



THOMAS P. KOCH  
Mayor

JAMES J. FATSEAS  
Planning Director

## PLANNING BOARD MEETING MINUTES

**Wednesday, June 8, 2022**

**MEMBERS PRESENT:** Richard Meade, Gregory Galvin, Patrick J. Foley, John Kelly, Larry Liuzzo

**MEMBERS ABSENT:** Kimberly Bielan

**OTHERS PRESENT:** James J. Fatseas, Planning Director  
Robert Stevens, Deputy Planning Director  
Susan Laracy, Assistant Planner  
Joe King, Principal Planner  
Joana Pavli, Senior Planner

Due to the Covid-19 National Emergency and in accordance with Chapter 22 of the Acts of 2022 signed by Governor Charles D. Baker on February 2, 2022, extending certain provisions of the Open Meeting Law, G.L. c. 30A, § 20, this meeting shall not be conducted in an open, publicly accessible place. Instead, public access to the hearing and deliberations shall be achieved by adequate, alternative means that allow the public to follow the Planning Board proceedings in real time: namely, Remote Meeting Access using Zoom Video Communication. Zoom is a third-party communication technology that is readily accessible to the public, but not administered by the City of Quincy.

Meeting called to order at 5:30 PM by Chairman Richard Meade.

**5:30PM** Roll was taken alphabetically by Assistant Planner Susan Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo and Meade, indicating their presence.

**5:31PM** Chairman Meade read aloud the modified Open Meeting Law, as follows: “In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board’s public hearing on Wednesday, May 11, 2022, starting at 5:30 PM, is being held remotely and in accordance with Chapter 22 of the Acts of 2022 signed by Governor Charles D. Baker on February 2, 2022, extending certain provisions of the Open Meeting Law, G.L. c. 30A, § 20. Public access to the hearing and deliberations shall be achieved by using Zoom Video Communication. Zoom is a third-party communication technology that is readily accessible to the public, but not administered by the City of Quincy.

Pursuant to the Open Meeting Law, any person may make an audio or video recording of this public meeting or may transmit the meeting through any medium. Attendees are therefore

advised that such recordings or transmissions are being made, whether perceived or unperceived, by those present and are deemed acknowledged and permissible.”

**5:32PM** Chairman Meade read aloud the modified Planning Board Meeting General Rules, as follows: “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. Once the Chair opens the meeting for public testimony on a specific case, any person wishing to speak on the matter will need to be recognized by the Meeting Host. To be recognized, please raise hand via the Zoom Meeting Raise Hand option on the computer and you will be unmuted by the Meeting Host to speak. If you are dialing in by phone, please press \*9 and wait to be recognized by the Meeting Host. When prompted to speak, please 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, audio-taped, and video-taped for the public record. The Planning Board reserves the right to exclude any unnecessary, irrelevant, repetitive, or harassing presentations.

The Chairman announced he was taking an agenda item out of order.

**5:33PM**        **Continued Public Hearing – 201 Copeland Street – Planning Board Case No. 2022-01**

The Chairman noted the Request for Continuance letter before recognizing project attorney Kathleen Heyer who submitted the letter, dated June 6, 2022. **Exhibit A**. Ms. Heyer recapped for the Board that the project team had presented their proposal to the Board on April 13<sup>th</sup> and had hence received a lot of feedback from the Planning Board and abutters to the project. She explained that the team was unable to submit revisions prior to this evening’s meeting and had then requested the continuance to allow time for revisions to be submitted and thoroughly reviewed prior to the next meeting. Vice Chairman Gregory Galvin stated that he wanted to speak on the motion, saying that he recalled the previous testimony and had made a site visit to look at the lot to determine the proposal’s configuration and location within the parcel. He said he wanted to be sure there would be significant lead time given to submit and for the Board, City departments and peer review consultants time to review and provide commentary on the revisions. He specified that all the revised project documents should be submitted for review at least 2 weeks prior or preferably 18-19 days before the next meeting on August 3<sup>rd</sup>. Chairman Meade agreed with the Vice Chairman and emphasized that the same time allotment should be given to all projects moving forward.

