerns. But they were being addressed. The Applicant's Traffic Engineer Giles Hamm explained that they have been working closely with the City to come up with a design for better pedestrian crossing. He explained that anything that was proposed would have to be approved by MassDOT. The Board understood this but wanted to ensure that if their design was not approved there would be an alternate plan to ensure pedestrian safety. The Applicant's architect Gary Gardner showed the Board the views with the proposed building elevations leading to the project from different areas. The Board discussed the lighting on site and safety items including fencing around the site along the cliff edges and the proposed shallow pond, and the proposed parking and site circulation. The City's Peer reviewer Paul Jacques from Woodard and Curran then went over his comments and introduced Horace Aikman, Landscape reviewer and Bob Calla, Architectural reviewer. Each went over their comments. The Chairman then opened the hearing up to the public for any comments or questions. There were none. He then explained that there were still some outstanding issues that needed to be worked out. He was pleased that the Applicant has been so responsive to the City's concerns. He explained that because there were three members present they could legally issue a decision but that he preferred to have the two absent members have the opportunity to be apprised of the new information presented and be allowed to vote on the project.

Member Sean Callaghan made a motion to continue the hearing to November 19, 2015. Member Glenn Comiso seconded the motion and it was so voted unanimously.

Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37

Member Glen Comiso made a motion to continue the Public Hearing to Thursday November 19, 2015. Member Sean Callaghan seconded the motion and it was so voted unanimously.

BUSINESS MEETING:

The Board was given an update on the Quarry Hills II Residential Planned Unit Development.

The Board members endorsed the Site Plan/Special Permit Decision for 118 Old Colony Avenue/54-60 Warren Avenue.

The Board members endorsed Site Plan/Special Permit Decision for 150 Parkway.

Member Sean Callaghan made a motion to adjourn at 8:05 PM, Member Glen Comiso seconded the motion and it was so voted unanimously.