



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169
(617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375

PLANNING BOARD MEETING MINUTES

Wednesday, November 13, 2013

MEMBERS PRESENT: Chairman William Geary, Coleman Barry, Glen Comiso, Richard Meade

MEMBERS ABSENT: James Fay

OTHERS PRESENT: Christine Chaudhary, Planning Board Recording Secretary
Kristina Johnson, Director of Transportation Planning
Robert Stevens, Urban Renewal Planner
Nicholas Verenis, Director Economic Development

Meeting called to order and attendance roll call taken at 7:03 PM by Chairman William Geary.

7:05 PM VOTE TO ACCEPT OCTOBER 9, 2013, PLANNING BOARD MINUTES

MOTION: by Member Barry to approve the October 9, 2013, Planning Board meeting minutes

SECOND: Member Meade

VOTE: 4-0 MOTION CARRIES

Public Hearing, 68 Beale Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-15

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 7:10 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 68 Beale Street, LLC, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 Site Plan Review and a Special Permit under Title 17, Section 5.1.17 (off street parking) for the removal of the existing U-Rent-It-Tool commercial building at 68 Beale Street and construction of a Twenty-Two (22) unit residential building with garage parking for Eleven (11) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 22, Plot 2.

Ms. Kristina Johnson, Director of Transportation Planning, and the assigned case manager for this project, set the context for this project by explaining the process used for Wollaston "re-envisioning"—the future of Wollaston. The City and the Metropolitan Area Planning Council held several neighborhood "charrettes"--meetings where the future of the Wollaston neighborhood was the topic. A lot of the feedback during those charrettes was around developing Transit Oriented Design (TOD) building programs in Wollaston. Any TOD building

programs in the Wollaston area would be aimed at less reliance on single occupancy vehicle use and capitalizing on using the Wollaston MBTA stop for travel. Ms. Johnson stated that the City is pleased that this project came along and will develop a dimensionally constrained site, using many of the TOD goals—focusing on bike and pedestrian travel and the use of public transportation versus the use of cars. Ms. Johnson stated that the traffic analysis was focused more on bicycle and pedestrian circulation and how the site could best be connected to the Wollaston MBTA station safely and efficiently.

Attorney Edward Fleming, Fleming & Fleming, PC, Quincy, MA, presented on behalf of 68 Beale Street, LLC, and Michael Kiley, Vice President, The Heritage Companies, Quincy, MA. Attorney Fleming stated that Mr. Kiley has been before the Board on previous occasions, pointing out recent projects, including the completed Furnace Brook Circle apartment project (Granite Edge) and the Granite Lofts project in North Quincy. Attorney Fleming noted those present with regard to the 68 Beale Street proposal: Gary Gardner, Sheskey Architects, Quincy, MA; Brian Fairbanks (site engineering), EBI Consulting, Burlington, MA; and Erica Guidoboni (civil engineering) Greenman-Pedersen, Inc., Wilmington, MA. Attorney Fleming stated that 68 Beale Street is a 9,000 square foot parcel. Mr. Michael Matthews—who was present at the Planning Board meeting--of U-Rent It Tool, sold the parcel to Mr. Michael Kiley. Mr. Matthews' business generated about 60 car trips per day, when customers were picking up/dropping off tools, Attorney Fleming stated. The site is zoned Business C, as is most of Wollaston, and Business C is very restrictive when zoning is converted to residential, explained Attorney Fleming. Through the re-envisioning process, the recommendations made for the Wollaston area are that the City should develop more dense residential developments that utilize the MBTA system. Attorney Fleming stated that he and Mr. Kiley attended the re-envisioning Wollaston meetings. The proposal is for 22 residential units on a 9,000 square foot site with 11 parking spots on the lower level and 3 levels of living space above.

7:22 PM: Mr. Gary Gardner, Sheskey Architects, Quincy, explained features of the proposed project using displays. Mr. Gardner stated that this project is an ideal fit for this (TOD) concept for living—within walking distance to the MBTA station, multiple bus lines, shopping, the library, etc. All 22 apartments are one-bedroom, but come in three sizes: small, from 500-600 sf; medium, from 750-790 sf; two large, about 1,000 sf each. Mr. Gardner stated that the building occupies almost the entire lot. He pointed out the front entrance and displayed the front elevation, and explained the vertical landscaping on the front and the few other landscaped locations, such as a planter. Attorney Fleming stated that there is a City of Quincy easement on the City of Quincy right of way at the back of the building, though the land in back of the building is owned by the proponent. The right of way, which is open to the public, connects Old Colony Avenue with the CVS parking lot. Attorney Fleming stated that parking is common now on the right of way for customers of Coffee Break Café. Mr. Gardner explained the proposed traffic movement: vehicles will enter the building garage from Beale Street and exit to the right of way behind the proposed building—either turning right toward Old Colony Avenue or turning left toward the CVS parking lot. In response to Member Meade's question, Attorney Fleming used visuals to point out the garage one-way entrance and egress. Residents will use a remote control for garage entry, whether they have bicycles or an auto. There will be six secured bicycle spaces in the garage and four spaces outside

the garage, along with 11 auto parking spots in the garage. The back entrance is intended for automobiles to exit only, with an emergency-only pedestrian egress. The front Beale Street entrance will be used for residents, mail delivery, etc. There is an elevator and lobby. The second and third floors have eight apartments each, and the top floor has six apartments. Apartments are fully equipped and are “condo-ready” quality, though are rental units now. Mr. Gardner explained the “notched” building design, which is for added natural light, as no windows are allowed on the sides of the building per Code.

