



QUINCY PLANNING BOARD
Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
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PLANNING BOARD MEETING MINUTES

Wednesday, January 13, 2016

MEMBERS PRESENT: Coleman Barry, Sean Callaghan, Glen Comiso, Richard Meade

MEMBERS ABSENT:

OTHERS PRESENT: James Fatseas, Interim Planning Director
Margaret Hoffman, Principal Planner

Meeting held in Thomas Crane Library, 40 Washington Street, Ground Floor Community Meeting Room, Quincy, Massachusetts 02169

Meeting called to order and attendance roll call taken at 7:03 PM by Vice - Chairman Coleman Barry.

VOTE TO ACCEPT December 3, 2015 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the December 3, 2015 Planning Board meeting minutes as written.

SECOND: Member Glen Comiso

VOTE: 4-0 Motion Carries

VOTE TO ACCEPT December 9, 2015 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the December 9, 2015 Planning Board meeting minutes as written.

SECOND: Member Glen Comiso

VOTE: 4-0 Motion Carries

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

Member Richard Meade made a motion to continue the Public Hearing to Wednesday February 10, 2016. Member Glen Comiso seconded the motion and it was so voted unanimously.

Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case No. 2015-37

Vice Chairman Barry opened the continued public hearing at 7:07 PM. Attorney Christopher Harrington gave a brief overview of the project and the progress made since the last hearing. Mark Bartlett, the City's Peer Reviewer went over the outstanding issues. Vice Chairman Barry opened the hearing up to the public. Several residents who live in the Parker Street area expressed opposition to the project citing concerns for the impacts of the removal of the ledge, traffic, flooding, and possible geotechnical impacts during construction. Ward 3 City Councilor Ian Cain also expressed his concerns

of the impacts of the project on the neighborhood and asked to be kept apprised of the project as plans were revised. The Applicant agreed to provide a geotechnical report. Principal Planner Margaret Hoffman told the Board that a meeting was scheduled for the Applicant's team and the City Staff and Peer Reviewers to go over the project once more to try to resolve the outstanding issues. She recommended that the Board keep the hearing opened until February in order to determine if the project can be revised to address the outstanding issues.

Member Richard Meade made a motion to continue the Public Hearing to Wednesday February 10, 2016 . Member Sean Callaghan seconded the motion and it was so voted unanimously.

Continued Public Hearing - 150 Hancock Street – Site Plan/Special Permit - Planning Board
Case No. 2015-44

Vice Chairman Barry opened the continued public hearing at 8:10 PM. Attorney William Keener gave an overview of the project. Michael Joyce, the Applicant's engineer then went over the project and explained the revisions that had been made since the last hearing. The Board was concerned that the parking garage as proposed was not adequate for the number of units and that the limited number of spaces could have an impact on the neighborhood across Hancock Street. The Board also wanted more detail on the facade of the building from all sides, trash removal plans, snow removal and storage plans and information on how moving vans could access the building as tenants moved in and out. The City's Peer reviewer James White of HW Moore went over his review of the project and listed the outstanding items. The Vice Chairman then opened the hearing for public comments. There was none. The Board instructed the Applicant to submit further information prior to the next hearing date.

Member Richard Meade made a motion to continue the Public Hearing to Wednesday January 27, 2016 . Member Sean Callaghan seconded the motion and it was so voted unanimously.

Public Hearing - 65 Cleverly Court Modification – Site Plan/Special Permit -Planning Board
Case No. 2015-38

The Vice Chairman read the public hearing notice into the record and opened the public hearing at 9:10 PM. Attorney Christopher Harrington gave a brief overview of the project. Planning Director James Fatseas told the Board that he had spoken with City Councillor Brad Croall earlier in the day and that the City Councilor was satisfied with the modification to the project. Member Sean Callaghan asked if there was any neighborhood opposition. None had been conveyed to the Board. The City's Peer reviewer James White of HW Moore gave his review to the Board and told them that the Applicant had satisfactorily responded to all of his concerns. The Vice Chairman opened the hearing to public comment, there were none. Principal Planner Margaret Hoffman submitted her recommendations to the Board with Special Conditions as follows:

1. There shall be no deviation from the approved architectural design development plans including materials, colors and textures without prior written approval of the Planning Board.
2. The Applicant shall submit a detailed cost estimate prior to obtaining a building permit in order to accurately determine the applicable permit fees.
3. The Applicant shall be required to obtain any necessary variances from the Zoning Board of Appeals.
4. The Applicant shall adhere to the requirements of the City's Tree Ordinance.

5. The Applicant shall submit a Construction Management Plan that will include truck routes approved by the City's Traffic Engineer to the Building Department prior to obtaining a building permit.
6. Prior to obtaining a building permit, the Applicant is required to submit details for the retaining walls stamped by a Massachusetts Structural Professional Engineer for review to the Planning Department and the Building Department.
7. It is crucial that any activities proposed for this development not cause rodent problems for abutters. Prior to obtaining Demolition or Building Permits the Applicant must submit a rodent control plan to the Department of Health for review and approval.
8. Any current or future owners of the property shall be required to submit a copy of the completed Stormwater Management System Inspection Forms annually to the City of Quincy Department of Public Works in order to document compliance with the approved Stormwater Management System Operation & Maintenance Plan.
9. The Applicant shall submit a signed Illicit Discharge Compliance Statement prior to the discharge of any stormwater to post-construction BMP's.
10. Prior to any Building Permits being issues the Applicant will perform a water flow test with the City's Water Department.
11. Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
12. The Applicant shall obtain approval of the sewer connection from the Public Work Department prior to applying for a Building Permit.
13. The Applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
14. The Applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
15. The Applicant shall submit a pre-renovation survey to the Health Department for any potential asbestos containing materials to be conducted by a licensed DLI-certified inspector. If ACM is present it must be removed by a licensed contractor and a post abatement inspection must be performed by DLI certified project monitor.
16. The hours for construction actives and delivery of materials will be as follows:
 - 7:00am to 5:00pm Monday thru Friday.
 - 8:00am to 4:00pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless approval is obtained from the Chief of Police

Member Richard Meade made a motion to close the Public Hearing. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Richard Meade made a motion to approve the Site Plan Special Permit with conditions as submitted. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Glen Comiso made a motion to adjourn at 9:25 p.m. Member Sean Callaghan seconded the motion and it was so voted unanimously.