



Joseph C. Sullivan  
Mayor

## Department of Planning and Community Development

Melissa M. SantucciRozzi, Assistant Director  
1 JFK Memorial Drive – Braintree, Massachusetts 02184  
Phone: 781-794-8234 Fax: 781-794-8089

### PLANNING BOARD

Robert Harnais, Chair  
Erin V. Joyce, Vice Chair  
James Eng, Clerk  
Darryl Mikami, Member  
James N. Downey, Member

### Braintree Planning Board – January 25, 2018 – Cahill Auditorium

Present:

Mr. Robert Harnais, Chair  
Ms. Erin Joyce, Vice Chair  
Mr. Jim Eng, Clerk  
Mr. Darryl Mikami

Christine Stickney, Director

**APPROVED**

Chair Harnais brings the meeting to order and calls roll at 7:05 PM. Four members were in attendance; Member Downey was absent from this meeting.

### CONTINUED PUBLIC HEARINGS

**Special Permit/Site Plan Review – 128 Town Street (Braintree High School Property)**

**Applicant: Town of Braintree c/o Mayor Sullivan and BSC Partners LLC (PB File #15-19)**

**7:05 PM – Four Planning Board Members participated; Member Downey was not present.**

Attorney Scott Lacy, representing BSC Partners LLC, thanks the Planning Board for having this special meeting for this Application, and he explains that when the Applicant was last before the Board there were two main issues to be resolved. One issue was the drainage system, and the other was traffic and parking. In the time between the last meeting and this one, there were a number of exchanges between the Peer Review Consultant and the Applicant with respect to the stormwater system and the drainage. There were a number of additional materials that were submitted; there were revisions to the plans and exchanges that went on all the way up until today. Attorney Lacy understands that the Peer Reviewer has completed his review and has no additional questions with respect to the stormwater. Other than certain conditions and other details that need to be added to a final set of drawings, that part of the process has been completed.

Additionally, with respect to the traffic and parking, it is Attorney Lacy understands that Town of Braintree, Chief of Staff, Joe Reynolds, would like to make a presentation with respect to some additional parking that will be constructed on the high school property.

Chief of Staff, Joe Reynolds, begins the discussion related to traffic and parking, and he explains that, while this project has been going on, there has been a long deliberation by the School Department related to the onsite circulation traffic efficiencies for large events that occur at the high school, such as 4<sup>th</sup> of July, high school graduation, as well as parking needs. This includes the organization of the school, itself, how they segregate activities to more efficiently utilize the entire site, particularly during multiple concurring events. As part of that, Mr. Reynolds has spoken with Superintendent of Schools, Dr. Hackett, DPW Director, Jim Arsenault, to find out what are some of the things they have been doing and to find out whether there are opportunities to mutually benefit the various uses that are going on presently and are proposed. Mr. Reynolds takes a few minutes to go through some of the highlights on the map overview of the high school property to orient the Planning Board and the audience about activities and current and proposed driving patterns at the high school. He highlights where the proposed sports complex facility will be located, location of the north side parking lot, the high school building, various parking areas around the south side, Town Street, the current main entrance way for buses and school drop-offs and the current two-way access and egress into and out of the north parking lot.

APPROVED

Mr. Reynolds continues by highlighting some changes that are being made for the project; they are adding two turning lanes on Town Street, which will be interchangeable for access and egress to/from the site depending upon traffic volume. Presently, there is a student walk-through area from the north parking lot that at one point was an entry into the north parking lot area from the loop road; currently that access has rocks across that will be removed; they will turn the road beside the school leading to the loop into a two-lane/two-way to allow for traffic leaving the north parking lot to exit multiple ways: onto Town Street, through the loop road onto Town Street or straight across behind the school to exit onto Franklin Street.

With regard to the loop road, in the event of major events such as high school graduation or 4<sup>th</sup> of July, there have been a lot of problems with exiting vehicles off of the site in an expeditious and efficient manner. The plan has built in a "Release Valve". There was an access point or road further south on Town Street, on the south-west corner of the school's campus, that was previously shut down due to general traffic cutting through the area. They are proposing to make this a one-lane road, gated on Town Street and gated on the access road internally at the high school; that will be controlled by the Braintree Police Department, and it will be utilized as a release valve in the event they have significant backup in trying to get traffic out of that site.

