QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, February 13, 2013

The regular meeting of the Quincy Planning Board will be held on Wednesday, February 13, 2013 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock St., Quincy, MA 02169.
The Public is welcome to attend.

RECEIVED
2013 FEB -6 AM 11:24
CITY CLERKS OFFICE
QUINCY, MASS. 02169

AGENDA

7:00 PM Call to Order by Chairman
7:02 PM Vote on minutes of the January 9, 2013 Planning Board meeting

7:05 PM Board Deliberations on Approval, Definitive Subdivision Application
Proposed Subdivision of Lot 55 and Lot 78 at Marina Bay for Lot 48
Land Owner and Applicant: Flagship Marina Bay, LLC,
c/o Redgate Real Estate Advisors: 100 Franklin Street, Boston, MA 02110
Planning Board Case No. 2012-SDIV01

In accordance with the provisions of Chapter 41, Sections 81T, 81U and 81W of the General Laws, the Quincy Planning Board will hold Board deliberations on approval on Wednesday, February 13, 2013 at 7:05 P.M. in the new City Council Chambers 2nd Floor Quincy City Hall Annex 1305 Hancock Street, Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, MA for: (i) the approval of the definitive subdivision plan entitled Plan of Land Being a Subdivision of Lot 55 and Lot 78 prepared by Harry R. Feldman, Inc. Land Surveyors and dated October 17, 2012 showing the subdivision of Lots 55 and 78 (such lots being shown on Land Court Plan Nos. 27744-U and 27744-2) and construction and utility specifications as contained in the plan entitled Boardwalk Residences at Marina Bay Quincy Massachusetts and dated December 19, 2012 and), (ii) the grant of definitive subdivision way status for the subdivided portions of said Lots 55 and 78 and for Lot 48 (such lot being shown on Land Court Plan Nos. 27744-S). The foregoing lots (referred to by the Assessor's Office as portions of lot 57 – MPL: 6076C-75-57) are located off Victory Road in Marina Bay, Quincy, MA within the Business C zoning district and shown on Assessors' Plan Nos. 6076 and 6076C:

Lot 48:	6076C-67-48
Lot 55:	6076C-69-55
Lot 78:	Portion of 6076C-75-57

CONTINUED PUBLIC HEARING:

7:30 PM Continued Public Hearing, Site Plan Review, 84 West Street, Planning Board Case No. 2012-17

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a continued public hearing on Wednesday, February 13, 2013 at 7:30 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of West Street 84 LLC, 288 Grove Street, Braintree, MA for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5. The proposed work site is located at 84 West Street and the proposal is to construct a 9-unit residential development in four separate buildings. The lot is 42,787 square feet and the gross building area is approximately 17,528 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 4029 Lot 56.

PUBLIC HEARINGS (2):

8:00 PM Public Hearing, 25 School Street, Wireless Communications Facility, Quincy Center Districts, Special Permit, Planning Board Case No. 2013-01

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, February 13, 2013 at 8:00 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of T-Mobile Northeast LLC c/o Network Building & Consulting, LLC, 57 Forest Street, Milford, MA 01757, for a Quincy Center Districts Special Permit under Sections 8.3.7 Special Permit Granting Authority, 6.6 Wireless Communications Facilities, 9.4 Special Permits of the Quincy Zoning Ordinance Title 17. The proposal is to modify the existing communications site which currently includes six antennas on three existing arrays on the premises numbered 25 School Street. Said premises is located within the Quincy Center Zoning District 15 as shown on Assessors Map 1146, Plot 11/1.

8:30 PM Public Hearing, Petition for the Rescission of Subdivision Plan Approval and Release of Covenant for the Eagle Terrace Subdivision

In accordance with the provisions of Chapter 41, Section 81-W MGL, the Quincy Planning Board will hold a public hearing on Wednesday, February 13, 2013 at 8:30 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the Petition of Roseanna Marquis, as Trustee of 77 Putnam Street Realty Trust, Donald J. Mullin, and Gertrude R. Houde for the Rescission of Subdivision Plan Approval and Release of Covenant for the Eagle Terrace subdivision, as approved by the Quincy Planning Board on October 12, 2006. The subdivision is shown on a plan titled "Definitive Subdivision, Eagle Terrace, Quincy, Massachusetts, prepared for Waterford Realty Trust by Neponset Valley Survey Associates, Inc., dated August 29, 2005, revised February 20, 2006". The properties are shown on Assessors' Map 4102, Plots:

Plot 36-1:	4102-36-1
Plot 37-2:	4102-37-2
Plot 38-3:	4102-38-3
Plot 39-4:	4102-39-4
Plot 40-5:	4102-40-5
Plot 41-6	4102-41-6
Plot 23-7	4102-23-7
Plot 24-8	4102-24-8
Plot 25-9	4102-25-9

BUSINESS MEETING:

1. Review of DPW report related to pending Petition to Accept Roosevelt Road, City Council Order 2012-228
2. Distribution of plans re: PUD Special Permit Application from C-Mart for development at 10-40 Hayward Street, City Council Order 2013-015
3. Execute Planning Board Decision with Conditions:
   302 (-320) Quincy Avenue (Dependable Cleaners), Special Permit-Site Plan Review, Planning Board Case No. 2012-16

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD