



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

Wednesday, March 9, 2016

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

MEMBERS ABSENT: Maureen Glynn

OTHERS PRESENT: James Fatseas, Planning Director
Rob Stevens Principal Planner
Susan C. Karim, Assistant Planner

Meeting held in James R. McIntyre Government Center, 1305 Hancock Street. Quincy City Hall Front Building, Quincy, Massachusetts 02169

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

VOTE TO ACCEPT January 27, 2016 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the January 13, 2016 Planning Board meeting minutes as written.

SECOND: Member Glen Comiso

VOTE: 4-0 Motion Carries

VOTE TO ACCEPT February 10, 2016 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the February 10, 2016 Planning Board meeting minutes as written.

SECOND: Member Sean Callaghan

VOTE: 3-0 Motion Carries

7:02 PM Continued Public Hearing – 28-34 Chapman Street – Site Plan/Special Permit Planning Board Case No. 2015-47

Planning Board Chairman made a motion to accept letter submitted by the Applicant's Attorney Christopher Harrington requesting a continuance. **Member Glen Comiso made a motion to continue the Public Hearing to Wednesday May 11, 2016. Member Sean Callaghan seconded the motion and it was so voted unanimously.**

7:06 PM Continued Public Hearing – 500 Commander Shea Boulevard – Site Plan Review - Planning Board Case No. 2015-50

Planning Board Chairman made a motion to accept letter submitted by the Applicant's Attorney Robert Harnais requesting a continuance to the next available Planning Board meeting. **Member Glen Comiso made a motion to continue the Public Hearing. Chairman Meade announced the project**

will be continued to Wednesday April 13, 2016. Member Sean Callaghan seconded the motion and it was so voted unanimously.

7:08 PM Continued Public Hearing – 150 Hancock Street – Site Plan/Special Permit Planning Board Case No. 2015-44

Planning Board Chairman opened the continued Public Hearing and requested response from the Applicant or the Applicant's Attorney William Keener. None being unavailable, the Chairman requested a continuance. **Member Glen Comiso made a motion to continue the Public Hearing to Wednesday April 13, 2016. Member Sean Callaghan seconded the motion and it was so voted unanimously.**

7:09 PM Continued Public Hearing – 52 Holliston Street and 118 Forest Avenue – Definitive Subdivision - Planning Board Case No. 2015-Subdiv-02

Applicant's Attorney Edward J. Fleming gave an overview of the site and documentation previously submitted to the Board. He also confirmed that the Applicant's team had met with neighbors and Ward 4 City Councillor Brian Palmucci regarding the proposed extension of the sidewalk along Forest Avenue and reported overwhelming opposition to this proposal, expounding that as such, the Planning Department Recommendations included language reflecting that no extension of said sidewalk would be part of the development. The Chairman then opened the continued hearing up to public comment. None.

Project Planner Robert Stevens read the City's project overview and recommendation as follows: The Applicant is seeking to extend the existing roadways on Holliston Street and Forest Avenue in order to create three (3) new single-family house lots and one (1) lot consisting of the remaining land of Daniel J. Joyce. The Project requires review and approval of a Definitive Subdivision Application by the City of Quincy Planning Board in accordance with MGL Chapter 41, Section 81 and the City of Quincy Subdivision Regulations, Massachusetts, dated September 1, 2007. Citing challenging topography and soil conditions, and small size of the proposed subdivision, the Applicant is seeking waivers from strict compliance with the Subdivision Regulations, specifically:

- Section 3-1 Preliminary Plan Filing
- Section 4-2.3 Proposed Way Width
- Section 4-2.8 Turning Circle
- Section 5-1.4 Roadway Shoulders and Construction of Sidewalks

After consideration by the Planning Department the Applicant was granted a waiver from the requirements for a Preliminary Subdivision Plan and was allowed to submit their Definitive Plan only.

The plan was reviewed by Karlis Skulte of EBI Consulting. EBI submitted their final Peer Review on January 25, 2016. We received comments from the City's Engineering, Health, Parks, Inspectional Services and Fire Departments.

A neighborhood meeting was held by City Councillor Brian Palmucci in order to allow the residents the opportunity to express their concerns with the proposed road extension.

In the City's review it was suggested that the proposed subdivision be required to continue the existing sidewalk along Forest Avenue to connect to the proposed sidewalks in the extension. In order to accomplish this, several feet of landscaped areas at the front of existing properties would have to be

removed. Residents of Forest Street opposed this idea and did not want the road in front of their property widened or disturbed.

