



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, September 10, 2014

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

MEMBERS ABSENT: Sean Callaghan

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Margaret Hoffman, Principal Planner
Kristina Johnson, Planning, Transportation Director

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

Meeting called to order and attendance roll call taken at 7:00 PM by Chairman William Geary.

VOTE TO ACCEPT July 16, 2014, PLANNING BOARD MINUTES

MOTION: by Member Coleman Barry to approve the July 16, 2014, Planning Board meeting minutes as presented.

SECOND: Member Richard Meade

VOTE: 4-0 MOTION CARRIES

7:00 PM 168 School Street and Brook Road, Site Plan Review, Planning Board Case No. 2015-01

The Chairman read the public hearing notice into record. He then read a letter requesting a continuance from the Applicant.

Member Richard Meade made a motion to continue the public hearing for 168 School Street to the next scheduled Planning Board meeting on October 8, 2014. Member Coleman Barry seconded the motion and it was so voted unanimously.

BUSINESS MEETING:

1. Avalon Bay – City Council Planned Unit Development – Initial Planning Board Review of Applicant’s presentation of revised plans dated August 26, 2014
The Applicants for the Avalon Bay PUD which is a project under the purview of the City Council as the Special Permit Granting Authority. Dennis Harrington, Planning Director recused himself from the proceedings. Kristina Johnson, Director of Transportation Planning gave the Board an overview of the project. She had been involved on the peer review meetings and was prepared to offer the Board a recommendation after the Applicants presented their information to the Board. The representatives of Avalon did a presentation before the Planning Board in order to obtain a favorable recommendation of the project to submit to the City Council. Ed Fleming, the Applicant’s attorney gave a history of the legal parameters of the project. The Applicant’s representative Lars Unheim discussed the phases of the project and

what was proposed. He explained that they had met with the Affordable Housing Trust and would be working with them to determine the affordability component of the project. Ed Bradford the Applicant's architect from TAT went over the layout of the buildings and the site plan. The Chairman asked the Board if they had any comments or questions. Richard Meade asked if there was a timeline they needed to adhere to. The Applicant indicated that they would be meeting with the City Council on September 23 and would like to have some recommendation from the Planning Board to submit to the City Council at that meeting. Kristina Johnson then told the board that she was satisfied with the process for reviewing the project. She indicated that there were still issues that needed to be worked out but that the Applicant's engineers were working closely with the peer reviewers and the City's staff to work out any remaining issues. She also explained that traffic issues were being addressed. The Chairman then asked the Board if they were comfortable making a recommendation to the City Council at this time. The Chairman expressed that he was comfortable with the project as presented and reviewed by planning staff with the understanding that any outstanding issues were relatively minor and could be worked out by staff. Members Comiso and Barry also expressed that they were comfortable acting on the proposal as presented and critiqued by staff. Member Meade commented on the design of the building and suggested that they continue the brick façade along Quarry Street.

Member Richard Meade then made a motion to recommend that the Planning Board offer the City Council—acting as the Special Permit Granting Authority—an affirmatory recommendation for the proposed Avalon Bay Planned Unit Development proposal provided that any issues raised during the internal project review and by the Planning Board relative to drainage, stormwater management, traffic and transportation, environment, landscaping, and site layout are satisfactorily resolved with the appropriate City Departments and the City Council's peer review consultant as condition of the special permit. Member Glenn Comiso seconded the motion and it was so voted unanimously.

2. Review of memo from Paul J. Hines, Assistant City Solicitor regarding the sale of less than 150 sq. ft. of residential City-owned land located at 22 Spring Street Rear- Vote on recommendation of sale of land-

The Planning Board discussed the memo from Paul Hines, Assistant City Solicitor recommending the City convey the parcel of City –owned land at the rear of 22 Spring Street. **Member Richard Meade made a motion to recommend the conveyance of the property as outlined in the memo from Assistant Solicitor Hines dated August 26, 2014 to forward to the City Council an Affirmative Recommendation on the above referenced proposed property conveyance of 120 square feet of city owned land to Lisamarie Pedone, the current owner of 22 Spring Street. The land to be conveyed is shown as parcel 12-A on a plan entitled “Subdivision Plan of Land located at 18-22 Spring Street, Quincy MA” dated August 28, 2014. Prepared by Massachusetts Survey Consultants, 10 First Ave, Peabody, MA 01930. Member Glen Comiso seconded the motion and it was so voted unanimously.**

8:05 PM 27-47 & 53 Liberty Street, Special Permit/Site Plan Review, Planning Board Case No. 2015-02

The Chairman read the public hearing notice into record. Ed Fleming, the attorney for the Applicant gave an overview of the project. He explained that the project also needs a variance from the ZBA and they are scheduled to meet with the ZBA later in September. James

