



QUINCY PLANNING BOARD

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

Wednesday, July 13, 2016

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

MEMBERS ABSENT: none

OTHERS PRESENT: 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 7:02 PM by Chairman Richard Meade. Member Glynn and Comiso not present at roll, arriving 5 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 PLANNING BOARD MINUTES

MOTION: by Vice Chairman Coleman Barry to approve the May 11, 2016 Planning Board meeting minutes as written.

SECOND: Member Glen Comiso

VOTE: 5-0 Motion Carries

7:05PM **Review of and vote on request for building approval extension for 54 Berlin Street, Planning Board Case No. 2013-04** Planner Rob Stevens gave an overview of the extension request submitted by the Applicant. Mr. Stevens then cited a negative recommendation for approval from Mr. Jay Duca, the City of Quincy Director of Inspectional Services, who had determined that the Zoning Board of Appeals (ZBA) granted a Variance on April 21, 2010, with a one (1) year expiration date of April 21, 2011. This Variance was then further extended to April 21, 2015 through the Massachusetts State Permit Extension Act. Additionally, the Quincy Planning Board Special Permit was granted on July 22, 2014, with a two (2) year expiration date of July 22, 2016. Mr. Duca stated that extension requests must be applied for prior to the expiration date and that after the expiration date, submitted requests could be granted or denied at the next available Special Permit Granting Authority (SPGA) Hearing. As such, it was determined that the Decision for the above-referenced Planning Board case was and is no longer a valid document for the purpose of obtaining a Building Permit and that a new project proposal would need to be submitted to the City of Quincy Planning Department and Zoning Board of Appeals for full Special Permit and Variance review. Mr. Stevens concluded by advising that the Applicant would need to meet with Mr. Duca prior to refileing.

Roll call taken again at 7:07 PM by Chairman Richard Meade to determine Members Glynn & Comiso present.

7:07PM **Continued Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05** Applicant's Attorney Edward J. Fleming gave and overview of the previous project presentation at the June 8, 2016 Planning Board meeting, as well as the case being heard at the July 12, 2016 Zoning Board of Appeals (ZBA) meeting, which addressed a concern about the survey expressed by abutter Steve Connolly and his attorney, Brian Connolly. The concern was that the survey markers designating the property line was in dispute and needed to be addressed, explaining that the survey marker placement's impact on the abutter. Attorney Fleming stated that he wished for the project to move forward to being finalized because this was the third time the project was before the Planning Board and the survey dispute had been addressed by the ZBA. He stated that he wished to leave it to the Board's discretion and Planning Department's recommendation. He also gave a brief synopsis of the project's density in relation to existing condominiums in the area, and issues of driveway width and emergency vehicle access. Chairman Meade asked if anyone else wished to speak, to which Attorney Connolly, representing abutter Steve Connolly replied, stating that he had previously submitted comment letters and photographs depicting the survey markers Mr. Connolly found in the middle of his driveway. The Attorney stated that Mr. Connolly has hired a Surveyor to find any discrepancies and suggested that the Planning Department consider possible discrepancies, the need for clarification of survey concerns, and to recommend a continuance of the project, or if not a request to oppose the project in its current state. The

Chairman then opened the project to the public for questions and comments. Abutters who spoke were Ed McDonough of 3-15 Schlager Avenue and John Rodophele of 62 Grenwold Road, who expressed the following concerns: inadequate frontage, square footage and zoning issues, setbacks, property value, elevation changes and sloping within site, emergency and construction vehicle access, easements, snow plowing, safety issues, driveway width, proximity of existing telephone pole, fire truck maneuvering, an elderly disabled abutter, traffic backups, the definition of rights of way and questions regarding the Applicant's claims of hardship for the purpose of seeking waivers. Chairman Meade asked for additional questions or concerns from the public. There were none.

Chairman Richard Meade asked for a motion to close the Site Plan Special Permit public hearing. Vice Chairman Coleman Barry made a motion to close. Member Glen Comiso seconded the motion.