**Chairman Meade asked for a motion to continue the matter to August 3, 2022.**

**VOTE TO CONTINUE**

**MOTION:** by Member Patrick J. Foley

**SECOND:** by Member John Kelly

Roll was taken alphabetically by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo and Meade, indicating their vote to continue the matter.

**VOTE: All Aye 5-0 Motion Carries.**

**5:38PM Continued Public Hearing – 17 Bennett Lane - Planning Board Case No. 2021-10**

Chairman Meade read aloud the Notice of Public Hearing. Project attorney Patrick J. Foley introduced himself and the project team and gave the Board a brief overview of the project to date. He gave a breakdown of the condominium units and told the Board the proposed project was located 300 yards from the Quincy Adams MBTA station. Mr. Foley said he had met with City Councilor Brian Palmucci and worked with the Planning Department regarding the project before introducing project architect Elida Alba of Choo & Associates who gave a presentation of the architectural plans. **Exhibit B**. Ms. Alba described the proposal as a 5-story, 44-unit residential structure with 73 parking spaces, mainly located in the basement of the building with 7 exterior spaces. She described the building's programming by floor saying that the 1<sup>st</sup> floor would be comprised of 4 units and a number of parking spaces, 10 units each on floors 2 through 5 all comprised of 2-bedroom units with identical layouts. Architectural components included balconies and Juliet balconies, brick fiber cement panels for the siding, double hung windows. She introduced project civil engineer Chi Man of Hardy + Man Design Group. He described the subsurface stormwater detention system which he said met Massachusetts Department of Environmental Protection (DEP) standards with significant reduction in stormwater runoff and increased water quality. He said the system was designed to use the existing pump station and concluded saying that there would be a municipal connection to the water and fire systems while the gas and electric companies would have private connections.

Chairman Meade opened the hearing for the Board's comments. Vice Chairman Galvin asked if the applicant was present, and this was affirmed. He noted the City Engineer's comments submitted on April 4<sup>th</sup> and May 26<sup>th</sup> and said he wanted to see the team's communications with the MBTA, noting that while the proposal was located 300 yards away there was a Right of Way (ROW) issue and wondered if the team had spoken with. Vice Chairman Galvin asked why the utility post on the street Oak Grove Terrace hadn't been removed before the permitting process. It was discussed that a new pole had been installed and the new utilities would be moved after the permitting process. Vice Chairman Galvin inquired about the private way dimensions and repaving.

Chairman Meade opened the hearing for public comment.

John Rodophele, 62 Grenwold Road, spoke of the need for high quality housing developments that

The Peer Review Consultant, Colin Johannen, of TetraTech, stated that a few stormwater comments needed to be addressed which could be addressed in the conditions of approval. Mr. Johannen mentioned the possible need for a new pump station, pending more evaluation.

**Chairman Meade asked for a motion to close the public hearing.**

**VOTE TO CLOSE**

**MOTION:** by Member Larry Liuzzo

**SECOND:** by Member John Kelly  
Roll was taken alphabetically by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to close the matter.

**VOTE:** All Aye 5-0 Motion Carries.

Deputy Director Rob Stevens read aloud the Planning Department Recommendation **Exhibit C** with conditions.

**Chairman Meade asked for a motion to approve based on the Planning Department's recommendations.**

**VOTE TO APPROVE**

**MOTION:** by Vice Chairman Gregory Galvin

**SECOND:** by Member John Kelly

Roll was taken alphabetically by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to continue the matter.

**VOTE:** All Aye 5-0 Motion Carries.

**6:13PM      1562 & 1570 - Planning Board Case No. 2022-COC-01**

Deputy Director Rob Stevens indicated that the public hearing had been closed at the previous meeting.

Attorney William Geary, Special Counsel to the Mayor's office, introduced himself and read aloud a memo **Exhibit D** regarding the parking arrangements for the proposal and Land Disposition Agreement requirements.

Deputy Director Rob Stevens read aloud the Planning Department recommendation **Exhibit E** with conditions.

**Chairman Meade asked for a motion to approve based on the Planning Department's recommendations.**

**VOTE TO APPROVE**

**MOTION:** by Member John Kelly

**SECOND:** by Member Liuzzo

Roll was taken alphabetically by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to continue the matter.

