



QUINCY PLANNING BOARD
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PLANNING BOARD MEETING MINUTES

Wednesday, July 15, 2015

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

MEMBERS ABSENT: Sean Callaghan

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

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

Meeting called to order and attendance roll call taken at 7:04 PM by Chairman William Geary.

VOTE TO ACCEPT May 13, 2015 and June 10, 2015 PLANNING BOARD MINUTES

MOTION: by Member Coleman Barry to approve the May 13, 2015 and June 10, 2015 Planning Board meeting minutes as written.

SECOND: Member Richard Meade

VOTE: 4-0 Motion Carries

7:05 PM Continued Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit Planning Board Case #2015-38

The Chairman received a letter from the Applicant's attorney requesting a continuance of the hearing to the next Planning Board meeting.

Member Glen Comiso made a motion to continue the public hearing to August 12, 2015.

Member Richard Meade seconded the motion and it was so voted unanimously.

7:10 PM Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37

The Chairman received a letter from the Applicant's attorney requesting a continuance of the hearing to the next Planning Board meeting.

Member Glen Comiso made a motion to continue the public hearing to August 12, 2015.

Member Richard Meade seconded the motion and it was so voted unanimously.

7:15 PM Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35

The Chairman read the Public Hearing notice into record. The Planning Director Dennis Harrington addressed the Board and indicated that the petitioner had agreed that they would make their initial presentation but that they needed more time to respond to all comments that had been submitted by the Peer Reviewers and City Departments and would agree to continuing the hearing to August. Robert Fleming, Applicant's Attorney gave a brief overview of the project and explained that the applicant had an agreement in place with the City of Quincy to sell a portion of the land to the City for use in the new athletic field being built adjacent to the North Quincy High School. He also explained that the site is not within a flood zone since the Flood Plain maps had been changed and would not need to apply for a Special Permit for Flood Plain with the ZBA. Attorney Fleming introduced the Applicant's engineer Eric Bradenise. The issues that were discussed included the idea of this project being a Transit Oriented Development due to its proximity to the North Quincy MBTA Station, stack parking lifts, stormwater management, traffic and architectural design. The Applicant's Architect, Brian Donohue gave a presentation showing the proposed façade. He indicated that he would be able to supply samples of the materials if requested. The Board was concerned with the parking and traffic issues as well as the impacts of the project on the neighborhood and the design of the building. The Applicant Michael Moore explained that the stacked parking lifts are in use in Boston quite frequently and he would supply the Board with further information. City Councilor Brian MacNamee spoke to the Board and expressed his concerns regarding the traffic in this neighborhood as well as concerns about the parking. Councilor MacNamee did not feel that the number of parking spaces proposed was sufficient. He also told the Board that there were new play fields proposed in this area and that would bring more children to the neighborhood. He was very concerned about the traffic safety issues here. He was concerned that the building was large for the area and could be overwhelming on the site. City Solicitor James Timmins addressed the Board and explained that the developer of this site had approached the City over four years ago to develop the site but had cooperated with the City when asked to wait in order to work the timing of this project in with the new field construction. He indicated that the developer has been very cooperative and was selling a portion of his land to the City at a very fair price. He wanted to be put on the record as letting the Board know that there has been good coordination and accommodation by the Applicant and his team. The Chairman opened the hearing to public comments. There were none. Member Richard Meade made a motion to close the public comment portion of the hearing for the evening and continue the hearing to August 12, 2015. Member Glen Comiso seconded the motion and it was so voted unanimously. Planning Director Dennis Harrington indicated that there were 30 revisions identified on the project and that traffic comments have been pending since June 16 without responses from the Applicant. He indicated that the Planning staff and departments would continue their review of the project.

8:00 PM Public Hearing – Marina Bay Amended Definitive Subdivision Plan - Planning Board Case No. 2012-Sdiv-01

The Chairman read the public hearing notice into record. The Applicant's Attorney Richard Latini gave an overview of the project explaining the reason for the modification request. He explained that as a result of the changes in the FEMA Flood map changes to the elevation and grade of the roadway needed to be changed, streetlights have moved and sidewalks had to be adjusted. Handicapped parking spaces also needed to be moved due to the grade change. There were also minor changes made during the special permit issuance that they wanted to have adjusted on the subdivision plan. The Chairman asked if there were any questions or comments from the public. There were none. Planning Director Dennis Harrington gave the Board his recommendations for approval and informed the Board that there were mylars and bond copies that would need to be signed before the Board left for the evening. **Member Glen Comiso made a motion to issue an affirmative recommendation to grant the modifications to the previously approved Marina Bay Definitive**

Subdivision Plan, Planning Board Case No. 2012-Sdiv-01 subdivision plan/way, granted on February 27, 2013 affecting Lots 48, 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-S, 27744-U and 27744-2). Member Coleman Barry seconded the motion and it was so voted unanimously.

