



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

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PLANNING BOARD

Erin V. Joyce, Chair
Kimberly Kroha, Vice Chair
Darryl K. Mikami, Clerk
William J. Grove, Member
Thomas M. Kent, Member
Jennifer Connolly, Alternate

Approved: August 9, 2022

Braintree Planning Board – Tuesday, July 12, 2022, at 7:01 PM – Johnson Chambers

Present:

Ms. Erin Joyce, Chair	Melissa SantucciRozzi, Director
Ms. Kim Kroha, Vice Chair	Connor Murphy, Zoning Planner
Mr. Darryl Mikami, Clerk	
Mr. William J. Grove, Member	
Mr. Thomas Kent, Member	
Ms. Jennifer Connolly, Alternate	

Chairwoman Erin Joyce calls the meeting to order at 7:01 PM and then states that we have a full Board present this evening. Five (5) full members (Chairwoman Joyce, Member Kroha, Member Mikami, Member Grove, and Member Kent) and one (1) alternate member (Jennifer Connolly) are present this evening. Member Connolly will be participating in all matters but voting on only the ones where we don't have a full quorum of full board members.

OLD/NEW BUSINESS: Request for As-Built Approval: 540 Granite St. (File #87-38)-Minor Modification Chase Bank, Applicant

7:03 PM – Five Planning Board Members are participating.

Chairwoman Joyce asks staff to provide an overview of this project.

Assistant Director Murphy explains that on August 10, 2021, the Planning Board voted to approve the Minor Modification to Planning Board Decision #87-38 to allow for the reconfiguration of the site's parking, landscaping and utilities. Since this approval, the Applicant has revitalized an existing site within the Five Corners Intersection and the Granite Street Corridor with aesthetic and functional improvements.

The Planning Staff has reviewed the Decision, Record Plan, As-Built Plan and conducted site visits for the above-referenced Application/Project and would make the following comments: (1.) The site appears to be built in conformance with the Record Plans as noted within the Minor Modification Decision and Decision #87-38. Staff would like to note that the Applicant has altered a portion of the landscaped bed along the Eastern portion of the site to reflect the Record Plans of Decision #87-38. (2.) All conditions have been satisfied. (3.) The conditions recommended to be survived are as follows: 1, 6, 9, 10, 12 and 15.

Member Mikami has no comments or questions.

Member Kroha has no comments or questions.

Member Grove has no comments or questions.

Member Kent states he drove by recently and it looks pretty good.

Member Connolly has no comments or questions.

Chairwoman Joyce has a question/comment. She is assuming DPW Engineering has reviewed and accepted the As-Built, but she just wanted to confirm only because the sewer shown on the As-Built is a little strange. Mr. Murphy states it was existing; they never touched the sewer. Director SantucciRozzi explains that it was an old Messina site going way back. For the record, the Director wanted to point out that Connor Murphy did a really good job on this project. The site looks very nice. They didn't overdo it, but they did just enough. The other building was so antiquated and past its prime. The newly updated building is brightened up and looks nice.

Member Kent **MOTIONS** to grant As-Built Approval with surviving Conditions 1, 6, 9, 10, 12 and 15 for 540 Granite Street, Planning Board File 07-16; seconded by Member Grove; voted 5:0:0.

**OLD/NEW BUSINESS: Request for Waiver of Special Permit Pursuant to 135-608 Floodplain
385 Quincy Avenue – Citgo Petroleum Corporation, Applicant
7:05 PM – Five Planning Board Members are participating.**

Chairwoman Joyce asks staff to provide an overview of this project.

Director SantucciRozzi advises that in your packets is a letter from Alan Peppin from GEI. He has been working with the Conservation Commission and has requested that the Planning Board waive the Special Permit. There is no impact on flood storage. There is a provision in the ordinance that does, in fact, allow staff to waive it, but the Director thought it would be appropriate to have the Planning Board provide the waiver. The Director also printed the draft Order of Conditions voted by the Conservation Commission last Thursday night. The project also might require some state permits, a 401 Water Quality as well as Chapter 91, which is covered in the Order of Conditions. The Director feels this review is thorough and Kelly Phelan (the Conservation Planner)'s oversight is sufficient to allow this project to move forward.

Chairwoman Joyce asks if there is any reason this is being triggered. The Director explains that the Ordinance says if you are working in the flood plain the Planning Board has jurisdiction, and she advises that it allows the staff to waive the permit, but historically we have always brought it to the Planning Board in the spirit of communication and sharing information.

Member Mikami states, given that Watson Park is going to be under water in 50 years, does this seawall provide enough protection. The Director advises that some questions did come up from the District Councilor. The way that Citgo is designed with all the stone and catchment areas, in case something happens with the tanks, that would serve the same purpose in the event water came onto that property. The Director advises that we haven't gotten into any type of detailed resilience analysis. The applicant is highly regulated entity, and the Director would think that through the state they would be regulated. MEPA would probably be talking to them about things if there was a need, especially on the water quality side.

Member Kroha has no comments or questions.

Member Grove has no comments or questions.

Member Kent has no comments or questions.

Member Connolly has no comments or questions.