Building materials were touched upon using various building elevation drawings. Residential material details include that the front (Beale Street) at garage level will be brown-face “CMU” which looks like stone, and higher levels will have 8” clapping, wood-colored and white. In response to Chairman Geary’s questions, Mr. Gardner and Mr. Michael Kiley explained the notched-building design in more detail, which allows for natural light in the apartment units. Units will have large windows and high ceilings giving even the smaller units a spacious feel. Mr. Gardner stated that the mechanical equipment is on the roof—heat, air conditioner.

Member Comiso asked if the building is flush with the edge of the sidewalk, and Mr. Gardner stated that it is in line with the building next to it, about two feet back from the lot line. The space between Wollaston Liquor and the proposed building is about 4 feet—2 feet on each side of the property line. Ms. Johnson stated that the proponent has filed with the Zoning Board of Appeals to address dimensional issues, including minimum lot size, minimum lot area per dwelling unit, front setback, side left setback, green area spaces per dwelling unit, and the number of dwelling units.

Member Comiso spoke about the traffic congestion at the Old Colony Avenue and Beale Street intersection and asked if that area had been looked at. Attorney Fleming stated that there was a traffic analysis performed mainly related to vehicular and pedestrian safety, and it was reviewed by the City’s peer review firm (11/8/13 Vanasse & Associates for Beals and Thomas, Inc.). Erica Guidoboni, Greenman-Pedersen, Inc., Wilmington, MA, stated that they performed the transportation assessment for the project. Ms. Guidoboni stated that projections were done and the expectation is that the project will add four cars to the intersection during the peak hour of 8 am – 9 am, and an additional three cars during the evening peak hour.

Member Meade expressed concern for having only 11 parking spaces, such as where would visitors park, and noting that the 60 trips that U Rent It Tool had were quick trips in and out and not parking for long periods of time. Mr. Kiley explained that residents can lease space in the garage. Mr. Kiley noted trends of young people walking, biking, and not owning cars. Mr. Kiley noted that there is on-street parking, parking near CVS and said that there are three Zipcars at Wollaston Station as well as an Enterprise car rental establishment.

Ms. Johnson invited Mr. Jeffrey S. Dirk, PE, PTOE, FITE, of Vanasse & Associates to speak. Mr. Dirk performed the traffic engineering peer review (11/8/13 VAI report). Mr. Dirk stated that this project is a TOD project and purposely located to have low traffic generation. The assessment focused on determining if the project has all of the elements for a successful TOD development—including safe convenient access to the location. Mr. Dirk noted the

crosswalks to the east of the site, the Greenwood crosswalks—about 100 pedestrians cross in that area during the peak morning hour. Also, about 30 pedestrians cross at the Old Colony intersection at Beale Street because the entrance to the MBTA station is there, though there is no crosswalk there. The Old Colony intersection needs to be reviewed and made safe for crossing; the developer needs to work with the City to ensure there is safe crossing there, Mr. Dirk stated. He reviewed some of the recommendations in his 11/8/13 peer review report, including: the garage entrance should be enlarged from 10 feet to 12 feet to make entering easier which will shorten the amount of time cars are blocking the sidewalk; recommendations to enhance sight lines for drivers exiting the garage (back of building)—such as increasing the sidewalk width, adding lit and audible exiting warning signs.

Mr. Gardner, Sheskey Architects, Quincy, stated that safety concerns are recognized and explained the 4 foot curb out from the back of the building to keep vehicles and pedestrians safe. While he was not sure if lit/audible signs would be a good idea, Mr. Gardner thought that adding convex mirrors would be a beneficial safety measure. Regarding the front (Beale Street) entrance, Mr. Gardner stated that the 10 foot width would be a safer option because the reduced width would prohibit vehicles from entering too fast. In response to Member Meade's question about some way to prohibit cars from shooting across Beale Street from Greenwood into the garage, Mr. Dirk pointed out that the garage entry is several hundred feet from the intersection. There were no other Board questions at this time.

Chairman Geary explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition to a proposal, to comment or ask a question, or submit written comments.

Ms. Elise Baker-Boncaldo, a business owner and abutter at Spa at Boncaldo's, 76 Beale Street, Wollaston, commented about parking concerns. While she said the proposal is for a beautiful building and is a creative use of space that will beautify the area, Ms. Baker-Boncaldo has an issue with the parking. Ms. Baker-Boncaldo stated that she has been very straight forward with Mr. Kiley, City Councillor Gutro, and everyone else she's spoken to related to the project. She stated that 11 spaces for 22 units will have a negative impact on the area and will hurt her business. There are not a lot of public parking spots, Ms. Baker-Boncaldo said. She stated she will have a serious financial issue due to the project's reduced parking requirement. She noted that cars will not have brief in and out trips, as they did with U Rent It Tool, but will have longer parking time requirements—such as visiting residents at the new apartment building.