Mr. Reynolds continues by covering parking areas. They have proposed the addition of over 239 new parking spaces on the south side of the campus; they also propose the addition of 28 new parking spaces on the north-west corner that can be utilized for day-to-day activities for the school, for drop-offs, for deliveries, and other active parking needs. On the south side of the campus, in the location of the tennis courts and basketball area, they will be adding some parking spaces, and they will eventually add roughly 239 to 267 spaces. The school will explore further options of segregating student parking from the north side to the south side, where there will be plenty of parking spaces. The school is also exploring the possibility of moving the student drop off from north-side loop road to the south side of campus, with the intent of segregating activities.

Mr. Reynolds discusses a scenario where during the winter evening there are a number of activities going on such as: a hockey game, a swim meet, a varsity basketball game, as well as night school and other miscellaneous activities. With all that activity going on you would like to be able to segregate like activities to one side of the campus. In the non-winter months, you have football, baseball, track, soccer, as well as sports complex activities that would utilize north parking lot. On the south side, you have lacrosse, softball, night school that would utilize the parking on the south side of campus.

By adding an additional 200+ spaces, Mr. Reynolds feels that they have created an incredibly robust number of parking spaces with the ability to create more if needed. They have an additional 105 spaces if required to meet future needs. With these parking lots built closer to the school on the south side, you now have better pedestrian access, for disabled people as well to park closer to the building and access the building more readily. This will open up more efficiency in a safer environment for pedestrians and traffic.

Vice Chair Joyce asks with proposed parking on south side of the building, if that were used for students or activities during the day will it still be protocol to enter on existing north side entrance to the building where security is located. Mr. Reynolds states that is under consideration, as well, and he mentions that in discussions with the Building Construction Chairman of the School Committee, Mr. Devin, Dr. Hackett felt it was a doable process to move security from the west side of the building lobby to the east side. We will utilize town resources to accomplish this. This will not be a project that needs private contractors to do. DPW concurs that these are ready or "near ready" parking lot construction sites.

Member Eng asks how this will be phased in, as needed. Are you going to test out the numbers that are needed and build in phases or are you going to build them all first? Mr. Reynolds states they are going to add just the 28 new spaces in the northwest corner to benefit the school. That will be done prior to September 2018 classes starting. Hypothetically, if this project is approved this evening, it will be ready for use by September 2019. Mr. Reynolds states, with that said, they must have these additional parking spaces ready to go for that operation opening. They are currently reviewing the most cost efficient way to phase in the remainder of new parking. They can phase in the more complex changes around the basketball area. Member Eng states he is asking because, if they are not ready, cars will be forced out into the street. Mr. Reynolds agrees that they want to avoid this. That is the intent of the planning that is going on now.

Attorney Lacy asks if the Planning Board has any further questions.

Chair Harnais opens to public comment.

Charles Kokoros, District 1 Councilor, wants to rise in support of the project, once again, and thank the members of the Planning Board for their thorough work on this project in making sure that traffic, parking, drainage and all other issues were taken care. It has been a long process, but he states the Planning Board has done their "due diligence" as well as the developer. Councilor Kokoros appreciates that.

Ed Keefe notices the additional parking spaces on south side of the facility; he drops his daughter off on the south side in the evening, as she uses that entrance to get into the high school for cheer practice. It is extremely dark back there. Is there an opportunity to add lighting to that area; he also asks have we taken into consideration that the road, at that intersection on the south end, has no crosswalk or sidewalk or curbstone to make it more definitive of where pedestrians can walk.

Chair Harnais, refers to the School Department to address this issue. He confirms that the School Department feels that safety of students is paramount. He suggests that the resident continue to pursue this issue with the School Department.

Member Mikami wants to ask Peter Williams, the Peer Reviewer, a question. Member Mikami explains to the audience that it is typical for large projects to have an Independent Engineer review the details. The Planning Board felt that it was a requirement to have a Peer Review, as it is called. Mr. Williams conducted that review. Member Mikami states drainage is probably the largest issue. Member Mikami has stated before that, if they have any drainage issues, the project is going to fail, but it cannot fail, drainage has to work, we cannot have leaks or anything of the sort. Member Mikami asks Mr. Williams, since taking on this assignment, what he felt were two or three of the most challenging issues and if you feel that those issues have been resolved. How have they been resolved? Were they resolved to your satisfaction?

Peter Williams states that he works for GZA Environmental and has worked as the Peer Review with regard to the civil and site design issues for this project. With regard to the issues that provided the hardest hurdles to overcome, trying to provide all the required improvements within the footprint of the property and maintaining the buffers required under the bylaws and maintaining the ground water separation to allow the drainage systems and infiltration basins to operate properly and to minimize impact to the existing parking and recreational facilities were largest hurdles to overcome in this project. He believes, with the work between the project team and Town staff and himself, they were able to work through these issues and come to a design that he believes meets the requirements and the needs of the site.

