



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

Wednesday, April 13, 2016

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

MEMBERS ABSENT: none

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

Meeting held in 1st Floor Boards and Commissions Room, 1305 Hancock Street. Quincy City Hall Front Building, Quincy, Massachusetts 02169

Meeting called to order and attendance roll call taken at 7:09 PM by Chairman Richard Meade.

VOTE TO ACCEPT March 9, 2016 PLANNING BOARD MINUTES

MOTION: by Member Richard Meade to approve the March 9, 2016 Planning Board meeting minutes as written.

SECOND: Member Sean Callaghan

VOTE: 5-0 Motion Carries

7:10 PM Continued Public Hearing – 1073 Hancock Street – Site Plan/Special Permit Planning Board Case No. 2015-32

Planning Board Chairman Richard Meade made a motion to accept letter submitted by the Applicant's Attorney Robert J. Fleming, Jr. requesting the project be Withdrawn without Prejudice.

Member Glen Comiso made a motion to accept the withdrawal. Member Sean Callaghan seconded the motion and it was so voted unanimously.

7:11 PM Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit Planning Board Case No. 2015-37

The Chairman introduced Applicant's Attorney Christopher Harrington, who then introduced the project team. Project Engineer Michael Joyce of Joyce Consulting Group gave an overview of plan revisions in response to departmental and peer review comments. Tom Fenneck of the geotechnical and geoenvironmental engineering firm McPhail Associates gave his recommendations for the required granite excavation, including an overview of existing conditions, efficiency and safety measures, manner of rock removal and adherence to MA State vibrational levels. He also explained the process of pre and post blast survey of abutters, offering to notify abutters prior to blasting, as well as explaining the blasting signals and whistles used during excavation. Mr. Fenneck answered

Planning Board members' questions regarding the length and number of blasting events per day, outreach to abutting elderly residents, radial extent of blasting impacts to area residents and businesses, complaint processes, public safety measures, and removal of excavated material. Quincy Fire Deputy Joe Jackson spoke about his role as a liaison with the abutting senior housing residence and his enforcement of codes, stating that he had successfully worked with McPhail Associates on previous Quincy projects. Attorney Harrington gave a brief recap of revisions made since the originally submitted project design in response to abutter concerns, including a reduction in the building footprint and number of residential units. The Chairman then read into the record opposition comment letters from abutters George and Jenny Lee, and a support letter from Mr. Mignosa. Project Planner Margaret Hoffman read an overview of project updates and submitted to the Chairman an abutter support letter from Agim Trebikka. Vice Chairman Coleman Barry and Member Sean Callaghan stressed the need to address traffic issues, including concerns regarding pedestrian street crossings, for which Mr. Barry advocated flashing pedestrian crosswalks, and Mr. Callaghan advocated for the need for a nearby crosswalk as opposed to the existing one which may be deemed rather distant from the project site. The Attorney assured the Board pedestrian issues had been addressed by the Applicant's Traffic Engineer in response to the City Traffic Engineer's comments. Ms. Hoffman said that approval by the City's Traffic Engineer could be included in the Decision Conditions. Ward 3 City Councillor Ian Cain spoke about the need to minimize blasting impacts and safety risks to the neighborhood, stressing the need to support notifications from the City's Fire Chief and adherence to the City Traffic Engineer's recommendations. Ms. Hoffman requested the abutter notification radius be expanded to include residents within 350 feet, rather than the cited 250 feet. Ms. Hoffman then read the following Planning Department recommendations:

Recommendation

Based on the City of Quincy interdepartmental review and the outside peer reviewer, the Department recommends that Board approve the site plan review in accordance with Quincy Zoning Ordinance Title 17, Section 9.5.1 subject to the following conditions.