Ms. Ann Knafelz, an employee of Wollaston Wine and Spirits, 58 Beale Street, stated that she was sent by the business owner Mr. George Haivanis to express his support of the project.

Ms. Pat Brennan stated that she is a Wollaston resident. She thinks the building design is "pretty" but is concerned with the long-term planning, such as cost to rent a unit. Ms. Brennan said that she is unable to get a parking spot at the Wollaston T in the morning, and she has to drive to the North Quincy T stop to commute to Boston. She stated that the CVS parking lot is crowded and difficult to navigate and also stated that the intersection there is

congested. Ms. Brennan said she attended one of the Wollaston charrettes and it wasn't well attended. She doesn't believe there is a lot of community buy-in.

Ms. Kristina Johnson spoke about the Wollaston charrettes, stating that the first meeting was attended by over 100 people and MAPC presented the overall idea, and the second meeting was also well attended. Chairman Geary stated that he attended an additional Wollaston re-envisioning meeting that was targeted to the Wollaston business community and noted it was standing room only.

Ms. Susan Wigler, who stated she is a Wollaston resident and is neither in opposition to nor in favor of the project. She said she was a former planning professional for the City of Boston. Ms. Wigler noted her concerns about how dangerous Newport Avenue is, particularly at the Beale Street intersection and hill—areas which should be addressed for safety. She stated that peak morning hours in Wollaston Center are really 6:45 am – 8:45 am. While she liked the building proposal itself, she stated there is a shortage of parking, noting a lack of parking availability in the CVS lot at 7 pm. She spoke about some of the goals of the Wollaston envisioning plan. She believes the reality is that young people go from walking and biking to owning a car. She noted that many pedestrians use the back right of way now, and asked where the dumpster would be located, noting safety concerns.

The Chairman again explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition to a proposal, to comment or ask a question, or submit written comments. There were no more questions or comments from the public. No one signed the sheet in favor of the proposal. Four signed the sheet in opposition to the project: Doshie Powers, 184 Elmwood Avenue, Quincy; Carol Themmen, 70 Dickens Street, Quincy; Anne Themmen, 70 Dickens Street, Quincy; Pamela Brennan, 65 Dickens Street, Wollaston.

8:19 PM

MOTION: by Member Meade to Close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Attorney Fleming noted that there will be no dumpster. The trash will be managed by the management company, and trash receptacles will be located in storage areas on each floor. Trash will be put outside on the scheduled pick-up day.

Attorney Fleming presented the Board Chairman with a letter of support (11/13/13) from Mr. Dean Rizzo, President, Quincy Chamber of Commerce. There were two separate well attended community meetings, one hosted by the Ward Councillor Kirsten Hughes with neighbors and one hosted by the Quincy Chamber of Commerce for the business community. Attorney Fleming noted that the parking space ratio for Wollaston of ½ space per unit was not created by the proponent; the recommended ratio was the result of studies by MAPC during the re-envisioning Wollaston process. The ratio has been adopted in New York City, the City of Boston, and many other locations in the United States. The proposed building will attract young professionals who use public transportation, bike and walk. In response to a question

by Member Meade, Attorney Fleming stated that the ½ parking space per unit ratio factors in visitor parking requirements.

Ms. Johnson read the Department's recommendation into the record, which was provided in a letter dated November 12, 2013, to the Board:

"68 Beale Street, LLC (The Heritage Company) has proposed to remove and demolish the existing U-Rent –it-Tool Commercial building and associated appurtenances at 68 Beale Street and construct a twenty-two (22) unit residential building with a parking garage for 11 vehicles and related improvements. Said property is located within a Business C zoning district and is shown on City of Quincy Assessors' Map No. 5091, Lot 22, Plot 2.

The proposed project is subject to site plan review under Title 17, Section 9.5.1 Site Plan Review for the construction of a multifamily unit resulting in 3 or more units and a Special Permit under Title 17, Section 5.1.17 for off street parking. Further, the proposed project is subject to –under Title 17.4 –the issuance of the following of dimensional variances by the Zoning Board of Appeals:

- 1) Minimum Lot Size*
- 2) Minimum Lot Area per Dwelling Unit*
- 3) Front setback*
- 4) Side left setback*
- 5) Green area spaces per dwelling unit*
- 6) Number of Parking spaces*
- 7) Number of dwelling units*

Peer Review—Transportation Assessment and Analysis

Given the unique characteristics of the project –it's location across from the Wollaston MBTA Station, the number and type of residential rental/condo units being offered, and the purposely-constrained parking--there will be no measurable change in traffic operations on Beale Street, Hancock Street, Newport Avenue, and the adjacent neighborhood streets. Instead of preparing a traditional traffic impact study that focused on vehicular access and roadway level of service, I required the applicant to prepare a limited Transportation Analysis and Assessment (TAA) that focused on 1) bicycle and pedestrian safety ; 2) connectivity between the project and available transportation resources in the area; 3) internal site circulation; and 4) access to and from the site. Greenman Peterson, Inc –the consultant retained by the applicant—prepared a TAA dated November 4, 2013.