Member Mikami asks if all issues have been addressed adequately with solutions for them; Mr. Williams states yes and some of the issues have been included within the conditions of the project if they were not be able to be included within the plans. Mr. Williams believes that staff has made the proper recommendations and inclusions of his final recommendations.

Member Mikami wants to ask Mr. Lacy a question. Looking at draft Order of Conditions, of which there were over 100 conditions, there are 20-40 specific conditions that must be met prior to the endorsement of approved plans, prior to the start of any site activity, prior to the start of any site work. Member Mikami mentions that this is highly unusual, and he has never seen this large a quantity of conditions that must be met prior to any work starting. Member Mikami recognizes that Attorney Lacy has reviewed the conditions and asks how long it will take the Applicant's team to resolve the initial conditions which say "prior to the endorsement of any approved plans". Attorney Lacy states it is his understanding that all of those changes need to be made within 30 days so that there is a final set of drawings to be provided within that period to staff and Planning Board for their approval. The plan would be to provide those revisions to the plan and an updated plan within thirty days. Member Mikami asks if Attorney Lacy is confident that the team is ready to get this done in thirty days. Attorney Lacy states they would need to – the engineer would need to do that – it wouldn't be an option.

Member Mikami asks Director Stickney in previous meetings we discussed how to make adjustments to the schedule. There are a number of issues related to traffic and adequate parking. Member Mikami's opinion related to adjustments of scheduling is, even though we are working with a co-applicant, the Town of Braintree needs to have the final say in terms of scheduling. Member Mikami would like to know from the Director where we are in terms of the schedule and how is that to be accomplished? Director Stickney asked them to provide first year of programming and then subsequently on an annual basis. There is a condition within the Draft Conditions. Member Mikami asks if this gets started, will we have the ability to make changes based on our experiences with traffic and events. Director Stickney states the thing to be reminded is that the Special Permit allows them the use to operate the building, but she explains that the Applicant is still working through the details of a ground lease with the Mayor's office for a number of other programmatic items. Director Stickney feels that will also capture a lot of concerns. The Planning Board does have checks and balances under the conditions for the Applicant to come back and report traffic volumes at different times.

Member Eng asks Mr. Reynolds, related to parking, if there was a hockey tournament, and there was a large crowd, is there a contingency plan if parking was not enough. Mr. Reynolds explains, when this project, if approved, kicks off its first event, they feel that the parking they have programmed for with work of School Department will provide. They will have close to 900 parking spaces on the entire facility. In addition, the Applicant will provide a traffic engineering plan that will include a shuttle service, if it reached that magnitude. Mr. Reynolds feels confident with all of the work going on with this application and some of the other efforts they are undertaking. They will confidently be able to address that concern.

Member Eng has a question for Attorney Lacy; with the amount of traffic leaving the high school after an even and coming out onto Town Street, Pond Street, Franklin Street, and Granite Street, do you feel these streets are capable of handling this amount of traffic. Attorney Lacy feels the streets could accommodate the traffic from a tournament. He feels, with proper police detailing and spreading out the traffic onto different roadways, you will be able to accommodate traffic. Member Eng brings up a condition where the Applicant is obligated to come back to address a situation where something is broken – Attorney Lacy states there are two conditions that would address these issues (one with a specific traffic plan and another one that addresses the issue of traffic being backed up on all of the feeder roads); the applicant would come back to address these issues with the Planning Board.

With respect to the traffic plan, that is something they have been actively working on. Unfortunately, Granite Plaza (across the street) is not available for use for offsite parking. Attorney Lacy has been working with the school in conjunction with their plan for additional parking to finalize how to facilitate the traffic plan for major events. Member Eng wants to stress if it is broken, the Applicant will fix it. Attorney Lacy recognizes that they have to come back to the Planning Board to address it.

Vice Chair Joyce, states, given the Peer Reviewer's comments back on the drainage, things have been worked through; unfortunately, the Applicant's Engineer is not here to speak to this. She states that having Mr. Williams say that he is satisfied with what has gone back and forth gives the Planning Board more confidence in the overall drainage design. Vice Chair Joyce mentions that Peter Williams did not review traffic, just drainage. Vice Chair Joyce recognizes that some of the Planning Board Members have spoken about the number of Conditions, and she explains to the audience that with every decision that the Planning Board makes, there are certain conditions that the Applicant has to follow after an approval is given prior to filing for Building Permits. Vice Chair Joyce feels that it might be helpful to go through some of the conditions; she explains that the Planning Board has worked really hard for the past several months in coming up with these conditions. She wants to go through the conditions quickly to provide a sense of the things that have been put in place explain to make sure this is a successful project and make sure this is a safe plan.