- 1) The Applicant shall submit a final set of plans to the City Engineer which responds to the final comments listed in the Stantec peer review letter of April 7, 2016.
- 2) The project is subject to the Inclusionary Zoning Ordinance. The Applicant shall adhere to the Affordable Housing Trust's recommendation related to on-site units or cash in lieu of such units. Any recommendation by the AHTC shall be incorporated into the Planning Board Special Permit Decision.
- 3) The Applicant shall seek approval from the City of Quincy Zoning Board of Appeals or Zoning Enforcement Officer, as appropriate, for any necessary relief or findings related to City of Quincy Zoning Ordinance as same are not under the authority of the Planning Board.
- 4) The Applicant and successive owners of the property shall be responsible for snow plowing, sanding and snow removal as required for the project site including driveways and walkways. In addition to the plowing and sanding performed by the City of Quincy, the Applicant and successive owners shall plow and sand the portion of Parker Street between the project driveway and Granite Street after snow events. This condition shall not obligate the Applicant or its successors in title to maintain or repair Parker Street nor shall it be interpreted to transfer liability to the Applicant or its successors in title for injury or damages sustained by users of the public way.
- 5) Prior to any Occupancy Permits being issued the Applicant shall submit to the Planning Board a copy of the recorded Condominium Association Agreement which shall contain reference to

the approved Stormwater Operation and Maintenance Plan and the approved Snow removal agreement referenced in Special Condition #4.

- 6) The Applicant shall provide a Construction Management Plan to include detailed traffic management plans, including temporary traffic controls, crosswalk detours, construction truck routes, staging areas and other protections, at least one month prior to the start of construction to the City's Traffic Engineer for review and approval. No construction vehicles related to this project shall be allowed to obstruct vehicle access to the neighborhood of Parker Street and Carlson Street or to obstruct access to any driveways of residents on these roadways.
- 7) Hours for the delivery of materials during construction shall be determined by the City's Traffic Engineer upon submission of the Construction Management Plan.
- 8) The Applicant shall provide an overall rock removal plan that will include but not be limited to (a) the findings of the recent rock probes and cores which have been completed by the Applicant's Engineers, (b) designs for permanent and/or temporary excavations in rock, designs for drainage at the base of the rock slope and along portions of the face of the rock slope to divert water to the drainage layer; (c) if appropriate depending on the final profile of the rock slope (to be determined from recent field testing), a drainage detail along the top of the rock slope to divert surface water from flowing along the rock face to minimize potential for ice falls during winter months, (d) the estimated quantity of rock removal and number of truck trips, number of days of blasting, dust control, and (e) adherence to the Fire Department's requirements for blasting; with said plan to be submitted to the City Building Department at least one month prior to the start of construction to be reviewed by the City Building Inspector and the City Traffic Engineer.
- 9) The Applicant shall be required to adhere to the City of Quincy Blast Requirements of the Fire Department. In order to ensure that the abutters and residents of the adjacent neighborhoods are protected the Applicant shall perform the pre blast survey on all buildings and stone walls within a three hundred and fifty foot radius of the lot at the Applicant's expense.
- 10) The Applicant shall provide an ADA compliant pedestrian crossing across Granite Street to be reviewed and approved by the City's traffic engineer prior to construction.
- 11) The Applicant shall work with the City's Traffic Engineer to determine if the current crosswalk and curb ramps across Parker are ADA compliant. If not the Applicant shall redesign and construct the curb ramps at this intersection to bring them into compliance.
- 12) The Applicant shall replace the current stop sign and post on Parker Street at the intersection of Granite Street and add a "stop ahead" sign 150 feet from the replaced stop sign. Any signs installed on Public ways will need the approval of the Quincy City Council.
- 13) The Applicant shall adhere to conditions set forth in the March 31, 2016 Comment Letter submitted by the City of Quincy Department of Health, as follows:
 - 1) **RODENT CONTROL:** The developer must submit documentation that construction activities proposed for the development of this facility will not cause rodent problems for abutters. We require a rodent control plan be developed and submitted to this department for review and approval prior to any site activity.

2) ENVIRONMENTAL CONTROLS (Dust & Noise): We request that the dust and noise control plans be developed and incorporated within all construction specifications and permits issued for this project.