Beals and Thomas—the City's peer review consultant—retained Vanasse and associates to review the TAA prepared by Greenman Pederson and the first floor garage plans submitted with the engineered site plan. In their report, Vanasse stated that the applicant's TAA conformed with the TAA scope of work developed by the Department of Planning and Community Development in November 2013 and followed the standards of Traffic Engineering and Planning professionals. Further, Vanasse in this report recommends that the applicant implement various measures to further enhance the pedestrian and bicycle experience on site and to and from the site, and to improve egress from the proposed garage to the alleyway behind the proposed buildings.

Recommendation

The Department recommends that the Board vote to approve the site plan review in accordance with Section 17. 9.5.1 and approve the issuance of a special permit in accordance with section 17.9.4 and 17.3.1.4 subject to the following conditions:

ZONING

The applicant shall obtain the following dimensional variances from the Zoning Board of Appeals:

- 1) Minimum Lot Size
- 2) Minimum Lot Area per Dwelling Unit
- 3) Front setback
- 4) Side left setback
- 5) Green area spaces per dwelling unit
- 6) Number of Parking spaces
- 7) Number of dwelling units

TRANSPORTATION

1. The applicant shall install a right-turn only sign for vehicles existing the proposed parking garage
2. The applicant shall install a "watch for pedestrians" sign within the proposed parking garage at the exit.
3. The applicant shall install flashing yellow lights with audible indications to warn motorists and pedestrians traversing the alleyway that a vehicle is exiting the parking garage.
4. The applicant shall investigate and implement all feasible Transportation Demand Management measures to minimize single occupancy vehicle use such as providing literature regarding public transportation options and car sharing (zip car and/or enterprise rental car) options to residents and in any future marketing literature.
5. The applicant shall work with the City of Quincy Department of Public Works and Engineering Department to evaluate the feasibility of installing a crosswalk across the Beale Street west leg of the Beale Street/Greenwood Avenue intersection and to investigate the opportunity for the installation of enhanced visibility signs along Beale Street between Newport Avenue and Greenwood Avenue to reinforce to reinforce the high level of pedestrian activity in the area.

BUILDING

- 1) The applicant shall provide an oil water separator for the 4' inch garage pipe, and shall show this in the plumbing construction documents.
- 2) The applicant shall provide information on all proposed penetrations to exterior walls of the building in the construction documents.
- 3) The applicant shall provide information and specifications for noise levels for all mechanical equipment in the mechanical construction documents.

WATER

- 1) The applicant shall ensure that a fire protection vendor performs a water flow test as part of the fire protection design system.
- 2) The applicant shall cap the existing water services at the connection with the main on Beale Street, which shall be shown on the construction documents.

SEWER

- 1) The applicant shall show on construction documents that an appropriate cleanout will be provided for the proposed sewer pipe with two 22.5-degree elbows and the one 45-degree elbow.
- 2) The applicant shall cut and cap existing sewer services with the main on Beale Street, which shall be shown on construction documents.

DRAINAGE

- 1) Prior to construction, the applicant shall perform a conditions test of the existing drainage pipes and structures located within the City of Quincy's right-of-way.

- 2) *The applicant shall install crushed stone along the east and west sides of the building to replace the existing impervious pavement, which will facilitate infiltration of runoff from the building.*

OTHER

- 1) *A pre-demolition inspection of the structure will be required to be performed by the City of Quincy Health Department subsequent to a full environmental survey of the existing commercial building.*
- 2) *The applicant shall develop a rodent/insect control contingency plan, which shall be contained in the construction documents. Said plans shall be provided to the Planning Department and the Department of Inspectional Services.*
- 3) *The applicant shall develop an adequate dust control plan prior to construction in order to ensure compliance with state and local regulations regarding air quality.*
- 4) *The applicant address any other outstanding issues raised in the interdepartmental review of the proposed project.*
- 5) *Minor changes to the Final Development Plans may be allowed subject to the review by the Director of Transportation Planning and the approval of the Planning Director of Substantial changes and/or plan revisions are subject to the review and approval of the Planning Board.*
- 6) *The terms and conditions of this Site Plan Review, Special Permit shall inure to the benefit of, and be binding upon, all successor owners of the project site.*
- 7) *The hours for construction activities and delivery of materials will be as follows:
7:00 am to 5:00 pm Monday thru Friday
8:00 am to 4:00 pm Saturday.
All construction and deliveries shall be prohibited on Sunday unless same are approved by the Building Commissioner.”*

No discussion by the Board.

8:32 PM

MOTION: by Member Barry to Approve the Site Plan Review in accordance with Section 17.9.5.1 and Approve the issuance of a Special Permit in accordance with Section 17.9.4 and 17.3.1.4 subject to conditions

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES

Public Hearing, 188 Sea Street, Zamforia Industries, Special Permit, Planning Board Case No. 2013-12

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 7:25 P.M. (actual start time 8:33 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Jonathan Mendez, Owner of Zamforia Industries for Special Permit under Title 17.5.3.6 for a mural. The proposed mural site is located at 188 Sea Street and the proposal is for a 290 square foot mural. The land is shown on Assessors' Map 1105C as Lot 359 Plot 12 and is zoned Business A.

