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THOMAS P. KOCH
Mayor

JAMES J. FATSEAS
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PLANNING BOARD MEETING MINUTES

Wednesday, March 19, 2025

MEMBERS PRESENT: Larry Liuzzo, Patrick J. Foley,
Christopher Meade, Alie Shaughnessy

MEMBERS ABSENT: Kimberly Bielan, John Kelly

OTHERS PRESENT: James Fatseas, Planning Director
Robert Stevens, Deputy Planning Director
Joseph King, Principal Planner
Joana Pavli, Senior Planner

Meeting held in the 1st Floor Boards and Commissions Room, Old Town Hall, 1305 Hancock Street, Quincy, Massachusetts 02169.

Meeting called to order at 6:01 PM by Chair Bielan.

6:01 PM Roll was taken with Planning Board members Shaughnessy, Liuzzo, Meade, and Foley indicating their presence.

6:01 PM Chair Liuzzo read aloud the Open Meeting Law to the attendees.

6:02 PM Chair Liuzzo asked for a motion to approve the meeting minutes from March 19, 2025 as written.

VOTE TO APPROVE

MOTION: by Member Shaughnessy

SECOND: by Member Foley

VOTE: All Aye 3-0 Motion Carries
Larry Liuzzo abstain.

6:03 Continued Public Hearing – 90 School Street – Planning Board Case No. 2025-01

Attorney Harrington asked for a continuance, so the project team could respond to peer review comments.

VOTE TO CONTINUE TO APRIL 16, 2025

MOTION: by Member Foley

SECOND: by Member Shaughnessy

VOTE: All Aye 4-0 Motion Carries

6:04 Public Hearing – 86 & 92 Willard Street & 135 Robertson Street – Planning Board
Case No. 2025-05

The Vice Chair read aloud the Notice of Public Hearing. EXHIBIT A. Attorney Ed Fleming, on behalf of the applicant, introduced the project team and gave an overview of the site's background and history. He spoke about zoning, zoning allowance, and existing conditions of the site. The attorney and ward councilor held a neighborhood meeting and heard about the concerns of neighbors about this proposal. The project will go in front of the Zoning Board of Appeal. Karlis Skulte, project engineer, walked through the civil plans showing the site in context with the neighborhood, traffic impact, accessibility, the existing conditions, construction management plan, grading and utilities, deliveries, sidewalks, snow storage, stormwater system, landscape plan, and photometric plan. David Seibert, the project architect, went through architectural plans talking about the site layout, floor plans, roof decks, materials that will be used, and renderings. Attorney Fleming added that the team is working with TPAL and will provide newly designed drainage controls, and the parking ratio based on zoning requirements. Vice Chairman Liuzzo opened up for questions from the Board. Member Shaughnessy raised questions regarding the off-street parking on Willard St, drop off/pick up creating traffic, bus stop and stormwater management. The team has designated the drop off and pick up on Quarry Street to avoid the block of traffic. Vice Chair Liuzzo questioned the traffic analysis on AM and PM peaks, traffic improvement and trash management plan. Vice Chair Liuzzo opened the meeting for public comments. Andrew Brown of 10 Avalon Street talked about the history of the stone building located on the site. He did not believe that this proposal will reduce traffic. Catherine Clark, 69 Willard Street, was concerned about traffic and concerns safety on that problematic intersection. The Clark family talked with City's engineer, and they scheduled a site review. Mrs. Clark submitted a comment letter to the Planning Department. EXHIBIT B. Bob Clark, of 69 Willard Street, spoke of the accidents that have happened on this intersection and was concerned about the traffic getting worse and the parking during construction being an issue. Maria Mulligan, of 21 Winthrop Avenue, talked about the historic stone building, green space and she believed this development is too big for the site and the Board should have more community meetings before giving a vote. Mrs. Mulligan submitted a comment letter to the Planning Department prior the meeting. EXHIBIT C. Irene Lutz of 25 Cliff Street, also member of Bicycle Commission in Quincy had concerns about safety and traffic increase, suggesting as part of a traffic mitigation plan to include bus shelters in this area and to improve existing bike lanes. Virginia Ryan, of 89 Alrick Road, was not in favor because of traffic and congestion increase, the large size of the development, and suggested the converting of the stone building to a museum. Mrs. Ryan also submitted a comment letter to the planning Department. Paul Burke, of 32 White Street, is in favor of this project, because will increase tax revenue for the city and found the development as an improvement for the area. Michael Kiley, with the Heritage Companies 70 Quincy Ave, talked about the past development projects and the preservation of historical sites. He mentioned that the team will repurpose the granite from that building. Carol Themmen, of 70 Dickens Street, was not in favor for this proposal and in support of Maria Mulligan's thoughts on what to do with the granite home. Mike Rourke, of 100 Stedman Street, had concerns about the size and mentioned all the relief that this project will need based of zoning. He submitted pictures taken from his property. EXHIBIT D. Cathy O'Callaghan, of 94 Alrick Road, had concerns about flooding, traffic and parking in the area. Vice Chair Liuzzo read loud correspondence received for this matter. EXHIBIT E. Ward 4 Councilor James Devine spoke and mentioned that he held a