Bernadino, the Applicant's engineer then went over the site plan and the proposed layout and traffic circulation. They have received comments from the City's engineers, DPW and health Departments and they were working with them and the City Staff and Peer review Consultant to address the outstanding issues. Some of the issues the Board was concerned with were traffic flow along Liberty Street during peak hours, the stormwater and drainage on the site, and safety of traffic exiting the site. David Williams of SSG Development went over the hours of operation and the access to the building. The Applicant's architect Andrew Gray then went over the design of the building and the landscaping plan. Dennis Harrington, Planning Director explained to the board that the Peer review had been substantially completed and that some drainage and safety issues still remained but that they were not insurmountable. He asked the Applicant's attorney to revise his request for relief to the ZBA so as not to include a request for variances from section 5 regarding parking and loading as those could be granted by the Planning Board under section 5.1.17 and 5.2.6 of the City Zoning Ordinance as Special Permits. The City's Peer Review Engineer Karlis Skulte from EBI Consultants discussed the issues he identified in his review of the project. He explained to the board that the issues regarding stormwater management and traffic concerns were being addressed and he did not feel any of them were insurmountable. Board member Glen Comiso recommended that they restrict the use of large trailer trucks on the site to off peak hours. Chairman Geary opened the hearing up for public comment. Mr. Stephen Feely of 232 Water Street had concerns regarding the traffic along Liberty Street. He felt that there was not enough room for queuing trucks along Liberty Street and that the fire department would not be able to access the rear of the building. Denis Harrington, Planning Director explained to the Board that the staff will look at the traffic issue more closely and that a separate sign submission is forthcoming. He will have revised plans for the Board at their next meeting. He also explained that the Fire Chief had looked at the plans and was satisfied that there was sufficient access to the building. The Chairman asked for any other comments from the public and hearing none he asked for a motion to close the hearing.

Member Richard Meade made a motion to close the public hearing. Member Coleman Barry seconded the motion and it was so voted unanimously. Member Richard Meade then made a motion to continue the deliberation and vote to the next scheduled Planning Board meeting on October 8, 2014. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:00 PM Public Hearing - 37-45 Wren Terrace, Site Plan Approval, Planning Board Case No. 2015-05

Chairman Geary opened the hearing and read the public hearing notice into record. Dennis Harrington, Planning Director told the Board that the Applicant had requested a continuance to the next scheduled Planning Board meeting. He explained that there were a few items and issues that came up in the Planning Department's review of the project and that they were working through those items with the Applicant. There were several members of the public in attendance and Director Harrington had informed them that the hearing would be continued to October 8, 2014.

Member Richard Meade made a motion to accept the Applicant's request to continue the public hearing to October 8, 2014. Member Coleman Barry seconded the motion and it was so voted unanimously.

9:05 PM Public Hearing – 555 South Street, Site Plan Approval, Planning Board Case No. 2015-06

The Chairman opened the hearing and read the public hearing notice into the record. Dennis Harrington, Planning Director recused himself from the proceedings. Kristina Johnson, Director of Transportation Planning gave the Board a brief overview of the project. Christopher Harrington, the Applicant's attorney submitted a set of revised plans to the Board and gave them an overview of the project. He explained that the existing building was in poor condition and it was cost prohibitive to try to rehab the building. He also indicated that the owner of the property owned other contiguous sites at the shipyard area and intended to install stormwater updates that would benefit the site as more of his properties are developed. He also requested that the Board withdraw his application for a special permit for parking relief as the project had enough parking on the adjacent land to satisfy the requirements. James White, the City's Peer Review Engineer gave his information to the Board and explained that the Applicant had addressed all of the issues he identified in his review. The Chairman asked if there were any comments from the public. Hearing none he asked for a motion to close the public hearing.

Member Coleman Barry made a motion to close the hearing. Member Richard Meade seconded the motion and it was so voted unanimously.

Kristina Johnson, Director of Transportation Planning made her recommendation to the Board to approve the issuance of the Special Permit for the Major Non-Residential use under Section 3.1.3 and 9.4 subject to the following conditions:

- 1) Development of a comprehensive stormwater management plan for all parcels under Quincy Shipyard's LLC ownership should be considered in the future.
- 2) The Applicant shall submit documentation that any construction activities to occur on site will not cause rodent and/or insect problem for abutting uses. It is strongly recommended that a rodent/insect control and contingency plan be developed prior to any construction activity on this site.
- 3) The Applicant shall develop an adequate dust control plan which will be required to be implemented during any proposed construction activity and comply with all state and local regulations regarding air pollution.
- 4) The Applicant shall conform to state and local regulations regarding noise as applicable.
- 5) The Applicant shall furnish an operation and maintenance plan for the existing drainage system with the final submission of site plans.
- 6) The Applicant shall update the site plans with the ALL information noted in HW Moore's Peer Review report dated September 4, 2014 with respect to zoning, sewer and water connections, site and parking layout, flood plain, handicap access and parking, and stormwater and drainage.
- 7) The Applicant shall ensure that any renovation activities be conducted in accordance with applicable regulations with respect to lead-safe practices. Further, the Applicant shall conduct a survey to ascertain the presence of environmental hazards that could be disturbed during renovation; and if present, the Applicant shall take proper care in the removal and disposal of any potential hazardous materials.

- 8) Upon completion of the project, the Applicant shall furnish along with the digital file as built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 9) The Applicant address any other outstanding issues raised in the interdepartmental review of the proposed project.
- 10) 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.
- 11) 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.
- 12) 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 Richard Meade made a motion to approve the issuance of the Special Permit for the Major Non-Residential use under Section 3.1.3 and 9.4 subject to the conditions as discussed. Member Richard Meade seconded the motion and it was so voted unanimously.

Member Richard Meade made a motion to adjourn at 9:25 p.m. Member Coleman Barry seconded the motion and it was so voted unanimously.