The City's DPW has recommended that this subdivision remain a private way and that City Services not be required on the extension to the three proposed house lots. If the Board grants the waivers for width, turning circle and sidewalk construction this road will not be eligible for acceptance by the City.

It may be unrealistic to think that the City will not plow this street if they are plowing Forest Ave. The extension will provide a better turning area than currently exists. The dilemma is that if the plows go up to the top of Forest Ave there may be difficulty in getting around those areas that jut into the right of way. The DPW will be satisfied if they feel they have some protection by making the new roadway private. We have obtained a list of residents that were in attendance at the neighborhood meeting and they are on record as not favoring the extension of the sidewalk which will put their properties in jeopardy during plowing events.

Issuing waivers from the roadway construction requirements is not uncommon in small subdivisions such as this one. Typically the Board would require that the subdivision remain a private way and the residents will be required to submit a Homeowner's Association agreement that includes language indicating that the Association is responsible for road maintenance, plowing, trash removal and for the maintenance of the stormwater system.

Recommendation

The Department recommends that the Board vote to issue Definitive Subdivision Approval and waivers from the requested Road Construction requirements with the following conditions:

1. This decision includes the grant of several waivers from the Planning Board's Rules and Regulations Governing the Subdivision of Land in the City of Quincy, which are listed on Sheet 1 of the above referenced and approved drawings. The Board has waived requirements of Section 3-1 Preliminary Plan Filing, Section 4-2.3 Proposed Way Width, Section 4-2.8 Turning Circle, Section 5-1.4 Roadway Shoulders and Construction of Sidewalks as shown on this list. Grant of said waivers is based on the particular size, nature, and location of this subdivision, limited to three (3) buildable lots on a large tract of land. There shall be no further subdivision of the subject land, nor extension of the proposed right-of-way without prior approval by the Planning Board and full construction of any extensions of the roadway to regulations governing the subdivision of land in Quincy in effect at that time.
2. The Applicant shall be required to apply for a Stormwater Management Permit from the Department of Public Works prior to any development activities.
3. A Homeowners Association is to be formed to deal with the ownership/maintenance issues. The recorded Homeowner's Association Trust Documents shall be submitted to the Planning Department.
4. This section of Holliston Street shall remain a private way and all ways, roads, lighting, water facilities, drainage facilities and all other utilities within this subdivision shall remain private and any maintenance thereof, snowplowing and any other associated costs shall be the responsibility of the Homeowners Association Trust. Until such time as the Homeowner's Association Trust is a

legally functioning body, the Applicant referenced above shall be responsible for compliance with conditions and /or restrictions of this Definitive Plan approval.

5. The City shall not be responsible for maintenance of any drainage structures on private property.
6. Ownership/maintenance responsibilities for the proposed recharge system and all related drainage structures must be determined and specified through deed registration or an equivalent mechanism.
7. A financing mechanism for the maintenance plan for the proposed subsurface recharge system and all related drainage structures must be developed.
8. In addition to the silt socks to be installed at the existing catch basins the Applicant shall install perimeter erosion controls at downstream limits of the soil disturbance and shall install the construction entrance such that vehicular access to 35 and 106 Holliston Street and any other properties will be maintained. Additionally, erosion controls shall be installed such that new inlets are protected with silt socks until the site is stabilized.
9. A key inclusion with this project from an open space/recreation perspective is to maintain access to Cunningham Park. A major entry point to it currently exists at the end of Forest Avenue, and it is the most commonly used entrance for anyone in that neighborhood to visit Cunningham Park's trail network. The Applicant shall ensure that access to Cunningham Park is maintained and will not obstruct access at any time. This information shall be included in the Homeowner's Association Agreement to ensure that any owners of the proposed lots are aware of this requirement.
10. The Applicant and any subsequent owners shall adhere to the recommendations of the City Tree Warden for adherence to the City's Tree Ordinance.
11. The developer must submit documentation that construction activities proposed for the development of this subdivision will not cause rodent problems for abutters. A rodent control plan must be developed and submitted to the Department of Health for review and approval prior to obtaining Building Permits.
12. The Applicant shall commit, in writing, that the design of any building proposed for this site will incorporate radon control measures. Radon resistant features that minimize radon entry are best incorporated during the design and construction phases, rather than post-construction. Prior to obtaining a Building Permit the applicant shall submit plans showing the proposed Radon resistant features to the Health Department for review and approval.
13. Prior to obtaining Building Permits the Applicant must develop an adequate dust control plan which will be required to be implemented during any proposed construction activity, to insure conformance to State and local regulations regarding air pollution.
14. The Applicant must commit to conformance with both local and State regulations regarding noise, since this project site is within a residential neighborhood, and development will likely entail significant noise generating activities.
15. State Sanitary Code: Any residential units developed as a result of this subdivision will be required to meet all provisions of Article II of the State Sanitary Code (Minimum Standards of Fitness for Human Habitation).