Chairwoman Joyce does not have any questions and explains that we just need a Motion.

Member Grove **MOTIONS** to grant the Waiver of Special Permit Pursuant to 135-608 Floodplain; seconded by Member Kent; voted 5:0:0.

OLD/NEW BUSINESS - DISCUSSION: Master Plan Update and Next Master Plan Steering Committee Meeting – Wednesday, July 27, 2022, at 7:00 PM (Cahill Auditorium in Braintree Town Hall 7:10 PM – Five Planning Board Members are participating.

Chairwoman Joyce advises that the next meeting of the Master Plan Steering Committee is on Wednesday, July 27, 2022, and asks the Director to provide an update about the Master Plan. Director SantucciRozzi informs the Planning Board that the last Master Plan Steering Committee Meeting was held at the end of June where the Existing Conditions Report was circulated to the Board. She thanks the members that provided comments, which have been forwarded to J M Goldson. The Director, Erin Joyce and Justine Huang staffed a table at Braintree Day held on June 25, 2022. The table was positioned in the spot of entry for the event, and they interacted with a lot of people both young families and empty nesters. The team provided flyers, and they can track who goes to the survey from the flyer vs. from the website. There were 60 hits within a few days that resulted from the event. The survey is up on the website, and the “Meeting in the Box” tool is also up. It is a great opportunity to get a smaller group together and to get input. We are starting to get more input. We are translating the survey into Mandarin and getting the Meeting in the Box translated. We may be at the Farmer’s Market or Beer Garden in the future. We are continuing to move forward, and the Director thanks members that provided input. The “Meeting in the Box” will continue to about September 9.

Chairwoman Joyce reminds that the next Master Plan Steering Committee Meeting is on July 27, and she asks if we will still be discussing Existing Conditions or moving into Phase II. Director SantucciRozzi thinks it will be more about our summer engagement tools--such as “Meeting in the Box” and the survey. They will be establishing the agenda next week, and she will have more information after Thursday.

**PUBLIC HEARING: GRADING PERMIT (File #22-06)
1070 Liberty Street, Joseph Hannon of Atlantic Coast Engineering, Applicant
7:15 PM – Five Planning Board Members are participating.**

Chairwoman Joyce advises that this matter is being continued without testimony and asks staff to read the Legal Notice.

Assistant Director Connor Murphy reads the Legal Notice into record.

Member Grove **MOTIONS** to continue this hearing to the Planning Board Meeting of August 9, 2022 at 7:15 PM; seconded by Member Kent; voted 5:0:0.

PUBLIC HEARING: MAJOR MODIFICATION TO SPECIAL PERMIT AND SITE PLAN REVIEW DECISION (File #22-06) – 350 Granite Street, FoxRock Braintree COB Realty, LLC, Applicant

7:16 PM – Five Planning Board Members are participating.

Appearing on behalf of the Applicant:

Attorney Frank Marinelli

Mark Carroll, Managing Director-FoxRock Properties

Mark Galt, Asset Manager

Chairwoman Joyce asks staff to read the Legal Notice.

Director SantucciRozzi reads the Legal Notice into record.

Attorney Frank Marinelli begins the presentation explaining that he is appearing on behalf of FoxRock Properties and their entities, and Attorney Marinelli introduces the team in attendance tonight. Attorney Marinelli explains that the application tonight is to create the kind of amenities that are required to attract and retain of tenants in the competitive Class A office realm. FoxRock is proposing to create an outdoor amenity where tenants and employees can congregate in fresh air. The outdoor common amenity is appropriately situated between the buildings. It is now an asphalt area on the southside of the connector between the two buildings. The over 4500 square feet area will be transformed with artificial turf, wood deck, tables, and a barbeque. Corporate tenants today make it clear that if you want a tenant to consider renting, leasing, or renewing in your building, you need to have amenities that encourage employees to come into the office. With work-from-home hybrid-business structures becoming more of the norm, FoxRock continues to attract new businesses to Braintree and retain existing tenants through the addition of unique amenities. Attorney Marinelli introduces some comparative photos that show the renovations made over the years.

Attorney Marinelli highlights the background of FoxRock, as one of the region's premier commercial real estate firms. FoxRock has developed a diverse portfolio of properties, primarily on the South Shore. FoxRock has shown a commitment to Braintree by moving their corporate offices into this building at 350 Granite Street. They have also developed the CitraLabs facility at 55 Messina Drive, and they have developed and improved the former South Braintree Business Park, which has four buildings. That business park has tenants that were attracted to that site like: Mass Lottery, Good Sports, Alliance Health, and South Shore Health Systems.

The property at 350 Granite is two buildings, approximately 130,000 square feet on 7.5 acres. The two buildings were built by New England Telephone in 1972 and 1989 respectively. In 2008, the buildings were purchased by New Boston Fund for \$27Million. They were not too successful in repurposing it for a multi-tenant office campus, with just 60% occupancy. FoxRock bought the property in 2016 and paid 50% less than New Boston paid. Attorney Marinelli highlights many of the improvement made thus far and explains that FoxRock has done a great job with a property that has intrinsic challenges. It is an irregular lot, surrounded by wetlands, and it is significantly downgrade from Granite Street, which affects visibility. They have taken this property and really repurposed it. FoxRock is investing more as they represent business retention and positive commercial revenue for Braintree. We know that new growth and fiscal responsibility is important in the community. Attorney Marinelli explains that this is a great modification to the existing Special Permit.