Vice Chair Joyce explains that there are 18 or so Conditions that are generally boiler plate that most every project follows. She won't read those conditions. For Conditions 19-41, these conditions address items missing from the plan that need to be addressed and added to plan. They are minor in nature and fairly easy to address.

Vice Chair Joyce explains that, because Special Conditions 42 through 109 are unique to this project, she thinks it might be of interest to the audience or people watching at home to explain what we have worked on are looking at specifically for this project. For Conditions 42 and 43, we are looking for the Applicant to submit to the Planning Department a Drainage Operation and Maintenance Plan to address any modified building, drainage and the commitment of both the Town and the Applicant to maintain the drainage system. Condition 44 is related to a long-term pollution prevention plan with continued operation and management of the system. Condition 45 has to do with infiltrations being able to be maintained and installed so, if there are any issues over the long run with them failing, there are ways to help prevent that or clean the systems. Condition 46 states, prior to the start of any site work, the Applicant will be filing additional permits for storm water runoff during construction to help ensure success of the drainage system. Condition 47 refers to dewatering plans, which is again important for the drainage perspective. Condition 48 talks about work associated with installation of the drainage system and inspections being performed throughout construction. Condition 49 talks about installation of drainage system and field tests to be conducted and witnessed by the peer review engineer confirming it works according plan.

Vice Chair Joyce explains that this particular project has a long drainage connection to some wetland areas to the west of the project. Condition 50 is about making sure that connection is sufficient and successful. Condition 51 states that at the completion of the installation of the drainage system, the applicant will submit an As-Built Plan to allow us to keep records of the system. Conditions 52, 53 and 54 talk about, prior to the issuance of any building permit, site drainage system has been installed, building plans have been submitted to Planning & Community Development, and tenant fit-up or modifications have been submitted to Planning & Community Development. Conditions 55 through 66 speak to various methods for continuance monitoring at the site during construction. This is to give the audience an idea of some of the items the Planning Board has been working on to further ensure the success of the project.

Conditions 69 through 72 talk about screening plans for the building and installation of signage. Conditions 74 through 77 speak to landscaping and ensuring that the landscaping is done to the plans. Condition 78 is the event management traffic and parking plan in the event there are any issues once building is operational. Condition 79 talks about signage. Conditions 81 and 82 are about things that we would be looking for prior to the Certificate of Occupancy. Condition 83 speaks to delivery times. Condition 84 is for the dumpster plans and trash disposal at the facility. Condition 85 talks about outdoor seating, which would have to be approved by the Planning Board. Conditions 89 and 90 are about lighting. Conditions 91 and 92 are about signage. Conditions 93 through 96 relate to improvements for traffic and parking. Conditions 97 and 98 are related to transportation issues and prohibiting parking on Town Street. Conditions 103 through 107 are the continued traffic monitoring that the Applicant has agreed to conduct. Vice Chair Joyce feels it is important to the audience and the public to understand how much stuff we have been working on and how much stuff goes into a project of this magnitude, and this can be a helpful reference.

Chair Harnais confirms that Attorney Lacy has read all of the conditions. Attorney Lacy states that he has read the conditions, and there are two conditions that he wants to address with the Planning Board. Attorney Lacy's first condition to address is Condition 41. This is with respect to the placement of the transformer. Due to the reduction in size of the building, where the electrical room is located, there is concern about where there are options to place the transformer. The suggested language that Attorney Lacy provided gives some flexibility so that they have an option to determine best location after discussion with BELD.

With respect to Condition 78, Attorney Lacy's suggested wording was to give some discretion to the Planning Board so that if the Applicant provides the "Event Management Traffic and Parking Plan" and the Planning Board thinks it is satisfactory so that it is not necessarily a long process.

Member Eng wants to make sure that when the Applicant relocates the transformer it will not be relocated behind an abutter. Attorney Lacy states their preference is not to relocate the transformer, but he agrees, if it needs to be relocated, the Applicant will be sensitive to where it is being relocated.

Chair Harnais wants to make this clear; the public's desire to have a rink and a pool does not negate the Planning Board's responsibility to do this properly. The public does not understand the hundreds of volunteer hours that the Planning Board has put into this process over the past two years. The Planning Board does not take this lightly. We did not delay this because we desire to; the Planning Board did this because they have a responsibility to uphold. If the public is critical to the Planning Board because this has taken too long, they need to understand that if it should fail, the public will blame the Planning Board. The Planning Board has a responsibility to live up to.