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

Member Coleman Barry made a motion to approve the Site Plan Special Permit with conditions as submitted. Member Sean Callaghan seconded the motion and it was so voted unanimously.

7:17 PM Public Hearing - 1-15 Arlington Street and 22-30 Fayette Street – Site Plan/Special Permit - Planning Board Case No. 2016-01

Chairman Meade opened the public hearing and read the Notice of Public Hearing into the record. Applicant's Attorney Robert Harnais introduced the Applicant's team, including Jim Goldenberg, Principal at Cathartes; Jason Plourde, Traffic Engineer; Patrick Crimmins, Engineer; and Rob Simmons, Project Manager. Mr. Goldenberg gave an overview of the developers' experience and the company's previous work, citing projects Charlestown, the Seaport District, Western Massachusetts, and Portsmouth, New Hampshire. Ken Burr of JAL Hospitality gave an overview of the proposed hotel's components and amenities, and included a discussion of the development's relationship to the pedestrian realm. Member Comiso initiated a discussion regarding the road's current incarnation as a vehicular cut-through, visibility issues, and the need for streetscape improvements to minimize vehicular/pedestrian conflicts. Mr. Simmons explained measures that were being taken to improve the pedestrian experience, such as widened sidewalks, greenscaping, and hardscaping. Chairman Meade opened the project up to Planning Board questions. Member Barry inquired about the company's branding flag, expressing concern for the level of hotel chain quality to be expected. Mr. Goldberg assuaged his concerns citing high quality branding designed for the business traveler. Member Callaghan expressed the need for southbound traffic mitigation and visuals, to which Mr. Plourde, PTOE responded with proposed measures and accompanying presentation boards. Other questions posed by Planning Board members included the need for traffic signal heads, directional signage, the intentions for the restaurant clientele, accommodations of the conference center, and structure and materiality of the building, all of which were addressed by members of the development team. The Chairman then opened the project up for public comments and questions. Members of the public who spoke included Imal Greenbaum, Howard McKay, Michael Smith, Joseph Parmenter, Ally Shaunessy, Ward 3 City Councillor Ian Cain, and former Ward 3 City Councillor Kevin Coughlin. Concerns expressed and questions asked included roadway conditions, illegal parking, number of parking spaces and overflow, parking signage, the need for parking controls, provisions for tour buses, overall traffic flow, conflicts at pedestrian crossings, the need for traffic lights, information on the viability of the project meeting the true criteria for designation as a Transit Oriented Development (TOD), the current market meeting the supply and demand for extended stay customers, commuter traffic congestion, the elimination of the originally proposed residential component, the need to maximize greenscaping and increase tree plantings to meet the City's Tree Ordinance, the anticipated construction timeline, and the possibility of site soil contamination from its previous development. By far, the greatest need expressed by most citizens was the need to advocate for and hire local union labor, with all who spoke expressing support for the project's ability to improve the neighborhood. All questions and concerns were addressed by the project team. The City's Peer Review Consultant, Sam DiBoreo from TEC then shared his review of the project, addressing issues which included traffic mitigation measures, fence height, Conservation Commission (ConCom) approval for a wetlands buffer, fire truck access, secondary emergency access on the site, truck turning radii, dumpster placement and access, hotel overhang height, intersection sight distances from parking spaces, flush sidewalks revealing no delineation between pedestrian and vehicular use spaces, lighting, pedestrian and bicycle safety, and ADA compliant curb cuts and grading.

Citing the need to address outstanding traffic issues, Member Richard Meade made a motion to continue the Public Hearing to Wednesday May 11, 2016. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Richard Meade made a motion to adjourn at 8:34 p.m. Member Sean Callaghan seconded the motion and it was so voted unanimously.