Chairwoman Joyce asks for staff update. Director Santucci states that she had an opportunity to talk with Attorney Marinelli today. She has reviewed the curb cut improvements. The Director wanted to clarify her comments highlighted in Number A and Condition 53. The Director recognizes that she was wrong in stating that this was related to safety. The Director states this addition is straight forward. It is a nice improvement to

the property. The parking is just changing direction and angling some spaces to maximize. They are taking an area and turning it into something nice. It adds a visual element to the site.

Member Mikami doesn't recall the curb cut issue in 2017. Attorney Marinelli discusses the investment made in the building, and he can provide calculations. Attorney Marinelli provides a list of the tenants that they have been able to attract with the investment that FoxRock has made so far. Now we are at a point where we can accommodate this outdoor amenity on the south side. The Director clarifies that the curb cut is not being done, and it will stay as existing. Member Mikami states it looks like the applicant has done a fantastic job. It is a nice amenity. Member Mikami asks if there will be any landscaping updates. Attorney Marinelli advises that there is some landscaping being done, as shown on the last detail sheet of the plan set.

Member Kroha has no comments or questions. She confirms there is re-striping on the pavement. Mr. Carroll states some pervious area will be taken out. Attorney Marinelli clarifies that lot coverage decreases from 69.8 to 69.

Member Grove has no comments or questions.

Member Kent asks if the courtyard will be year-round. Mr. Carroll anticipates that it will be used year-round. Member Kent expresses there is a lot of office space in that corridor, and this will be a unique feature. Mr. Carroll states they are trying to be a good landlord who attracts and retains tenants.

Member Connolly states the updates to the building are beautiful, and she sees this as a natural extension of that.

Chairwoman Joyce asks about the planters and assumes they are removable to be able to access the generator. She mentions the existing drainage looks like just a catch basin and confirms it will be maintained. That is confirmed by the Applicant. With regards to the relocation of the accessible spaces, Chairwoman Joyce asks if anybody uses those spaces. Mr. Galt states that the reconfigured angled spaces will be used. Mr. Carroll confirms there is handicap accessibility at each of the main entrances.

Chairwoman Joyce opens discussion to the public; there are no comments.

Chairwoman Joyce confirms we have draft conditions, and that Attorney Marinelli has had an opportunity to review them.

Member Grove **MOTIONS** to close the Public Hearing; seconded by Member Kent; voted 5:0:0.

Member Grove **MOTIONS** to enter correspondence through July 11, 2022 into record; seconded by Member Kent; voted 5:0:0.

Member Kroha **MOTIONS** to grant the Major Modification to Special Permit and Site Plan Review #87-42 for 350 Granite Street; seconded by Member Kent; 5:0:0.

CONTINUED PUBLIC HEARING: SPECIAL PERMIT/SITE PLAN REVIEW (File #22-05)
25 Commercial Street – Landing Apartments LLC, Applicant
7:38 PM – Five Planning Board Members are participating.

Chairwoman Joyce advises that this matter has been requested to be continued without testimony to the August 9, 2022 Planning Board Meeting.

Member Grove **MOTIONS** to continue this hearing to the Planning Board Meeting on Tuesday, August 9, 2022, at 7:15 PM; seconded by Member Kent; voted 5:0:0.

CONTINUED PUBLIC HEARING: SPECIAL PERMIT/SITE PLAN REVIEW (File #22-03)
60 Columbian Street – Banner Park Campus, LLC, Applicant
7:38 PM – Five Planning Board Members are participating.

Chairwoman Joyce advises that this matter has also been requested to be continued without testimony to the August 9, 2022 Planning Board Meeting.

Member Grove **MOTIONS** to continue this hearing to the Planning Board Meeting on Tuesday, August 9, 2022, at 7:15 PM; seconded by Member Kent; voted 5:0:0.

CONTINUED PUBLIC HEARING: Town Council Order #22-012 – Zoning Ordinance Text Amendment –
New Section 135-616 Inclusionary Housing & Amendments to Sections 135-102, 135-601, 135-711,
135-614 and 135-705 – Mayor Charles C. Kokoros, Applicant
7:39 PM – Five Planning Board Members are participating.

Chairwoman Joyce advises that this item has also been requested to be continued without testimony to the August 9, 2022 Planning Board Meeting.

Member Grove **MOTIONS** to continue this hearing to the Planning Board Meeting on Tuesday, August 9, 2022, at 7:15 PM; seconded by Member Kent; voted 5:0:0.

Member Kent states this hearing has been continued for several meetings; the Director explains that the mayor has asked her to meet with some local residential developers, and she hasn't had an opportunity because of other demands within the Department.

Member Grove **MOTIONS to adjourn** the meeting; seconded by Member Kent; voted 5:0:0.

The meeting adjourned at 7:40 PM.

Respectfully submitted,
Louise Quinlan
Planning/Community Development