Mr. Nicholas Verenis, Quincy Economic Development Planner and the project manager for this proposal, stated that the Applicant “jumped the gun” by having the mural painted before

receiving proper approval from the Board, though the requirement is clear in the Zoning Ordinance, Section 5.3.6.

The Chairman stated the Board has a depiction of the mural and has reviewed the Application materials, and asked if the Applicant wished to speak.

Mr. Jonathan Mendez, the Applicant, thanked the Board, and Planner Nick Verenis for his work over the last year. As a resident for over 20 years and business owner, Mr. Mendez said that the mural was painted to do something nice for the neighborhood. It was funded, he said, by residents of Quincy. Currently, Mr. Mendez resides at 99 Shore Avenue, Quincy, he stated.

Chairman Geary explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition to a proposal, to comment or ask a question, or submit written comments.

Mr. Robert Keddy, a resident of 121 Narraganset Road, Quincy, for 46 years, stated that he is opposed to the mural, and it makes the Merrymount area look like a ghetto. He noted concern about the mural being up for a long time without a permit—about one year. He rhetorically asked if that was reasonable and stated that the mural should have been stopped until proper permitting took place. He stated that he wants the mural removed. He stated that neighbors did not know about this Planning Board meeting. (proper notice was given)

The Chair asked if anyone else would like to speak. None.

Signing in favor of the proposal: None.

Signing in opposition to the proposal: Mr. Robert E. Keddy and Ms. Marie Keddy, both residing at 121 Narraganset Road, Quincy.

8:40 PM

MOTION: by Member Meade to Close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

The Chairman addressed Mr. Keddy stating that the Board takes matters as they come to the Board via petitions. The Chairman noted that there were several newspaper articles written about the mural. Chairman Geary stated that it is not within the Planning Board's jurisdiction to make judgments about the artistic content of a mural. The Board does express its disappointment that the Application was not made before the matter came to us until this late date when the mural was already in place. The jurisdiction of the mural being in place before proper permitting lies with the Department of Inspectional Services, which has been involved.

Member Meade explained the legal notification process, mailed within 300 feet of property abutter to abutters. The Notice of Public Hearing is also posted by the City Clerk and appears two times in a local newspaper. The Chairman stated that Ward One City Councillor

Margaret Laforest has been involved, and mailed a letter (11/6/13) to abutters within 500 feet of 188 Sea Street. Councillor Laforest also submitted a letter to Members (11/13/13).

Economic Development Planner Nicholas Verenis read his Departmental recommendation letter (11/13/13) into the record:

"The Applicant is seeking approval for a 290 sf mural on the premises of 188 Sea Street. The Zoning Code under Title 17 section 5.3.6 requires action by the Planning Board.

The Department has reviewed the proposal and in fact has viewed the final product. The Applicant was not aware of the process for approvals of such work. The Applicant has followed the process including fees, legal ads, notifications, etc.

The Department recommends approval of the application with conditions, to include:

- 1. Applicant is to keep parking lot and open space free and clean of litter and other items that the Inspector of Buildings and/or Health Department so requires.*
- 2. The gate to the dumpster is to be kept closed and thus the dumpster will not be visible to the general public.*
- 3. There are to be no other changes, additions or modifications to the mural until such time that the mural becomes faded, defaced, or worn. At that time the property owner is responsible for removing the work from the wall and returning the wall to its original state."*

There was no further discussion by the Board.

8:44 PM

MOTION: by Member Barry to Approve the Special Permit under Title 17.5.3.6 with Conditions

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES

**Public Hearing, 44 Town Hill Street, Site Plan Review,
Planning Board Case No. 2013-18**

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 7:55 P.M. (actual start time 8:45 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of John J. Farrell, 53 Gilbert Street, Quincy, MA, for Amendment of Site Plan Review Decision (Case No. 2012-06) under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review. The proposed work site is located at 44 Town Hill Street and the proposal is to construct a new three-unit, three-story, approximately 6,200 square foot residential building. The lot is 15,710 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 4023 Lot 9.

Attorney Christopher Harrington, office at 1495 Hancock Street, Quincy, stated that he represents the owner/applicant Mr. John J. (aka Sean) Farrell who was present, as well as the builder, Mr. David Bowering, who was not present. Attorney Harrington stated that this is a request to amend a Site Plan Review Decision, Case No. 2012-06. Attorney Harrington pointed out the difference between the original Site Plan and the current proposal. Attorney

Harrington explained that the driveway came up the side and cars parked in back in garages. The building was designed to not require any variances, he stated, and is Residence B compliant. The ledge in the back of the site was described while pointing it out on the plan. The proposal is to slide the building back and swap over the pavement area. This plan will provide outdoor living space—small decks off the units' livingrooms in the back of the building. Attorney Harrington displayed the current proposal, where cars come in the front driveway, which flairs out, and enter garages on the front (1st floor). The landscaping plan was explained: 4 foot fence along the street, 6 foot stockade fences along the sidelines that go as far as the back of the building, hedges on the sides of the driveway to mask the asphalt's appearance from the street—about 25 feet of landscaping in the front. Attorney Harrington displayed Mr. Donahue's (Donahue Architects, Quincy) multi-season landscape plan. The building is the same building as before—three units, three stories, FAR .4.