3) MISCELLANEOUS:

Demolition: Newly amended regulations require a pre- demo survey for any potential asbestos-containing materials (ACM) be conducted by a DLI-certified inspector. If ACM is present, it must be removed by a licensed contractor, and a post-abatement inspection must be performed by DLI-certified project monitor. A pre-demolition inspection of this structure will be required to be performed by the Health Department.

State Sanitary Code: The residential units proposed to be developed will be required to meet all provisions of Article II of the State Sanitary Code (Minimum Standards of Fitness for Human Habitation, 105 CMR 410.00).

- 14) Applicant shall install survey monuments to delineate the public rights-of-way. The monuments shall be set by a Professional Land Surveyor prior to issuance of Occupancy Permit.
- 15) Upon completion of the project, the Applicant shall furnish to the City of Quincy Building and Engineering Departments a digital file of “As Built” Plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
- 16) The Applicant shall submit a Stormwater Operation and Maintenance Plan which shall be recorded at the Norfolk County Registry of Deeds and will include the following:
- Stormwater management system owner
 - The party responsible for operation and maintenance
 - An estimated operations and maintenance budget
 - A maintenance log form
- 17) One week prior to any land disturbance activities, the Applicant shall conduct an on-site inspection with the City of Quincy and/or City's designated representative to observe the erosion controls installed at the site and review the erosion controls anticipated to be employed during construction.
- 18) At any point during construction, the Applicant shall allow the City of Quincy and/or City's designated representative, to enter the site for the purpose of making observations as to the compliance of site construction with the approved Site Plans and conditions of approval.
- 19) The City of Quincy, may, at its discretion, use consultants to supplement City Staff for, but not limited to, the purpose of site construction observation. The Consultant Review escrow account shall be fully funded 30-days prior to any land disturbance activities.
- 20) The hours for construction activities will be as follows:
- 7:00 am to 6:00 pm Monday thru Friday

- 8:00 am to 4:00 pm Saturday.
- All construction and deliveries shall be prohibited on Sunday unless approved by The Chief of Police.

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

8:11 PM Continued Public Hearing – 500 Commander Shea Boulevard – FedEx – Site Plan Review Planning Board Case No. 2015-50

Planning Board Chairman read a Request for Continuance memorandum from the Applicant's Attorney Robert Harnais requesting the project be continued to the June 8, 2016 Planning Board meeting.

Vice Chairman Coleman Barry made a motion to continue the Public Hearing to Wednesday June 8, 2016. Member Sean Callaghan seconded the motion and it was so voted unanimously.

8:13 PM Continued Public Hearing – 32 Gilson Road/18 Johnson Avenue – Site Plan/Special Permit Planning Board Case No. 2015-49

Chairman Richard Meade introduced Applicant's Attorney Chris Carroll, who gave an overview of revisions and a brief recap of the project to date. He then introduced project Architect Tim Johnson, who gave a recap of the original submission and revisions made in response to community comments and concerns, emphasizing revisions addressing concerns regarding parking ratios, access and egress, number of residential units, trash accumulation and removal, adherence to the Stretch Energy Code and Dark Skies Initiative, materiality, and projected traffic impacts on the neighborhood. Applicant's Engineer Michael Joyce then gave an overview of civil engineering revisions, including stormwater management issues being addressed by the introduction of pervious pavement into the design and more traffic controls including Americans with Disabilities Act (ADA) compliant pedestrian ramps at Greenleaf Street and an added stop sign at Linden Court. Planning Board members asked questions regarding parking lot access, assigned parking spots, number of parking spaces, projected vehicular trips inbound and outbound from the project site, trash receptacle location, garage door width, trash and fire truck maneuverability, and bicycle storage. Questions were answered by Engineer Michael Joyce, Architect Tim Johnson, and Deputy Fire Chief Joe Jackson. Chairman Meade then opened the hearing to public comment. Abutters Arthur Kanavos of Sullivan Tire (through his Attorney Andrew Sutton), Richard Garvin of 28-30 Gilson Road, David Brophy of 11 Gilson Road, Michael Griffin of 9 Linden Court, Sandra Garvin, John Garvin, and Joe Shaheen all spoke on issues including compliance with zoning, permitted use, and variance criteria, project scale too large within neighborhood context, detrimental increased traffic impact as per vehicular speed, street width, increased noise, and pedestrian safety issues, lack of parking and parking signage, illegal commuter parking, driveway access, and the dangerous pedestrian/vehicular conflicts specifically at the Hancock Street/Johnson Avenue intersection due to the limited visibility onto Hancock Street caused by large buildings on both sides of Johnson Avenue. Ward 1 City Councillor Margaret LaForest then spoke of the history of the project, and the site's currently blighted conditions, density concerns, necessary signage, zoning issues, increased traffic, construction management and staging plans, trash access and dumpster noise. Applicant David Murphy explained the history of his parcel purchases and project design based on his understanding of the site's existing conditions. Vice Chairman Barry then posed the question – "what do the neighbors want to see?" – thanking the neighbors for their thoughtful input, encouraging revisions based on the current scale of the project having been deemed too large in context of the neighborhood, and encouraging that Councillor LaForest work with the neighbors and Mr. Murphy to

