



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, February 25, 2015

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

MEMBERS ABSENT: None

OTHERS PRESENT: Dennis Harrington, Director Planning and Community Development
Margaret Hoffman, Principal Planner

Meeting held in the City Council Chamber Room, 1305 Hancock Street, Quincy MA.

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

VOTE TO ACCEPT January 21, 2015 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the January 21, 2015 Planning Board meeting minutes as presented.

SECOND: Member Glen Comiso

VOTE: 5-0 Motion Carries

7:05 PM Public Hearing – 18 & 22 Mechanic Street - Site Plan/Special Permit Approval Planning Board Case No. 2015-23

The Chairman opened the Public Hearing and read the Public Hearing Notice into record. The Applicant's Attorney, Edward Fleming gave an overview of the project. Gary Gardener, the Applicant's architect from Sheskey Architects did a presentation of the design of the project. The Board asked for details of the façade treatments. Robert Stevens, Urban Renewal Planner introduced James White, the City's Peer Review Engineer who gave the Board his comments. In general he was satisfied that the Applicant had adhered to the comments made. The Chairman then opened the hearing to the public for comments. Arlene Goodman of 31-35 Revere Road expressed concern for the density of the project, flooding issues in the area and the effects on the spawning habits of the smelt in Town Brook. Paul Boudreau of 94 Bigelow Road expressed concern for the effects on traffic, and the character of the neighborhood. He was not aware that this area was part of the Downtown District and that larger density buildings are allowed in this zone. The Chairman asked for any further comments and hearing none asked for a motion to close the hearing.

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

The Applicant's Attorney Edward Fleming then explained to the Board that a neighborhood meeting had been held and that Ms. Goodman was in attendance and at the time indicated to Mr. Fleming that she was in favor of the project. He also explained that the stormwater drainage system has been reviewed closely and that there would be no detrimental effects from this project on any neighboring sites. The Chairman asked the City's Peer Review Engineer to give his opinion of the system. Mr. White then explained that he felt that the system was an improvement and that the expanded green space would have a cooling effect. Rob Stevens then recommended that the Board approve the project with the following conditions

1. The Applicant proposes to reconstruct an outlet pipe at the Town Brook embankment wall. The wall reconstruction shall match the color and stone pattern of existing wall and be of similar workmanship. Photographs of the wall for pre and post conditions shall be submitted to the Planning Department. If the wall is not satisfactorily reconstructed as determined by the Planning Department, the new wall shall be removed and reconstructed.
2. The Applicant is subject to the City of Quincy Inclusionary Zoning ordinance and shall be responsible for adhering to the decision of the Quincy Affordable Housing Trust Committee for this project.
3. The Applicant is subject to and shall comply with the Public Art and Place-making Program (Section 8.3.9) prior to the issuance of a building permit.
4. The Applicant shall adhere to all comments from the Health Department review letter dated February 12, 2015 (Stormwater Operation & Maintenance, rodent control, environmental control, and demolition).
5. Prior to any Building Permits being issued the Applicant will perform a water flow test with the City's Water Department.
6. Prior to construction the Applicant shall have an Arborist review and report on the feasibility of saving the trees located along the southerly property line and submit a report to the City's Tree Warden. If it is determined that these trees need to be removed the applicant will comply with the City of Quincy Tree Ordinance
7. 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.
8. 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 Chief of Police.

Member Sean Callaghan the made a motion to approve the issuance of a special permit in accordance with Section 8.3.2 and 8.3.7 subject to the aforementioned conditions. Member Richard Meade seconded the motion and it was so voted unanimously.

8:05 PM Continued Public Hearing – 116 East Howard Street – Special Permit/Site Plan Approval, Planning Board Case No. 2015-17 The Chairman opened the continued Public Hearing. The Applicant's Attorney Edward Fleming gave an overview of the project and explained that they have worked closely with the city staff and peer reviewers on revisions to the original plans. They have reduced the number of units from 184 to 164. He described the area mentioning the abandoned shipyard across the street indicating that the redevelopment would have a positive impact on the neighborhood. He also explained that the project would also need dimensional relief from the ZBA which they were pursuing simultaneously. The relief included density, Floor Area Ratio, and the square foot of land