Mr. Brian Donahue, Donahue Architects, Quincy, stated that Donahue Architects is the same firm used in the prior approved proposal (Case 2012-06). He explained that the building has been turned more or less 180 degrees, putting the garage doors facing the street. The end units are entered through the side and have double garage doors; the middle unit is entered from the front and has a single garage door. Mr. Donahue explained features of the units, including that the living space is at the back of the building now. Materials will be composite. In response to Member Meade's question about the distance from the building to the ledge in the back, Mr. Donahue stated that the decks will be encroaching on the ledge and secured to it. No other Board questions. Mr. Nicholas Verenis, Quincy Economic Development Planner, noted that the proposed changes were submitted to the Planning Department and were deemed not minor and to need Planning Board review.

Chairman Geary explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition to a proposal, to comment or ask a question, or submit written comments.

No-one from the public spoke or signed sheets in favor or in opposition to the proposal.

8:56 PM

MOTION: by Member Meade to Close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Economic Development Planner Nicholas Verenis read his Departmental recommendation letter (11/13/13) into the record:

"The applicant has proposed a 3-unit building of 3 stories within a Residence B zoning district. The project meets the requirements for this property and has satisfied guidelines of the Planning Department.

The Applicant has determined that he would like to change the configuration of the 3 buildings making the garages accessible from the rear, thus pushing the buildings closer to the street. This essentially creates a more appealing street-scape.

The Department recommends approval of this project with the following conditions:

1. *Recommendations of City departments relative to Case No. 2012-06 and including Case No. 2013-18.*
2. *Construction hours be limited to Monday thru Friday from 8 am to 4 pm and on Saturdays from 9 am to 4 pm. No construction is allowed on Sundays."*

There was no further discussion by the Board.

8:59 PM

MOTION: by Member Meade to Approve Planning Board Case No. 2013-18 an Amendment of Site Plan Review Decision Case No. 2012-06 under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES

Public Hearing, 20 Fort Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-17

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 8:10 P.M. (actual start time 9:00 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Austin Realty Proprietorship South, LLC, Steven Austin, Manager, for a Special Permit, Site Plan Review, Finding and Parking Waiver under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at 20 Fort Street and the proposal is to convert the existing 5,679 square foot office building into 14 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

Mr. Robert Stevens, Quincy Urban Renewal Planner, and the assigned project manager, stated that the Departmental proposal review is ongoing due to issues rising from peer review analysis and review comments from City departments. The petitioner has requested a continuance. No discussion from the Board.

9:03 PM

MOTION: by Member Meade to continue the Public Hearing to a future designated date.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Public Hearing, 1369 (-1397) Hancock Street, Modification of an Existing Wireless Antenna Facility, Site Plan Review, Planning Board Case No. 2013-19

Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 8:25 P.M. (actual start time (9:05 P.M.) in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the Application of Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless c/o Gehring & Associates, LLC, Box 98, West Mystic, CT 06388 for Site Plan Review under Quincy Zoning

Ordinance Title 17, Sections 6.6 (Wireless Communications Facilities) and 8.3 Quincy Center Districts, and 9.5 Site Plan Review. The Application proposes the modification of an existing wireless antenna facility mounted on the façade and rooftop of the building located at 1369 (-1397) Hancock Street (Ahold USA - Stop & Shop Offices) in the QCZD-10 Zoning District, as shown on Assessors Plan No.1149, Plot 16-A.

On behalf of Verizon Wireless, Mr. Carl W. Gehring, presented. Mr. Gehring quickly listed the information contained in the proposal binder submittal package. Information included, but was not limited to: a permission letter from the owners of the Stop and Shop building to perform work on the antenna facility, information regarding their 1998 Special Permit—their equipment has been on the building for over 15 years, information from an independent physicist to support Mr. Gehring's statement that the project is in FCC compliance, structural engineering information supporting suitability of the work/proposal, plans and photographs showing various views of the building/antennas. Mr. Gehring explained that there are three arrays, and the six antennas will be swapped out with new antennas and new "remote radio heads" will be added to reduce signal loss. He used an interactive model as a tool to further explain the swap out. Mr. Gehring stated that this update will provide better infrastructure to Quincy. There were no questions from the Board.

Chairman Geary explained the Public Hearing process, where the public has the option to either speak or sign in favor or in opposition to a proposal, to comment or ask a question, or submit written comments.

No-one from the public spoke or signed sheets in favor or in opposition to the proposal.

9:10 PM

MOTION: by Member Meade to Close the Public Hearing

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

Urban Renewal Planner Robert Stevens read his Departmental recommendation letter (11/13/13) into the record:

"The Applicant of Case# 2013-019 requested a waiver of Peer Review Fee which was granted.

Based on the application filed, comments from other City Departments, the proposed facility complies with the zoning ordinances lawful criteria. It is recommended that the Site Plan for Case# 2013-19 be granted under Title 17, Sections 6.6 and 8.3 of the City of Quincy Zoning Ordinance with the following recommended conditions.

- 1. Abandoned equipment (if any) should be identified and removed from the site forthwith.*
- 2. A copy of the building permit shall be submitted to the Planning Board."*

Chairman Geary noted that the Board has reviewed multiple similar projects, and thanked Mr. Gehring for his interactive, thorough presentation.