Chair Harnais will accept a **Motion** to accept the correspondence.

Member Eng **MOTION** to accept the correspondence from December 23, 2015 through January 25, 2018; seconded by Vice Chair Joyce; voted 4:0:0.

Chair Harnais entertains a **Motion** to close the Public Hearing.

Member Eng **MOTION** to close the Public Hearing; seconded by Vice Chair Joyce; voted 4:0:0.

At this time, Director Stickney asks a procedural question on whether Chair Harnais would like to address the proposed amendments first. Chair Harnais entertains a **Motion** to approve the proposed amendments.

Member Eng **MOTION** to approve the proposed amendments to the Conditions; seconded by Vice Chair Joyce; voted 4:0:0.

Prior to entertaining a final motion, Chair Harnais opens the meeting for comment by Mayor Sullivan.

Mayor Sullivan thanks Chair Harnais and express thanks to the member of the Planning Board. He wants to recognize the work of Director Christine Stickney and the professional team of the Planning Department. He recognizes that this has been a significant, thorough and some might say torturous process to get to this point. The Mayor believes it has been a thoughtful approach. He wants to express appreciation on behalf of the Town to the Board for their level of professionalism. The Mayor agrees that some folks did not quite appreciate the complex nature of this proposal. What we are attempting to do is to build a private-built facility on public land, and we need to understand and come to agreement on how the building will function and all of the other issues surrounding that including: drainage, traffic management and parking. Mayor Sullivan is appreciative of the work that has been done. He notes to the public that the Planning Board has two engineers who are very thorough in their review; we also have an attorney as Chairman, former President of the Massachusetts Bar Association, and in Mr. Mikami we have a Harvard Business School entrepreneur who also brings a level of intelligence to the dialogue that we have had. This has not been a simple exercise. It has been one in which we have needed to scrutinize this project. He believes many eyes have been on this proposal. He wants to note that with the Planning Board's approval, this will be a milestone in terms of this process. There is more work to do, and many eyes will continue to be on this project.

The Mayor wants to express appreciation to Joe Reynolds, and to his predecessors in the Chief of Staff position, Peter Morin and Mike Coughlin. He wants to express appreciation to 5 Capital Management and their team, understanding there is more work to do. The Mayor does believe that, done properly, this will be a significant and positive benefit for our community, and we want to make sure this is done right.

54 years ago, Captain August Petersen wanted us to build a pool on behalf of the community. He was concerned about the kids that were swimming in the Fore River Basin. He wanted it built in East Braintree, and though we tried a few of years ago to construct it in that area, it didn't quite work. Over a period of time, we came to this location at the High School, which the Mayor believes is a good location. It didn't come without any challenges. The Planning Board's scrutiny and review have met these challenges. The Mayor wants to recognize Captain August Petersen. He offered \$65,000 in 1964, and for 54 years we have been trying to build this pool. We were able to use some of that money to put up the Petersen Pad in East Braintree. This added an amenity to Watson Park that many have enjoyed. This will be that next step. In combination with the pool and to meet the promise of Captain Petersen, we have added the rinks. The Mayor feels there is a real need to have the rinks. As part of the rink program, there will be community skates and fun family times. Mike Denise, Athletic Director at Braintree High School, and Nelson Chin, Recreational Director, will have a big job to manage this facility. The Mayor states we will work closely with the private developer to see that it comes to fruition. The community of Braintree will benefit. This may address students that go to other schools to play hockey; they now may stay in Braintree because we have a first class facility for them in which to play hockey for our Town.

Mayor Sullivan wants to close in recognizing all the work by so many good people before us who have tried to get to this step, but a great exclamation point and appreciation to this Board for helping us get to this point. There is more work to do, but this is a very positive step for our community. He thanks the Planning Board for the work they have done on behalf of the Town.

The Chair will entertain a **Motion**.

APPROVED

Member Eng **MOTION** to approve this Special Permit Granting pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the Braintree Zoning Ordinance Bylaw Chapter 135, Article V, VI, VII, VIII, XI and XIV to move forward; seconded by Vice Chair Joyce; 4:0:0.

Member Eng **MOTION to adjourn** the meeting; seconded by Member Mikami; voted 4:0:0.

The meeting adjourned at 7:59 PM.

Respectfully submitted,  
Louise Quinlan,  
Planning/Community Development