negotiate a project that is beneficial to all interested parties. Citing the need to address outstanding issues, Applicant's Attorney Christopher Carroll then requested a continuance from the Board to allow the Applicant's team to work with neighbors on revisions in response to abutters comments.

Member Sean Callaghan made a motion to continue the Public Hearing to Wednesday June 8, 2016. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:44 PM Continued Public Hearing – 150 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-44

Chairman Meade continued the public hearing, introducing Applicant's Attorney William Keener, who gave an overview of revisions to the project. Applicant's Architect Tim Johnson then expounded upon the Attorney's synopsis, citing the project's history of revisions since its initial inception, and the submission of study documents, description of the building's materiality, and landscape recommendations. Applicant's Engineer Michael Joyce stated that no significant changes were made to the project's Civil plan set, which was focused specifically on stormwater management. Questions asked by Planning Board member Sean Callaghan and Planning Director James J. Fatseas included proposed snow removal and snow storage plans, trash removal and trash truck maneuverability logistics, and whether tenants would have dedicated parking spaces. Mr. Johnson clarified all of the above and agreed to Mr. Fatseas's request to include a comprehensive snow removal plan as a condition within the project's stormwater maintenance plan. The Chairman opened the hearing to the public for comments or questions. There were none. The discussion continued with questions posed to Mr. Joyce by Project Planner Margaret Hoffman and Chairman Meade regarding the logistics of garage door operation and possible delay affecting vehicular queuing, request for precedents and provision of a video which clearly demonstrated the workings of the proposed smartphone garage door operation. All were addressed by the project team.

Vice Chairman Coleman Barry made a motion to close the Public Hearing. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Ms. Hoffman read the Planning Department's recommendations, as follows:

We recommend that the Board approve Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Section 5.1.17 (Parking Waiver) subject to the following conditions:

- 21) The Applicant has been advised that they are responsible for submitting \$ 2,873.50 to their existing 53G Consultant Review Fund. Prior to the final Planning Board Decision being issued the Applicant shall be required to submit these funds to the Planning Department.
- 22) The project is subject to the Inclusionary Zoning Ordinance. The Applicant shall adhere to any recommendations of the Affordable Housing Trust Committee (AHTC) related to on-site units or cash in lieu of such units. Any recommendation by the AHTC shall be incorporated into the Planning Board Site Plan/Special Permit Decision.
- 23) The Applicant shall seek approval from the City of Quincy Zoning Board of Appeals or Director of Inspectional Services, as appropriate, for any required findings or variances from the City of Quincy Zoning Ordinance which are not under the authority of the Planning Board.
- 24) The Applicant shall adhere to the recommendations of the City's Traffic Engineer including:

