



Department of Planning and Community Development
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THOMAS P. KOCH
Mayor

JAMES J. FATSEAS
Planning Director

December 19, 2024

Eastern Nazarene College
c/o Attorney Kevin Freytag
Hemenway & Barnes, LLP
75 State Street, 16th Floor
Boston, MA 02109-1466
Quincy, MA 02169

Re: Eastern Nazarene College Preliminary Subdivision – Planning Board case No. 2024-Subdiv-01

Dear Attorney Freytag:

At the Planning Board's regularly scheduled meeting on December 18, 2024 the Planning Board discussed your Preliminary Subdivision Application. This project was reviewed by the Planning Board as a Preliminary Subdivision and as such, no public hearing was required.

A motion was made and seconded by members of the Quincy Planning Board to endorse your application for Preliminary Subdivision Approval, acting pursuant to MGL Chapter 41, Section 81S.

The result being a majority vote, the motion carried, and the Eastern Nazarene College Preliminary Subdivision is approved with certain comments as follows:

1. Add Flood Zone lines to the plans. Show the areas of potential flood hazard within the subdivision boundaries or within 200 feet of the subdivision boundaries.
2. Add contour lines for the existing and proposed grade of the land to be subdivided, especially in the areas where the proposed finished streets meet the City streets.
3. Add existing grades on both sides of the road; the roadway finished grade information should be expressed in percent and proposed finished grade elevations in 50-foot increments should be provided on the roadway profile.
4. Add radii of arcs, angles to the proposed street and cul-de-sacs. Show dimensions and roadway stationing of the sidewalk and street, provide roadway cross section.
5. Sight distance dimensions should be provided at intersection with the existing roadways.
6. Cement concrete sidewalks and granite curb should be used for the public right-of-way.
7. The location of signage (street signs, stop signs, etc.) and pavement markings (stop bars, etc.) have not been depicted on the plans and need to be included.

8. Show the easement of any existing and proposed utilities, water, sewer and drains on the subdivision parcels. Eliminate existing easement if pipes were abandoned or are proposed to be abandoned. If existing utilities are reused, submit reports to show the existing utilities are capable of managing the new development.
9. Show all existing and proposed improvements (shown in distinctly different line types).
10. Explain how the stormwater will be managed along Collegiate Way (formerly Harding Street) and all the cul-de-sacs. Also, identify the operation and maintenance responsibility of any proposed drainage system.
11. Clarify whether Collegiate Way and the cul-de-sacs will be private or public ways and identify what names will be given to the cul-de-sacs.
12. ROW monuments are required at all points of curvature and angles for the proposed streets. Location and details of the required details are not depicted on the plans and need to be included.
13. The Applicant needs to confirm:
 - a. Any open space that will be provided.
 - b. Any mature street trees that will be removed.
 - c. Any benchmark that has been set up.
14. The Applicant should be aware that:
 - a. Installation of sanitary sewer facilities to serve all building lots to be created by approval of the subdivision; such installation is subject to inspection and approval of the City Engineer.
 - b. Installation of storm water drains in all proposed private ways; such installation is subject to inspection and approval of the City Engineer.
 - c. Construction of all proposed private ways to proper sub-grade in accordance with the specifications of the Division of Engineering and in accordance with plans approved by the Planning Board.
 - d. Surfacing of all roadways and shoulders and construction of all sidewalks in accordance with the specifications of the Division of Engineering and in accordance with the plans approved by the Planning Board.
15. **RODENT CONTROL:** The project proponent must submit a written rodent control plan to the Health Department for review and approval prior to any site activity. Said plan must be designed **for the duration of the project** and include, at minimum, the following:
 - 1). Name and contact information of a licensed pest control operator to be retained by the project proponent for the duration of the project.
The logbook of the licensed pest control operator must be available for inspection by a representative of the Quincy Health Department and/or Inspectional Services. The logbook must include a diagram of the property with the location of all bait stations, MSDS for the pesticides being used, and license and insurance information of the pest control operator.
 - 2). Scope of proposed plan for control of rodents, including number of bait stations, location of bait stations, frequency of monitoring bait stations and anticipated length of service.

At minimum, bait stations must be placed every 15-20 feet around the perimeter of the work site. Bait stations must be placed at least one week prior to demolition and/or commencement of any site activity. The bait stations must provide an uninterrupted 10-day supply of bait, as per label instruction, with subsequent monitoring for rodent activity during the duration of the project.

3). A summary of actions to be taken to prevent rodent problems at the construction site, (i.e., trash cans or dumpsters on-site with frequency of disposal, appropriate trash control by workers etc.).

16. ENVIRONMENTAL CONTROLS:

Dust: The project proponent must develop an adequate dust control plan to be implemented during any proposed construction activity, to insure conformance to State and local regulations regarding air pollution.

Noise: The project proponent must commit to conformance with both local and State regulations regarding noise since development may entail noise-generating activities.

17. **Demolition:** Regulations require a pre-demo survey for any potential asbestos-containing materials (ACM) to 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 a DLI-certified project monitor. A pre-demolition inspection of both structures will be required to be performed by the Health Department.

18. **Portable Sanitation Units:** Portable sanitation units must be on site at time of demolition and construction phases. Application is provided on the City of Quincy's webpage under Health Department. Fee of \$25 per unit can be paid online through UniPay.

19. **State Sanitary Code:** The proposed residential units 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).

The above items will need to be addressed in the submission of any Definitive Plan for this project.

Sincerely,



James J. Fatseas
Planning Director

cc: Nicole Crispo, Quincy City Clerk
Daniel J. Minton, Ward 5 City Councilor
Planning Board File