Member Maureen Glynn spoke, stating that she had visited the site and shared the abutters concerns of driveway width and the tight turning radius because of the proximity of the utility pole.

Member Maureen Glynn made a motion to continue the public hearing to the August 24, 2016 Planning Board meeting. Member Sean Callaghan seconded the motion and it was so voted unanimously.

Chairman Meade stated that no further testimony would be taken.

7:25PM 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 August 24, 2016 Planning Board meeting, submitted by the Applicant's Attorney Matthew Snell. Abutter Tom Duncanson of 95 Walker St signed his name in favor of the project on sign-in sheets provided to the public.

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

7:25PM Continued Public Hearing – 60 Cleverly Court – Site Plan/Special Permit - Planning Board Case No. 2016-04 Applicant's Attorney Christopher Harrington

opened the continued public hearing and gave a brief overview of the project to date. Applicant's Engineer Jim Burke described the civil engineering work that had been done, including having performed test pits, which revealed that the soil profile was good and that there was no ground water found, only gravel. He stated that he had made revisions in accordance with comment letters submitted by the City's Traffic Engineer Deborah Finnigan and Peer Review Consultant Mark Bartlett. Chairman Meade asked for questions from the Board for the engineer. There were none. He asked for questions from the public. There were none. He then invited Ward 2 City Councillor Brad Croall to speak. Mr. Croall stated that he had done a site visit and had held neighborhood meetings with abutters. The Councillor stated that he supported the project, as it would be an improvement to the blighted existing conditions of the site, as well as provide improved parking. Mr. Meade asked for questions for the Councillor. Member Barry stated that he concurred with the Councillor's support as regards improvements to parking and to landscaping. Attorney Harrington concluded the project presentation.

Chairman Richard Meade asked for a motion to close the Site Plan Special Permit public hearing. Member Sean Callaghan made a motion to close. Member Cole Barry seconded the motion and it was so voted unanimously.

Principal Planner Rob Stevens read aloud the recommendations with conditions prepared by the Department of Planning & Community Development, as follows:

The Applicant is seeking Site Plan approval under Section 9.5.1 of the Quincy Zoning Ordinance to construct a new four (4) unit, 3 story residential building containing approximately 6,074 ± square feet of living area, plus garages. The proposed development site contains 10,847 ± square feet of land and is located at **60 Cleverly Court**. The land is within the Residence B zoning district and is shown on Assessors Map 2067A, Lot 22.

They have also requested a Special Permit under Section 5.1.17 for a waiver from the requirements of Section 5.1.4.1 for size of the parking area in the front of the building along Cleverly Court. Section 5.1.4.1 of the ordinance does not allow parking areas greater than 20 feet in width in Residential B Districts. The proposed parking area is 28 feet in width.

The Applicant has been granted variances from the Zoning Board of Appeals for Front and Side Yard Setbacks, Floor Area Ratio and Minimum Lot Area per Dwelling Unit.

In their original application the Applicant's Attorney Christopher Harrington requested a waiver from the Wind and Shadow Study, Photometric Lighting Plan and Traffic Study requirements of Site Plan approval. These waivers were granted based on the size of the project and the limited impact. Mr. Harrington also asked for a waiver of the requirement for Peer Review. This waiver was not granted.

The plan was reviewed by Mark Bartlett of Stantec, Inc. Mr. Bartlett submitted the final Peer Review on July 11, 2016. We received comments from the City's Engineering, Health, Inspectional Services and Fire Departments. The Applicant has resolved all outstanding issues identified in the Peer and Interdepartmental reviews.

This hearing was originally opened at the Board's June Meeting at which time there was no opposition from anyone attending the meeting. The Department had some concerns regarding the stormwater system design and asked the Applicant's engineer to complete the necessary soil test pits in order to assure that the system was designed adequately. The Applicant has completed the required testing and has submitted revised plans which adequately address the Department's concerns.