community meeting with Councilor Ian Cain. He talked about flooding, traffic and lighting. Devine read aloud concerns of one of the neighbors that could not attend the meeting, Jannet Pratt. The Councilor will hold another community meeting about this matter and asked the Board to leave the public hearing opened. Karlis Skulte addressed some questions about the flooding on the site. The following people were recorded signing in opposition to the above referenced case: Michael Rourke of 100 Stedman St, Victoria Huang of 79 Steadman St, Deirdre and James O'Boyle of 85 Stedman St, Maureen Whooley of 59 Grove St, Andrew Browne of 10 Havilend St, Pasquale Soricelli of 208 Plymouth Ave, Domenic Pizziferri of 52 Grove St, Kelly Kennedy of 33 Grogan Ave, Kathy O'Callaghan of 94 Alrick Rd, Mary Kilcomma of 80 Alrick Rd, Debbie Marsinelli of 80 Alrick Rd, Virginia Ryan of 89 Alrick Rd. Paul F. Barke of 37 White St signed to be recorded in favor for this proposal.

VOTE TO CONTINUE TO May 21, 2025

MOTION: by Member Foley

SECOND: by Member Shaughnessy

VOTE: All Aye 4-0 Motion Carries

5 MINUTES RECESS

8:09 Public Hearing – 18, 24 & 28 Old Colony Avenue – Planning Board Case No. 2025-06 & 38 Old Colony Avenue – Planning Board Case No. 2025-07

Vice Chair Liuzzo read aloud the notices of public hearing. EXHIBIT D. Attorney Fleming gave an overview of the proposals for the above-mentioned proposed projects. He talked about the applicant and site background, zoning, and mentioned that the sites are located within the boundary of Wollaston Urban Renewal area. The applicant is willing to relocate the existing tenants on the proposed project at 38 Old Colony Ave, which will be built first and will be affordable. The project will also go in front of the zoning board of appeals. Karlis Skulte, project engineer, started giving an overview of the site located at 18, 24 & 28 Old Colony Avenue speaking about layout, access, pull of area, loading, existing condition, flooding, trash and snow storage, transformer location, landscaping, pet area, fencing, vehicle turning plan and traffic. Brian Donahue, site's architect, went over architectural plans for 18, 24 & 28 Old Colony Avenue touching upon the site context, layout, parking and floor plans, materials used, renderings, and shadow plan. Mr. Skulte gave an overview of civil plans for the proposal on 38 Old Colony Avenue, talking about existing conditions parking, flooding, fencing, trash area, grading and utilities, drainage, landscaping, and lighting. Brian Donahue went over architectural plans for the project proposed on 38 Old Colony Avenue touching upon the existing conditions, site layout, floor plans, parking, materials used for the buildings and shadow plan. Member Shaughnessy asked about undergrounding transformers, EV charging stations, sidewalks, and construction management plan. Applicant David Lee provided clarification on the setback for staging during construction. Member Foley asked if the building will be built at the same time and one of the parcel being used as a lay down area. Mr. Lee did not intend to relocate the tenants so will build the affordable project first. Member Shaughnessy raised concerns about parking deficiencies. Vice Chair Liuzzo asked whether the chain link fence is on their property and if they will put a fence on the other side as well. Anthony of 58 Beale St had concerns of flooding, parking, increase traffic and the proposed building is too big. Rahul Monot, of 51 Branch St, in support for this proposal and the Applicant's other projects around Quincy.

Danielle Maloney, of 100 Standish Ave, was support of development in the city, but had concerns about flooding, traffic, parking and pedestrians. Ms. Maloney had concerns about the data used in the parking study. Phil Boncaldo, of 72-78 Beale Street, liked the building but mentioned that the setbacks are a little bit tight and the project was a little bit big for the area. He suggested the city should provide an updated on for the Wollaston Urban Renewal Plan and to address issues with the drainage. Michael Grahon, of 76 Northern Road, owns the middle house between the building and was in favor for the proposals. Ward Councilor Daniel Minton found the proposal too big for the site and has concerns about traffic, drainage and safety. The following people signed in opposition of the proposed project at 38 Old Colony Ave: Danielle Maloney of 100 Standish Ave, Linda Maloney of 106 Standish Ave, Sher Chan of 21 Old Colony Ave, Sia Chan of 21 Old Colony Ave. The following persons signed in opposition of the proposed project at 18, 24 & 28 Old Colony Ave: Danielle Maloney of 100 Standish Ave, Linda Maloney of 106 Standish Ave, Sher Chan of 21 Old Colony Ave, Sia Chan of 21 Old Colony Ave and Mary Kilcomma of 80 Alrick Rd

VOTE TO CONTINUE BOTH CASES TO MAY 21, 2025

MOTION: by Member Foley

SECOND: by Member Shaughnessy

VOTE: All Aye 4-0 Motion Carries

9:31 BUSINESS MEETING:

- **New Business** – Determination to endorse Approval Not Required Plan – 859 Willard Street – Planning Board Case No. 2025-ANR06

9:33 PM Chair Lizzo asked for motion to adjourn the March 19, 2025 meeting.

VOTE TO ADJOURN

MOTION: by Member Foley

SECOND: by Member Shaughnessy

VOTE: All Aye 4-0 Motion Carries