9:14 PM

MOTION: by Member Barry to Approve the Site Plan Review with Conditions

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES

Public Hearing, 6-8 Old Colony Avenue, Special Permit-Site Plan Review, Planning Board Case No. 2013-16

The Public Hearing was opened. Chairman Geary read into the record: In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 8:45 P.M. (actual start time 9:15 P.M.) in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of RL Estate Development, LLC, for approval under the Quincy Zoning Ordinance, Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements, for the conversion of an existing Three (3) Family building located at 6-8 Old Colony Avenue, Quincy, into a seven (7) unit residential building with parking for seven (7) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 124, Plot 3.

Kristina Johnson, Director of Transportation Planning, and the project manager, asked if there was anyone present representing the Applicant. No-one was present.

Ms. Johnson stated that the site plans submitted did not meet the Planning Board's checklist criteria for Site Plan Review/Special Permit. Fully engineered plans need to be submitted by the Applicant. Attorney Henry Levin, the project attorney, indicated that the project could be ready to be before the Planning Board at the December meeting, Ms. Johnson stated. Attorney Levin previously submitted a letter requesting a continuance (11/7/13).

One person signed in opposition to the project: Alyse Baker-Boncaldo, 72 Beale Street, Quincy.

9:16 PM

MOTION: by Member Meade to continue the Public Hearing to a future designated date.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

BUSINESS MEETING: Agenda Item #2. South Shore YMCA – 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: Site Plan and Building Revisions

The Chair noted the presence of the YMCA team, also including Sheskey Architects and Tetra-Tech personnel. Mr. Richard Alfonso, Tetra-Tech, Civil Engineer and Director of Land Development, stated that the landscaping plan has been revised mainly to add significant additional planting around the northeast corner of the building—which location he pointed out on a display. The row of street trees has been extended, and hedge has been added along the front of the building. Also, there will be significant additional plantings on the side of the

building, Mr. Alfonso stated. Mr. Alfonso advised that Mr. Scott Ridder, RLA, Tetra-Tech, would present details of the landscape plan, and Ms. Stephanie Bandzak, AIA, Sheskey Architects, would present regarding the building.

Ms. Bandzak, Sheskey Architects, stated that there have been a number of meetings with Planning Director Harrington and Chairman Geary to see what could be done to enhance the look of the field house building, such as additions that could be added to the building to soften the look of the building (field house). Ms. Bandzak stated that they brought all the renderings for review. The Chairman asked to start with review of the landscaping plan, which was previously provided to the Board. Ms. Bandzak started with a rendering of the field house pointing out the addition of the trim band toward the top of the building, then a rendering with the trim band and screen covering the mechanical units, then a rendering with banners. Each item, or a combination of these ideas, along with the landscape enhancements can change the look of the building. Ms. Bandzak stated the trim band color could be white to match up with the windows—a color that would “pop”; the current trim band color matches the building—sandstone color. Member Barry questioned the size of the trees on the renderings, which were shown at mature height. Mr. Scott Ridder, RLA, Tetra-Tech, stated that the street trees—Elms--would be about 4 to 4-1/2” caliper and about 18-20 feet tall when planted, and reach 40-50 feet tall when mature. The Chair noted that the Board was briefed after the last meeting with the Y team. The Chair confirmed with Mr. Ridder that the transformer would be screened with 5-6 foot evergreens from day one. Mr. Alfonso agreed to have a peer review performed of the landscape plan. In response to Member Barry’s questions, Mr. Ridder explained that many plants will flower, and there will be different color highlights during different seasons.

The Chair called upon Ms. Bandzak for building façade details, especially concerns around the two duct structures and their negative impact on aesthetics. Ms. Bandzak displayed the rendering with the artificial duct screening devices, and the Chair asked if the screening would be put into place. Ms. Bandzak stated that the hope was to use landscaping to screen, 30’-40’ evergreens. The artificial duct screening devices are very expensive Ms. Bandzak stated, about \$42,000 each. The Chair stated that the two duct structures were another unpleasant surprise for this Board (the windows were redesigned, also without Board’s knowledge), and Ms. Bandzak concurred with the Chair when he stated that those two ducts were not depicted in the original plans that were approved by the Board. The Chairman stated that the screening of the ducts with the artificial screening is something that should happen now, not something that can wait until trees mature. Any portion of the ducts that show outside of the screening are to be painted the same color as the walls of the building. The three other Board Members present agreed with the Chairman. (Member Fay absent)