Recommendation

After consideration of the revised plans and comments received from the outside Peer Reviewer and City Departments the Planning Department recommends approval of the Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 and Special Permit under Section 5.1.17 with the following conditions:

1. The Applicant shall adhere to the requirements of the City's Tree Ordinance.
2. Any current or future owners of the property shall be required to submit a copy of the completed Stormwater Management System Inspection Forms annually to the City of Quincy Department of Public Works in order to

document compliance with the approved Stormwater Management System Operation & Maintenance Plan.

3. Prior to any Building Permits being issued the Applicant will perform a water flow test with the City's Water Department.
4. The Applicant shall be required to consult with the City Engineer, DPW, and/or Water Department for their preferred method of backfill between the proposed sewer service and the existing water main in Raycroft Street, where said sewer service will cross under the existing water main. The Applicant shall adhere to any recommendations by the City for type of fill to be used.
5. Upon completion of the project, the Applicant shall furnish to the Planning Department and City Engineer the digital file as-built plans showing all utilities, building footprints, reference bounds and benchmarks defining the total site, facilities and rights of way.
6. The Applicant shall obtain approval of the sewer connection from the Public Works Department prior to applying for a Building Permit.
7. It is crucial that any activities proposed for this development not cause rodent problems for abutters. Prior to obtaining Demolition or Building Permits the Applicant must submit a rodent control plan to the Department of Health for review and approval at least ten (10) days prior to any site activities. Rodent control practices must continue for the duration of the construction phase of the project.
8. The Applicant shall develop a dust control plan to be implemented during any site activities to ensure compliance with state air quality regulations.
9. The Applicant shall commit to conformance with both local and state regulations regarding noise since this project is within a residential neighborhood and construction could create noise generating activities.
10. The Applicant shall submit a pre-demolition survey to the Health Department for any potential Asbestos Containing Material (ACM) to be conducted by a licensed 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.
11. The Applicant shall submit a Construction Management Plan (CMP) to the Traffic Engineer for review and approval at the same time that the building permit application is submitted for review by the Inspectional Services Department. Review of the CMP will take a minimum of two weeks.
12. The Construction Management Plan shall include but is not limited to the following items:
 - a. Traffic Management Plans for any sidewalk replacement, curb ramps and utility construction

- b. Truck route for deliveries to and from the highway
 - c. Construction signage
 - d. Construction work hours/days
 - e. Hours/days for deliveries
 - f. Erosion control plan including construction entrance and fencing
 - g. A schedule of work being done on the site and off site
 - h. Location of the construction fencing and gate on a plan with the crushed stone apron
 - i. Length of construction
 - j. Traffic Management Plan for utility work
 - k. The detour route for vehicles
 - l. The route for pedestrians, including any ADA requirements, signage and safety requirements
 - m. Construction site plan for barrier, signage
 - n. The following statement should be included in the plan: “Provide the City’s traffic engineering 3 business days” notice that construction will begin”
 - o. Provide a description of any work being done in the street and provide a Traffic Management Plan (TMP) to perform this work for approval by the City’s traffic engineer.
13. The Applicant shall be required to contact the City’s Engineering Department for a street obstruction and street opening permit which shall include the approved Construction Traffic Management Plan attached to the permit request application.
 14. Any proposed regulatory signs shall be formally submitted via a letter and plans which will include type of sign, location of sign and why it is needed to the City’s Traffic Engineer at least twelve (12) week prior to desired installation and prior to any building permits being issued. Any signs being installed on public ways will need prior approval by the Quincy City Council.
 15. The hours for construction actives will be as follows:
 - 7:00am to 5:00pm Monday thru Friday.
 - 8:00am to 4:00pm Saturday.
 - All construction and deliveries shall be prohibited on Sunday unless approval is obtained from the Chief of Police
 16. The hours for delivery of materials shall be determined by the City’s Traffic Engineer during review of the Construction Management Plan.

Chairman Meade asked if there were any questions. There were none.

Vice Chairman Coleman Barry made a motion to approve. Member Sean Callaghan seconded the motion and it was so voted unanimously.