- The applicant shall make a mitigation payment of \$15,000 that will assist in the engineering design and construction of a pedestrian traffic signal at a location on Hancock Street between 200' north of Walnut Street and Spruce Street. Said payment shall be submitted prior to any Occupancy Permits being issued.
 - Provide a Construction Management Plan that will include a Traffic Management Plan for site work and any utility work within the public way, which shall be submitted and approved by the City's Traffic Engineer at least 3 weeks prior to building permits being issued.
- 25) The Stormwater Operation and Maintenance Plan shall be recorded at the Norfolk County Registry of Deeds along with the Planning Board Decision.
- 26) The Applicant has indicated that the trash removal and recycling shall be handled by a private company. The Applicant has submitted a detailed trash removal plan. No trash receptacles shall be allowed to be left on Hancock Street at any time.
- 27) The Applicant shall submit a plan to the Director of Inspectional Services showing the locations of all exterior wall penetrations including but not limited to heat vents, dryer vents, HVAC penetrations prior to obtaining Building Permits.
- 28) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 29) The applicant shall submit documentation indicating that construction activities at 150 Hancock Street will not result in rodent issues for abutters. The applicant shall develop a rodent control contingency plan prior to the commencement of construction activities on site which will include the name and contact information for an on-call pest control company.
- 30) The applicant shall commit to conformance with both local and state regulations regarding noise and the proposed construction could create noise generating activities.
- 31) Upon completion of this project, the applicant shall submit to the Planning Board as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and right of ways. Plans shall be submitted in a digital format acceptable to the Planning Department.
- 32) The hours for delivery of materials during construction shall be determined by the City Traffic Engineer and shall be included in the Traffic Management plan referenced in Special Condition #3 above.
- 33) The hours for construction activities will be as follows:
- 7:00 am to 6:00 pm Monday thru Friday
 - 8:00 am to 4:00 pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless approved by The Chief of Police

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

10:10 PM Public Hearing – 18 Bates Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-02

Chairman Meade opened the public hearing and read the Notice of Public Hearing into the record. Applicant’s Attorney Andrea McKnight gave a short synopsis of the project and introduced project Engineer Bradley Bertolo who gave an overview of the project requirements and intentions, including stormwater management, fire protection, building materiality, snow removal, and Zoning Board of Appeals (ZBA) approval on variance for lot area per dwelling unit.

Chairman 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.

10:23 PM Review of City Council Orders proposed at the March 21, 2016 Quincy City Council Meeting

Chairman Meade introduced need to establish Public Hearing date for proposed Ordinance 2016-075 – Amending City of Quincy Zoning code for Affordable Housing by removing the provisions of Section 7.1 “shall not apply to Urban Renewal Uses.”

Member Sean Callaghan made a motion to establish the Public Hearing to Wednesday May 11, 2016. Member Glen Comiso seconded the motion and it was so voted unanimously.

10:26 PM Review of City Council Orders proposed at the March 21, 2016 Quincy City Council Meeting

Principal Planner Rob Stevens gave an overview of the Proposed Ordinance 2016-077 – Updating Quincy Center Urban Revitalization District Plan (URDP) Section 12.02(3) Section 2D – Land Disposition Agreement (LDA) Definition Update. Mr. Stevens read the Planning Department’s recommendation that the Planning Board issue an affirmative recommendation to the City Council. He then introduced Proposed Ordinance 2016-078 – Updating Quincy Center Urban Revitalization District Plan (URDP) Section 12.02(3) Section 2D – Covenant Definition Update, and read the Planning Department’s recommendation that the Planning Board issue a negative recommendation to the City Council. Vice Chairman Barry inquired why no City Councillors were in attendance to speak to the Board’s recommendations on Council Orders being presented. Mr. Barry made a motion to issue a negative recommendation to Council Order 2016-078, based on local survey and the fact that the Council Order does not conform to a comprehensive plan.

Member Sean Callaghan made a motion to issue a negative recommendation to the City Council on Council Order 2016-078. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Vice Chairman Coleman Barry made a motion to issue an affirmative recommendation to the City Council on Council Order 2016-077. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Vice Chairman Coleman Barry made a motion to adjourn at 10:35 p.m. Member Sean Callaghan seconded the motion and it was so voted unanimously.