Member Barry brought up the renderings of the banners and approved of the banners, but each banner should not replicate “YMCA”. Member Barry suggested activity oriented banners, i.e. swimming, basketball, etc. Silhouettes in action that fit with the field house activities. Ms. Bandzak stated she is open to looking at that idea. The estimated cost of banners is about \$12,000 for eight banners, which are about 15 feet tall and 3 feet wide each. Mr. Paul Gorman, President and CEO, SSYMCA, stated that the costs of some of these ideas would create a financial hardship for the YMCA at this time. Mr. Gorman spoke about

additional costs over budget incurred during construction and the flood disaster, as well as the cost for abatement of the old YMCA including costs of handling the additional hazardous waste that was found. Also, Mr. Gorman stated that the Y is losing members right now, a few hundred so far. Mr. Gorman asked the Board to consider a delay of these other mitigation items until the peer review is done and all the landscaping is in. Mr. Gorman mentioned the possibility that banners would block views from inside the building; Member Barry suggested shortening the banners so they would not block windows. Mr. Gorman respectfully requested a delay in some mitigation measures, including ductwork relief, until after the plantings are complete in the spring. The Chairman stated that the Board certainly values the YMCA which will be the pride of members and the entire YMCA organization as well as residents of the City of Quincy. However, the Board has an obligation to the public to ensure the buildings are aesthetically pleasing. The Chairman stated that he recommends that the Board stands fast on what needs to be done, though the Board is sensitive to the financial burdens of the Y at this time.

The Chairman agreed with Member Barry's recommendation for action-oriented design for the banners. Further, the Chairman stated that perhaps the banner matter and the building trim addition could be held in abeyance at this time. Regarding the duct work, mitigation measures remain a Condition, though the timing of mitigation measures can be worked out. The evergreen growth won't cover the ductwork for a long time, the Chairman stated, but shall be part of the landscaping plan. After questions from Members Meade, Comiso and Barry, it was determined that the proponent will report before the Board in June, 2014--which will be after the plantings are in--to assess and recommend any further mitigation measures to improve aesthetics. Mr. Gorman, YMCA, agreed.

9:52 PM

MOTION: by Member Meade to Approve amended Phase I Building Planting Plan and proposed Plant List (Last Revision date 10-18-13) including but not limited to enhanced landscaping program and planting located at 79 Coddington Street transformer pad and transformer accessway, subject to the condition that Applicant agrees to bear the expense of site and landscape peer review services. Such services, at an expense not to exceed Five Thousand Dollars, are to be provided under contract with Tetra-Tech of Framingham, MA.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

With respect to the building issues, landscaping plan and issues to be held in abeyance until the YMCA comes back before the Board in June, 2014, the Chairman called for a motion.

9:55 PM

MOTION: by Member Barry to Approve the location of the HVAC equipment stacks (2) as previously constructed and added to easterly elevation of 79 Coddington Street field house structure; upon the condition that each stack be partially shielded from view by a painted corrugated screen and that unshielded upper portions of each stack shall be painted to match color of building elevation. However, the Board grants the request of the Applicant to delay implementation of this condition until Spring 2014 and the Board intends to review the Applicant's compliance with the aforementioned condition when the applicant appears before the Board at its June 2014 meeting.

SECOND: Member Meade

VOTE: 4-0 MOTION CARRIES

The Chairman asked if the Members would like to add the banners as another matter to be reviewed at the June, 2014, meeting, as well as the trim band above the windows.

9:56 PM

MOTION: by Member Barry to Approve revisions to the Northerly and Easterly elevation of the YMCA field house at 79 Coddington Street. Revisions are related to the Coddington Street NGrid transformer, its pad and accessway as well as an added building blast shield. Approval is hereby granted upon the Condition that the following items are provided by the Applicant to revise the visual impact of the upper Easterly and Northerly elevations: 1. Install additional trim band above upper level windows with contrasting color; 2. Install banners to be agreed upon and approved by the Planning Department and the Applicant; 3. Provide enhanced landscaping at transformer location. However, no action is required by the YMCA at this time on in regards to point #1 (trim band) and point #2 (banners), and the Board reserves the right to review this Condition when the Applicant comes before the Board at its June, 2014, meeting.

SECOND: Member Meade

VOTE: 4-0 MOTION CARRIES

BUSINESS MEETING, Agenda Item #1: Revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations

Mr. Robert Stevens, Quincy Urban Renewal Planner, provided notes to the Members outlining the work to revise Planning Board Rules and Regulations. Mr. Stevens stated that he solicited input from two of the Planning Department's peer review firms: Beals & Thomas and H.W. Moore. Mr. Stevens highlighted the main points of his work, geared to sync with the fact that the IT Department is working on implementing a new online system for permitting, inspections, licensing and code enforcement to occur later in 2014. Mr. Stevens stated that an automated "Article 3: Applicant Information" form has been created to replace the paper form, with added fields and tables to guide the Applicant to furnish necessary application information. Also, the "Article 2: Submission Checklist" requirements have been reorganized for clarity and ease of understanding for the Applicant. Mr. Stevens noted the recommendation to eliminate Section 9.5.3 that encourages a pre-application meeting before the Planning Board at regular meetings, and instead recommends a preliminary meeting with

the Planning Department staff. Mr. Stevens' next step is to solicit comments and feedback from City Departments: ISD, DPW/Engineering, Health, Fire, as well as the Quincy Chamber of Commerce Permitting and Licensing Group.

Member Meade commented that he was curious to see the kinds of comments that are received. There was some discussion around the makeup of the Quincy Chamber of Commerce's Permitting and Licensing Group. The Members thanked Mr. Stevens. The Chair stated that no action was required by the Board at this time.

10:10 PM

MOTION: by Member Barry to adjourn

SECOND: Member Comiso

VOTE: 4-0 MOTION CARRIES