**8:08 PM Public Hearing - 118 Old Colony Avenue, 54 & 60 Warren Avenue
- Site Plan/Special Permit - Planning Board Case No. 2015-40**

The Chairman read the Public Hearing notice into record. The Applicants attorney Christopher Harrington gave the Board an overview of the project. He explained that although the unit count was high at 52 units, they were all one bedroom and studio units which kept the bedroom count lower than units with 2-3 bedrooms. He submitted an excerpt from the Metropolitan Area Planning Council's Re-Envisioning Wollaston report from June 2013 which he explained was pertinent to this project. He suggested that the project was being presented as a Transit Oriented Development and that the location was about a seven to seven and a half minute walk to Wollaston Train Station. He also explained that they would need to get a use variance and other dimensional variances from the ZBA. The Applicant's architect David Kinsella went over the design of the building and the site layout. Michael Joyce, the Applicant's engineer discussed the stormwater and site specific issues. The Applicant's engineer confirmed to the Board that the units would be rental. The Board was concerned with the height and the size of the building. They also had concerns with the amount of parking and whether it would be sufficient. The property owner/Applicant Alyce Boncaldo of 76 Beale Street spoke to the Board and explained that they would be always available to their residents, the new project would add increased security, improved aesthetics and landscaping. She also explained to the Board that as part of their process for choosing tenants they look for people who do not have automobiles. The City's Consultant Review Engineer spoke to the Board and indicated that there has been some review of the project but that revised plans had come in at the last minute and there was not enough time to adequately review them. The traffic study had not been fully reviewed and there were no comments from City staff or peer reviewers regarding the traffic. He suggested that the Board continue the hearing until the next Planning Board meeting in order for there to be adequate time to determine recommendations. Mr. White then went over the outstanding issues which include:

- A. Zoning Board of Appeals approval of :
 - 1. Residential use
 - 2. Floor area ratio
 - 3. Front and side yard setbacks
- B. Board of Health
 - 1. Natural Light requirements meeting the 8% requirements.
- C. Building Department
 - 1. Egress at rear of building is required
 - 2. Building setback on southeast side of building
 - 3. Parking area dimensions – aisle are not of sufficient width for turning movements
- D. Engineering Department
 - 1. Parking area dimensions – narrow aisle widths
 - 2. Parking space width needs to be 9 feet
 - 3. Building setbacks are insufficient
 - 4. Sewerage mitigation should be provided
- E. Traffic Department
 - 1. Has not reviewed Traffic Report

F. Peer Review

1. Massing and density of project is overwhelming
2. Building setbacks are insufficient
3. Parking area dimensions do not conform to Zoning and are insufficient
4. Number of parking spaces does not conform to Zoning

The Chairman opened the hearing up to comments from the public. Faith Raymondi of 55 Warren Ave was concerned about drainage, parking and the size of the building. She was also concerned that the project would not attract families into the neighborhood. Eric Fleming, a business owner at 124 Old Colony had no issues with the Boncaldos and felt that they were good neighbors but he felt the building as proposed was too big and the setbacks were too small, parking would become an issue and the units sizes were questionable. Anne Nafels, an employee of Wollaston Wine and Spirits at 68 Beal Street read a letter from her employer in favor of the project. An employee of the Boncaldos from ABC Realty addressed the Board and explained that they use a selective screening process in tenant selection and can control the quality of the people that they rent to. They feel this property will be focused towards “Millennials” who typically do not have cars, are professionals with good cash flow and they require parking clauses in the lease agreement. William Halloran (sp) identified himself as a direct abutter and expressed concern that the project was too big for the site. He was concerned with the dumpster location and that there were parking issues in the neighborhood now and that this project would exacerbate them. Nora Mannion of 128 Old Colony Avenue told the Board that the parking was “horrendous” and that some properties were not kept up in the neighborhood. She was concerned that the project was too big and also with trash removal on the site. The Chairman then told the Applicant that the Board would like to see what the ZBA has to say prior to them making a decision. He then read the names of people who had submitted letters of support of the project and explained that they were available for review at the Planning Office and would be available on the City’s website. He also explained that because the project needed further review the hearing would remain opened.

Member Richard Meade made a motion to continue the Public Hearing to August 12, 2015.

Member Glen Comiso seconded the motion and it was so vote unanimously.

The Board confirmed that their next Planning Board Meeting would be held on August 12, 2015.

Member Glen Comiso made a motion to adjourn at 9:20 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.