Chairman Meade then clarified the status of the Continued Public Hearing for R264 West Street, Planning Board Case No. 2016-05, so as to allow continued testimony.

Chairman Meade made a motion to withdraw the previous motion to close and accept the project remaining open to testimony at the August 24, 2016 Planning Board meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.

7:25PM Continued Public Hearing – 8 & 52 Holliston Street and 118 Forest Avenue Modification – Definitive Subdivision - Planning Board Case No. 2015-

Subdiv-02 Attorney Edward J. Fleming gave an overview of the Applicant's requested extension modification of the previously approved subdivision. He stated that he represented Applicant Michael Solimando, who had complied with requests to provide the Board with comments from the City of Quincy Health and Park Departments, as well as all other requests asked of him, and as such the attorney asked the Board to vote to approve the project. The Chairman asked if there were any questions from members of the public. There were none.

Vice Chairman Coleman Barry made a motion to close. Member Sean Callaghan seconded the motion and it was so voted unanimously.

Principal Planner Rob Stevens read aloud the recommendations with conditions prepared by the Department of Planning & Community Development, as follows:

The Applicant was granted an approval of a definitive subdivision 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. They were also granted waivers from the following provisions of the City's Rules and Regulations for Subdivisions:

- 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

Before the Board signed off on the original subdivision request the Applicant came in with a request to modify the subdivision by adding another lot at the end of the proposed roadway. They are also proposing a turnaround area at the end of the road at lot 4.

The revised plan was brought in to the Board at the June 8 meeting when the staff realized that the stormwater system had been redesigned and that the Health Department had not weighed in on the revised plan. The Board voted to continue the hearing until July in order to get a letter from the Health Dept. and to ensure that the stormwater system had been designed adequately for the new number of lots.

Since the June meeting the plan has been reviewed by the City's Engineering Department and they feel that the new design of the stormwater system is adequate to handle the added pavement and the additional lot. The Health department has also sent their comments on the new plan.

It would be advisable to limit any further subdivision of this property without a full construction of a roadway to current subdivision standards.

Recommendation

The Department recommends that the Board vote to issue a Definitive Subdivision Approval and waivers from the requested Road Construction requirements for the redesigned four (4) lot subdivision 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 four (4) 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 has agreed to make a \$1,000 contribution to the City of Quincy tree fund, in addition to the substantial planting program that has been approved by the City Tree Warden. No Building Permit shall be issued until this payment has been made. The Applicant shall also adhere to any recommendations of the City's Tree Warden regarding placement and quantity of trees to be planted.
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 Coleman Barry made a motion to accept the recommendations and approve the project. Member Glen Comiso seconded the motion and it was so voted unanimously.

7:47PM Public Hearing – 661-665, 671 Washington Street – Site Plan/Special Permit - Planning Board Case No. 2016-09 Chairman Meade opened the public hearing, reading the Notice of Public Hearing aloud, as follows: In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, July 13, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, on the application of Jumbo Self Storage, LLC, 190 Pearl Street, Weymouth, MA 02191, for Special Permits under

