



QUINCY PLANNING BOARD

Quincy City Hall, 1305 Hancock Street, Quincy, MA 02169

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PLANNING BOARD MEETING MINUTES

Wednesday, June 8, 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
Susan Laracy-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 7:05 PM by Chairman Richard Meade. Members Glynn and Comiso not present at roll, arriving 30 minutes later.

Chairman Meade read aloud public hearing ground rules, as follows:

PUBLIC HEARING: PLANNING BOARD GENERAL RULES

The Planning Board reserves the right to administer oaths (Chair), summon witnesses, call for the production of papers, cross-examine any person giving testimony during the proceedings, declare recess, limit debate, inspect the subject site or buildings during reasonable hours and adjourn the hearing for cause.

The order of business will be as announced by the Chair.

All questions will be directed to the Chair. Any person wishing to speak, please raise hand for recognition from the Chair. When recognized, please stand, state name and address, specific interest in the proceedings, and special credentials, if any, pertaining to the presentation.

Please speak slowly and within the context of the hearing matter. Hearing is being stenographed and taped for the public record. The Planning Board reserves the right to exclude any unnecessary, irrelevant, repetitive or harassing presentations.

Cross-examination between parties in interest or any other person will be permitted only after due recognition from the Chair.

All documents, papers and plans introduced in the hearing shall be clearly identified by name or some other designation, and the person so introducing them shall also be identified by name and address. A Planning Board Exhibit Letter will be assigned to each submittal unless the submittal has been specifically identified by an Exhibit Letter. When excerpts from case law are cited, the complete text of findings shall be furnished the Planning Board within fourteen (14) days.

VOTE TO ACCEPT May 11, 2016 and PLANNING BOARD MINUTES

Chairman Meade was informed that the minutes were in process and would be available for a later vote.

7:05PM **Review of Proposed Amendment #4 to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. Chapter 121B, Section 48** Planner Rob Stevens gave an overview of the planning progression of the URDP Amendments 1-3 regarding redevelopment projects from 2009, 2010, and 2015, citing Amendment 3 as an expansion of the project area to include the Quincy MBTA, and Amendment 4 to be centered on the Hancock Lot/Ross Garage area. He stated that the estimated \$134 million project budget was to include demolition, acquisition, relocation, public infrastructure, and parking garages. He said that the project was slated to be financed through a combination of state and federal grants, sale of assets, bond financing, and other revenue sources totaling \$158 million in available funds. Planning Board Chairman Richard Meade asked how many parking garages would be replacing the once being demolished, to which Mr. Stevens answered the number was to be determined. Member Callaghan asked how many room units were expected to be in the proposed hotel, to which Mr. Stevens answered 130-150 rooms. Based on the Planning Board's findings, Vice Chairman Barry made a recommendation to the City Council to vote to approve. Mr. Meade asked for a Motion to Approve.

Vice Chairman Coleman Barry made a motion to forward to the City Council a positive recommendation on the proposed Amendment #4 to the Quincy Center Urban Revitalization District Plan (URDP). Member Maureen Glynn seconded the motion and it was so voted unanimously.

Chairman Meade announced that the City Council Public Hearing regarding the matter was scheduled for Monday, June 21, 2016 at 6:00pm.

7:40PM **Continued Public Hearing – 500 Commander Shea Boulevard, FedEx – Site Plan/Special Permit - Planning Board Case No. 2015-50** Planning Board Chairman Richard Meade read a Request for Continuance to the September 14, 2016 Planning Board meeting, submitted by the Applicant's Attorney Robert Harnais.

Vice Chairman Coleman Barry made a motion to accept the continuance. Member Glen Comiso seconded the motion and it was so voted unanimously.

Continued Public Hearing – 30-34 Chapman Street – Site Plan/Special Permit - Planning Board Case No. 2015-47 Planning Board Chairman Richard Meade read a Request for Continuance to the August 24, 2016 Planning Board meeting, submitted by the Applicant's Attorney Christopher Harrington.

Member Glen Comiso made a motion to accept the continuance. Member Maureen Glynn seconded the motion and it was so voted unanimously.

Continued Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05 Planning Board Chairman Richard Meade read a Request for Continuance to the July 13, 2016 Planning Board meeting, submitted by the Applicant's Attorney Edward J. Fleming.

Vice Chairman Coleman Barry made a motion to accept the continuance. Member Glen Comiso seconded the motion and it was so voted unanimously.

Continued Public Hearing – 500 Commander Shea Boulevard, Boston Scientific – Special Permit - Planning Board Case No. 2016-07 Planning Board Chairman Richard

Meade read a Request for Continuance to the July 13, 2016 Planning Board meeting, submitted by the Applicant's Attorney Matthew Snell.

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

Public Hearing – 77-83 Newbury Avenue Modification – Site Plan/Special Permit - Planning Board Case No. 2016-08

Planning Board Chairman Richard Meade read a Request for Continuance to the August 24, 2016 Planning Board meeting, submitted by the Applicant's Architect Philip Hresko.