**VOTE:** All Aye 5-0 Motion Carries

**6:33PM      Continued Public Hearing – 105 Sea Street – Planning Board Case No. 2022-05**

Deputy Director Rob Stevens read aloud a Request for Continuance **Exhibit F** from the project attorney.

City Councilor Ann Mahoney voiced her concern over that fact that the request for continuance was presented so late into the meeting.

**Chairman Meade asked for a motion to continue the matter to August 3, 2022.**

**VOTE TO CONTINUE**

**MOTION:** by Member John Kelly

**SECOND:** by Vice Chairman Gregory Galvin

Roll was taken alphabetically by Ms. Laracy with Planning Board members Galvin, Kelly, Liuzzo and Meade, indicating their vote to continue the matter.

**VOTE:** All Aye 4-0 Motion Carries.

**6:40PM      Public Hearing – 332 Victory Road - Planning Board Case No. 2022-06**

Chairman Meade read into the public record the Notice of Public Hearing.

Attorney Ed Fleming introduced himself as the project attorney. Attorney Fleming described the site and project including existing conditions and parking easements that will affect the proposed parking counts. Attorney Fleming described the proposed renovation to the existing building and proposed 4 additional housing units. Attorney Fleming stated that Councilor William Harris is in complete support of the project. Chairman Meade asked about parking enforcement at Marina Bay and Attorney Fleming indicated that the condominium units will have designated spaces.

Alida Elba, Choo & Company, presented the architectural plans for the proposed project. Ms. Elba discussed the proposed floor plans, windows, and exterior façade.

Vice Chairman Galvin asked about current uses and a parking agreement **Exhibit H** that was provided. Attorney Fleming stated that the current commercial uses will remain and that a modification may be needed to the parking agreement but that the spaces will be dedicated to the condominium units. Chairman Meade requested an engineered site plan be provided.

Deputy Director Rob Stevens provided clarification on the engineer site plan and parking arrangements.

Chairman Meade opened the hearing to the public to comment.

John Rodophele, 62 Grenwold Road, stated a concern about parking but is in general support of growth.

**Chairman Meade asked for a motion to continue the matter to August 3, 2022.**

**VOTE TO CONTINUE**

**MOTION:** by Vice Chairman Gregory Galvin

**SECOND:** by Member Larry Liuzzo

Voice vote was taken by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to continue.

**VOTE: All Aye 5-0 Motion Carries.**

**7:04PM**      **BUSINESS MEETING:**

- **New Business** – Approval of 2022-2027 Housing Production Plan

Deputy Director made a presentation on the findings of the Housing Production Plan **Exhibit I**. Topics included housing needs and demands, development constraints, goals, and strategies.

**Chairman Meade asked for a motion to approve.**

**VOTE TO APPROVE**

**MOTION:** by Member Larry Liuzzo

**SECOND:** by Member John Kelly

Voice vote was taken by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to approve.

**VOTE: All Aye 5-0 Motion Carries.**

**Chairman Meade asked for a motion to approve the meeting minutes from May 11, 2022.**

**VOTE TO APPROVE**

**MOTION:** by Member John Kelly

**SECOND:** by Member Larry Liuzzo

Voice vote was taken by Ms. Laracy with Planning Board members Foley, Galvin, Kelly, Liuzzo, and Meade, indicating their vote to approve.

**VOTE: All Aye 5-0 Motion Carries.**

- **Old Business-** COVID-19 State of Emergency update

Deputy Direct Rob Stevens discussed the future Planning Board schedule and in-person meetings. Mr. Stevens welcomed members to visit the meeting room ahead of the next meeting. Mr. Stevens introduced a new Planner, Joana Pavli, to the Planning Department. Director Fatseas discussed the possibility of hybrid meetings and thanked the Board members. There was a discussion of the need to have materials from the project team provided in time to review.

**7:25PM**      **Chairman Meade asked for motion to adjourn the June 8, 2022 meeting.**

**VOTE TO ADJOURN**

**MOTION:** by Member Larry Liuzzo

**SECONDED:** by Member Patrick J. Foley

**VOTE: 5-0 All Aye**