required per unit. The Applicant's Traffic Engineer, Jeffrey Dirk went over the traffic and parking issues. Indicating that the access from East Howard Street would be for residents only and there would be no access to the residents parking area from Winter Street. He explained that the parking ratio was now at 1.85 spaces per unit and that there would be signs installed that would prohibit parking on Winter Street and along East Howard Street. The Board asked for further information regarding traffic counts, and the capacity of East Howard Street for additional traffic. Mr. Dirk indicated that they would be doing a signal warrant study to determine whether there was a need for a traffic light in the area. Dennis Harrington Director of Planning and Community Development spoke to the Board and explained that he was not ready to make any recommendation to the Board at this time. He felt that there were still issues that needed to be worked on including utilities, density and traffic. The City's Traffic Engineer had not submitted any comments and needed additional time to review the project. Diarmund O'Connell the City's Peer Reviewer regarding architecture also felt that there were issues to be resolved. The Chairman then opened the hearing for public comment. John Hajjar of 134 East Howard Street said that he was in favor of the project. Patrice Sullivan of 50 Des Moines Street felt that the project was too large and was concerned about the impacts on schools and traffic. Attorney Joseph McClechy as representative for Daniel Quirk, an abutter to the property stated to the Board that his client was concerned with the size of the building and the impacts on traffic. The Chairman asked Mr. McClechy what his client intended to do with his building which had been abandoned for some time and was in disrepair. Mr. McClechy explained that the property was being evaluated. Other residents expressed concern for the impacts on traffic that the project would create. Reverend Sheldon Bennet who is a member of the City's Affordable Housing Trust told the Board that the applicant would be meeting with them to determine how to fulfill their Inclusionary Zoning responsibilities. City Councilor Brad Croall of 65 Gay Street gave the Board an overview of the process that he has been involved in with the Applicant and indicated that they have been amenable to work with. He felt that the project was too large but that it could be an asset to the community. He would like to see the Applicant work to reduce the density, resolve the drainage and utility issues and obtain feedback from the City's Traffic Engineer. Chairman Geary asked if there were any other comments from the public. There were none.

Member Richard Meade made a motion that based on the outstanding issues identified by Peer review and interdepartmental review to continue the Public Hearing to a date to be determined by the petitioner and the Planning Director. Member Sean Callaghan seconded the motion and it was so voted unanimously.

9:15 PM Continued Public Meeting - 1400 & 1442 Hancock Street - Certificate of Consistency Planning Board Case #2015-CoC01

The Chairman opened the continued Public Hearing. Peter Tamm, the Applicant's attorney requested that the Board continue the hearing to the next available date. He explained that there were some outstanding issues that were being worked on with the staff and peer reviewers and they were not prepared to give a presentation at this time.

Member Sean Callaghan made a motion to continue the public hearing to March 11, 2015. Member Richard Meade seconded the motion and it was so voted unanimously.

9:20 PM BUSINESS MEETING:

- **Quarry Hills Recreation Complex/Granite Links Golf Club Planning Board Case No. 2015-27 - Modification to Council Order #2000-207**

Former Mayor Walter Hannon described the project briefly to the Board. Dennis Harrington Director of Planning and Community Development explained that this was being considered a minor modification to the previously approved recreation complex and that there was no additional use proposed. He has spoken to Jay Duca, Director of Inspectional Services and he had no issues with the changes as proposed. The project had been reviewed by the City's Traffic Engineer.

Member Richard Meade made a motion to issue an affirmative recommendation to grant the minor modification to Council Order #2000-207 as proposed on a plan entitled "Building Site Plan" Granite Links Golf Club at Quarry Hills, Function Showroom Building Construction dated January 16, 2015 created by Sitec Environmental, 796 Plain Street Unit C, Marshfield MA. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:25 PM Public Hearing - 74 – 118 Granite Street – Special Permit - Planning Board Case No. 2015-26

The Chairman opened the Public Hearing and read the Public Hearing Notice into record. The Applicant's Attorney Robert Harnais gave an overview of the project. The proposed signage will be installed on the existing structures. They discussed the reasons behind the particular images that they were proposing. Glen Comiso pointed out that this was a very visible location and that these signs would be representative of the City and would like to see more diversity and possibly less images of just people possibly some images of the City and to be more thoughtful of the actual images that are presented. The Applicant will review their proposed images and make adjustments. Dennis Harrington presented the Board with his recommendation to approve the proposed Special Permit with the following conditions:

1. The Applicant shall ensure that the lights illuminating the signs will be turned off by 10 PM each evening.
2. No more than three (3) Lexan panels covering no more than 50% of the cabinet area are permitted on each side of the towers as shown on the approved plan.
3. The back lighting on each cabinet shall be fully adjustable so that the lumens can be controlled. The Applicant shall adhere to any instructions by the Department of Inspectional Services Director as to the brightness of the signs and shall reduce the amount of lumens if requested.

Member Richard Meade made a motion to close the Public Hearing and approve the Special Permit with the aforementioned conditions. Member Sean Callaghan seconded the motion and it was so voted unanimously.

9:45PM Public Hearing – 60 Newbury Street – Site Plan/Special Permit Approval, Planning Board Case No. 2015-25

The Chairman recused himself from the Public Hearing for this case citing a personal friendship with the Applicant and asked Member Coleman Barry to Chair this hearing. The Planning Director also explained that he was recused from working on this project.

Member Barry read the public hearing notice into record. Rob Stevens the City's Urban Renewal Planner presented a letter from the Applicant requesting a continuance. **Member Richard Meade made a motion to continue the Public Hearing to April 8, 2015. Member Sean Callaghan seconded the motion and it was so voted unanimously.**

Member Richard Meade made a motion to adjourn at 9:45 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.