Member Sean Callaghan made a motion to accept the continuance. Member Maureen Glynn seconded the motion and it was so voted unanimously.

7:47PM Continued Public Hearing – 32 Gilson Road/18 Johnson Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-49

Applicants' Attorney Frank Carroll introduced himself and project Architect Tim Johnson who gave a chronological overview of the area and discussed grade changes, project redesigns since the previous presentation which included a reduction in the number of units and an increase in parking spaces and setback dimensions. A Traffic Report by the Applicants' Traffic Engineer Jack Gillon was submitted into the project record. The Applicants' Civil Engineer Michael Joyce then gave an overview of the afore-mentioned grade changes and parking arrangements, along with a discussion of the project's stormwater management system, utilities, and sidewalks complying with Americans with Disabilities Act (ADA) via the use of ramps. Member Barry inquired about there being discussions with the City Council representative and the neighbors to discuss issues of Zoning compliance and parking requirements. Chairman Meade opened the hearing up for public questions and comments. Andrew Sutton spoke of his concern regarding the scope of the project in context of the neighborhood. Richard Garvin of 28-30 Gilson Road expressed his concerns regarding possible problems resulting from the proposed garage doors, his exasperation that there had been no communication between the developers and the neighbors, and that the project's grade changes resulted in a 6-story building when viewed from Gilson Road, not the 5-story building it was being touted as. Joe Shaheen of 14 Johnson Avenue spoke about his concerns regarding parking, street width being inadequate to accommodate passing cars, the obstructed view at the intersection of Johnson Avenue and Hancock Street resulting in traffic and pedestrian safety issues, emergency vehicle access, and the height of the proposed building. A review memo submitted by Assistant City Solicitor Paul Hines was read into the record. Mr. Joyce addressed concerns regarding Johnson Ave garage and traffic issues. Michael Griffin of 9-11 Linden Court expressed concerns regarding the project's traffic impact, drivers using Linden Court as a vehicular cut-through, parking, and child safety issues. David Brophy of 11 Gilson Road also spoke of traffic impact and parking concerns, lack of parking rules enforcement, the need for sidewalks on Gilson Road, which do not currently exist, and a stress on water flow due to increased usage. Ward 1 City Councillor Margaret LaForest read aloud a list of conditions recommended to address issues regarding sidewalks, parking control and enforcement, sightlines, demolition and construction timelines, and requested an executive summary with plan revisions from the Applicant's Engineer and Architect. A trash removal plan was submitted into the project record. Principal Planner Margaret Hoffman read a list of conditions of approval submitted by Assistant Solicitor Hines, as follows:

1. No parking signs along Johnson Ave (I see that this is already conditioned) Mr. Sutton suggested his client would be agreeable to installing such signage to the wall of the Sullivan Tire building.
2. Lighting of Johnson Ave (I believe that there is a telephone pole there already)
3. Project to cause no adverse impact on Sullivan Tire parcel.
4. Upgrades/repairs to Johnson Ave as the right of way is already in bad shape and construction will further damage it.

5. To keep parkers off of Whitney Road or from parking in abutting parcels, the installation of 6' fence from the corner of the Sullivan Tire building to then follow the parcel line between Johnson Ave and Parcel A and the Whitney Road abutter to the far end of Parcel A. Mr. Hines concluded his memorandum with the following suggestion:
May I suggest you discuss these matters with the Applicant and counsel or he Board members to be agreed to by the applicant or included as a condition by the Board.

Ms. Hoffman read the Planning Departments recommendations, as follows:

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 and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver) subject to the following conditions.

- 1) The project is subject to the Inclusionary Zoning Ordinance. Applicant shall contact the Affordable Housing Trust Committee (AHTC) for their 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.
- 2) 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.
- 3) Due to some controversy surrounding the Applicant's ability to build within the area identified as Johnson Avenue, prior to obtaining building permits, the Applicant or the Applicant's attorney or other representative shall establish to the satisfaction of the Quincy City Solicitor that no rights were obtained by the then Town of Quincy or others by virtue of such enactment, and which rights, if any, would prohibit the Applicant from now building in the footprint of the so-called Johnson Avenue.
- 4) The Applicant shall provide a Fire Protection Engineers' system demand calculation for the building to the Fire Department prior to obtaining building permits.
- 5) The Applicant shall conduct a water flow test to determine if there is sufficient water supply in the street to support the sprinkler system and the required standpipe system demands in the building. The report shall be submitted to the Fire Department prior to obtaining building permits.
- 6) Johnson Road is a private way and shall remain private. The Applicant and owners of this development and any other owners of Johnson Avenue shall continue to be responsible for the maintenance of Johnson Avenue.
- 7) Prior to final occupancy permits being issued, the Applicant shall install "no parking" signs along the southern edge of Johnson Ave in order to discourage vehicles from parking on this road and possibly obstructing the flow of traffic to and from the subject site.
- 8) The Applicant shall provide a stop sign and City standard pole with a 12" stop line on Linden Court at Gilson Road and on Gilson Road at Greenleaf Street
- 9) The Applicant shall restripe the crosswalk on Linden Court at Gilson Road and on Gilson Road at Greenleaf Street
- 10) The Applicant shall upgrade curb ramps at the following locations to be ADA compliant
 - i. Gilson Road and Linden Court
 - ii. Gilson Road at Greenleaf Street