Quincy Zoning Ordinance Title 17, Sections 3.1.3 (Major Non-residential Use), 5.1.17 (Parking Waiver), and 5.3.13 (Signage). The Applicant proposes the construction of a four (4) story, 122,900 square foot self-storage facility with ancillary leasing/retail office for the rental of storage units within the facility and storage and packing supplies. The site will also include a lobby, twelve (12) parking spaces for visiting customers, a loading area, and access area for seven (7) garage doors for direct access to seven (7) storage units. The facility will provide office hours and customer storage access from 9:30am to 6:00 pm Monday through Friday, 8:30am to 5:00pm on weekends, and additional customer access from 6:00am to 10:00pm seven days a week. Customers will be provided secure access to the facility and three (3) full time employees will be hired to operate the office and facility. The property contains 66,440 • square feet of land and is located at 661-665, 671 Washington Street. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 2071, Lot 45, Plot 14 and 2072, Lot 35, Plot 15. Applicant's Attorney Ed Fleming gave an overview of the property being a boat storage yard, explaining that the site contains a portion of a subdivided parcel. The attorney introduced the project team, including Applicant Darryl Kusek and Architect Andy Graves from BL Companies. Mr. Fleming gave a brief history of the site's previous uses and explained that the proposed project was an allowable use for the site's Industrial B Zoning District. He also explained that zoning recodification required a Special Permit and parking waiver, which was appropriate due to low anticipated traffic and parking demand. The project also required a signage waiver, as the project required larger signage that would need relief. Chairman Meade inquired if the Massachusetts Water Resources Authority (MWRA) owned any portion of the parcel. Mr. Fleming stated that he didn't know, but believed it did not. Rob Stevens then contributed of note that the parcel is outside of the Deepwater Port designation. Andy Graves gave both an architectural and civil engineering presentation with renderings of the proposed project, described existing conditions, relationship to abutting properties, a simplified access configuration, and traffic generation analysis. He stated that the project would generate very little traffic, and that the project was a benign use of space that provided more than the required industry standard for parking spaces. He also addressed the stormwater management system and use of detention and catch basins, as well as greenspace to reduce peak flows. He described the LED lighting fixtures in compliance with the Dark Sky Initiative, new sidewalks, street trees, screen plantings, and intuitive design for ease of use. Chairman Meade suggested that one-way vehicular circulation should be considered to ease traffic flow. Member Barry asked for greater detail of the egress off Washington Street and suggested the possibility of a right turn only sign to eliminate vehicular conflicts on a major thoroughfare. Member Glynn asked if there would be only a single use of the property, and was answered yes. Member Callaghan broached impact to the nearby Fore River Bridge and rotary. Mr. Graves continued his presentation, focusing on architectural elements – signage, façade design, and materiality. There was some discussion of the project as presented lacking in aesthetic appeal and site's importance as a gateway moment into the City implying the need to honor the project's highly visible location as a first impression when entering the City from the Fore River Bridge. The Board requested seeing architectural revisions based on this discussion. The storage facility on Liberty Street was mentioned as a building with far greater visual appeal. Mr. Meade then addressed traffic patterns, curb cuts, the City's Design Guidelines, and requested Applicant provide the City's Health Department with a 21E HazMat Report. The continued discussion included size of signage in relation to the size of the proposed building, ordinance size limits, and surroundings. Mr. Barry requested

a thorough vetting by the Board of proposed signage, greenspace, gateway setting, and screening for neighboring properties. Councillor Croall offered that his recent neighborhood meeting revealed the neighbors' biggest articulated concern was Washington Street traffic and gave assurance that the nature of the project indicated a low traffic impact to the neighborhood. The Chairman opened the hearing up for public questions and comments. Abutter Bill Shegaris and Eileen Norris of 613 South Street expressed their concerns regarding setbacks, soil contamination, wind and shadow problems due to building height and proximity, the sunrise being blocked from view, the scale of the building being too large with too many stories, rodents, lead dust, problematic drainage system causing basement flooding, the water table, the length of construction timeline and disruptions, child safety issues and traffic accidents caused by construction deliveries. Councillor Croall responded by stating that the Applicant needs to work with these neighbors to resolve the concerns and issues they had expressed. He followed that by saying that he was a huge proponent of the project because it was a positive improvement from the dilapidated boatyard, particularly at a gateway point into the City. He spoke to the importance of the review and revision vetting process needed to address any and all articulated concerns, and stated that he felt the proposal was a sound business model with significant investment in the community.

Vice Chairman Coleman Barry made a motion to continue to the August 24, 2016 Planning Board meeting. Member Glen Comiso seconded the motion and it was so voted unanimously.

8:48PM Public Hearing – 150 & 154 Quincy Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-10 Chairman Meade opened the public hearing, reading the Notice of Public Hearing aloud, as follows: In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, July 13, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, on the application of Lawrence Agnitti, Faxon Development, LLC, 21 Franklin Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 (Site Plan Review), and Special Permit under Section 5.1.17 (Parking Waiver). The Applicant proposes to construct five (5) new three (3) story residential townhouses, containing seventeen (17) units. The five buildings contain 33,456± gross square feet containing approximately 6,074± square feet of living area plus garages. The proposed development site contains 10,847 square feet of land and is located at 150 & 154 Quincy Avenue. The subject property is located within the Residence C Zoning District and is shown on Assessors Map 2085C, Lot 5 & 6. Applicant's Attorney Chris Harrington clarified a clerical error in the lot size cited in the public hearing notice, which should have read that the proposed development site contains 36,337 square feet of land and not 10,847 square feet of land. He gave an overview of the project regarding the zoning ordinance allowances. Mr. Harrington stated that Ward 2 City Councillor Brad Croall had held a neighborhood meeting regarding the project. The Attorney described the units and said that the Councillor had identified the elimination of originally proposed master suites, which had been deemed to cause parking issues. Harrington said this had been addressed in plan revisions. He also discussed that a ZBA filing was pending, but that the vote had been delayed pending Planning Board approval. He also cited the project's location in a Residence C Zoning District, the need for a Zoning variance for setbacks, and then introduced the project team, including Applicants Tony and Larry Agnitti, Civil Engineer Bill Buckley of Bay Colony Group, and Traffic

Engineer Jack Gillon. Mr. Buckley presented the civil engineering plans, covering a discussion of existing conditions, grade changes across the site and the building design speaking to the topography with stepped units, the demolition of existing structures, parking for residents and guests, a retaining wall in the rear of the site in response to neighbor concerns, vehicular circulation, and directional traffic signage. The Board discussed traffic concerns needing to be enforced. Mr. Harrington said that traffic concerns had been discussed with the Quincy Fire Department. Mr. Buckley then discussed trash pickup, mail deliveries, stormwater management, soil profile, and lighting. Member Callaghan inquired about a snow removal plan and was told that the plan could manage 24" onsite and any additional accumulation would be truck off-site. Applicant's Architect Brian Saluti gave a presentation on the architectural components, including the number of units, the colonial style townhouse design of wood frame construction with rear wooden decks and 2 car garages, and described the Applicants as long time owners of the property and longtime business owners in Quincy. The Board members then discussed the proposed landscaping of red maples along Quincy Avenue, member Comiso asking for a rendering the proposed plans and the need for greater screening. Mr. Harrington said that understory plantings could be added. Mr. Barry expressed a traffic concern, particularly vehicular trips during peak hours creating conflicts in and out of the site, especially those wishing to take a left turn onto Quincy Ave. The Applicants' Traffic Engineer Jack Gillon cited his traffic study on trip generation averages during peak hours of 7-9am and 4-6pm, stated that during heavy peak hour traffic queue no left turn would be possible and opined that traffic patterns would be self-regulating as drivers would seek alternate routes to negotiate the traffic. He said that the sight distance was adequate and that the crash rate at Faxon Park Road was determined to be lower than the state average. Mr. Meade opened the hearing to questions and comments from the public. Abutters who spoke in support of the project included Ernie Ariante of Springfield St, Tom (name inaudible) of 186 Quincy Ave, and William J. O'Connell, Jr. of 194 Quincy Ave., stating that the development would clean up the existing conditions and would be an improvement to the site, which would increase property values. Councillor Croall echoed their sentiments and praised the character profile of the Agnitti brothers. He said that he'd held a neighborhood meeting which resulted in appropriate revisions that addressed abutter concerns. Mr. Croall acknowledged that Quincy Ave does have traffic issues, and said that he wanted to make sure those issues and concerns were addressed.

Chairman Richard Meade asked for a motion to continue the public hearing to the August 24, 2016 Planning Board meeting. Member Glen Comiso made a motion to continue. Member Maureen Glynn seconded the motion and it was so voted unanimously.

9:36 PM Vice Chairman Coleman Barry made a motion to adjourn. Member Glen Comiso seconded the motion and it was so voted unanimously.