- 11) 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 Gilson Road or Johnson Ave or to obstruct access to any driveways of residents on these roadways.
- 12) The Applicant shall be responsible to repair any damages to Johnson Ave that occur during the construction of the project to the satisfaction of the City's Department of Public Works.
- 13) Hours for the delivery of materials during construction shall be determined by the City's Traffic Engineer upon submission of the Construction Management Plan.
- 14) The Applicant shall submit documentation indicating that construction activities at 32 Gilson Road-18 Johnson Ave 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.
- 15) The applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
- 16) The applicant shall commit to conformance with both local and state regulations regarding noise as the proposed construction could create noise generating activities.
- 17) 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.
- 18) 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)
- 19) 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.
- 20) 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.
- 21) 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
- 22) The Owner shall be required to submit a copy of the completed Stormwater Operation and Maintenance Plan (O&M Plan) Inspection Schedule and Evaluation Checklist Form, stamped by a Professional Engineer, annually to the City of Quincy Department of Public Works in order to document compliance with the approved O&M Plan.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) 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
 - The hours for delivery of materials shall be determined by the City's Traffic Engineer through the Construction Management Plan.

Chairman Richard Meade asked for a motion to close the Site Plan Special Permit with conditions as submitted. Member Sean Callaghan made a motion to close. Member Glen Comiso seconded the motion and it was so voted unanimously.

Member Sean Callaghan made a motion to approve. Member Maureen Glynn seconded the motion and it was so voted unanimously.

8:43PM Public Hearing – 60 Cleverly Court – Site Plan/Special Permit - Planning Board Case No. 2016-04 Chairman Meade read the Notice of Public Hearing into the record to open the hearing. The Applicant's Attorney Chris Harrington introduced himself as representing developer Joe Taylor. Applicant's Engineer Jim Burke gave an overview of the project from a civil engineering perspective. Attorney Harrington addressed the project's requested variance from the Zoning Board of Appeals, parking requirements, and the site's existing conditions. Member Barry asked for an explanation of the project's aesthetic features and intended landscaping plan. The City's Peer Review Consultant, Mark Bartlett of Stantec, gave an overview of the peer review report submitted to the City, addressing that primary concerns focused on the stormwater system, the need to do a deeper test pit to determine groundwater level, fire vehicle circulation, and the strength of the proposed piping's ability to handle water flow. Member Barry continued with a request to describe the height of the proposed structure in context to the existing neighborhood.

Applicant's team explained that existing structures were in the 33'-35' range and the proposed structure's approximate 25' height was well within the neighborhood context. Member Comiso broached a discussion of the project's proposed snow storage and removal. Mr. Meade then opened the hearing up to the public for questions and comments. There were none. Mr. Meade then asked for a motion to continue the public hearing to the July 13, 2016 Planning Board meeting to allow the Applicant's team to address outstanding issues, stating that the Board awaited review comments from the City's Traffic and Fire departments regarding maneuverability issues relative to the plan's 16' kitty corner garage. It was established that a turning analysis was needed.

Member Barry made a motion to continue the public hearing to the July 13, 2016 Planning Board meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.

9:03PM Public Hearing – 8 & 52 Holliston Street and 118 Forest Avenue Modification – Definitive Subdivision - Planning Board Case No. 2015-Subdiv-02

Chairman Meade read the Notice of Public Hearing into the record to open the hearing. Applicant's Attorney Ed Fleming gave an overview of the project, previously approved by the Planning Board on March 9, 2016. Mr. Fleming introduced Applicant Michael Solimando, who said that he was requesting approval for modification to the previous approval due to his acquisition of additional land. He stated that he had met with neighbors about his proposal. Project Engineer Darren Grady of Grady Consulting, gave a brief overview of the modified proposal, which he said, included increased frontage on all parcels, relocation of a fire hydrant to accommodate the turning radius needed for City of Quincy Fire Department approval. Board members asked questions regarding paving, number of units, topographical challenges, existing landscape and clarification on possible intention to remove vegetation. Chairman Meade state that comment from the City's Health Department was needed. He then opened the hearing to the public for questions and comments. There were none.

Member Glen Comiso made a motion to continue the public hearing to the July 13, 2016 Planning Board meeting. Member Sean Callaghan seconded the motion and it was so voted unanimously

9:25 PM Review and vote on recommendation to City Council to accept public access easements as required by Planning Board Decision Planning Board Case No. 2012-14 Boardwalk Residences at Marina Bay Dated May 15, 2013

Principal Planner Rob Stevens gave the Planning Board the City Solicitor's recommendations for approval.

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

9:29 PM Vice Chairman Coleman Barry made a motion to adjourn. Member Glen Comiso seconded the motion and it was so voted unanimously.

