



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, April 10, 2013

The regular meeting of the Quincy Planning Board will be held on Wednesday, April 10, 2013 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, MA 02169.
The Public is welcome to attend.

AGENDA

- 7:00 PM** Call to Order by Chairman
7:02 PM Vote on minutes of the March 6, 2013 Planning Board meeting

PUBLIC HEARINGS(2):

**7:05 PM Public Hearing, 150 Bower Road, Special Permit
Planning Board Case No. 2013-03**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, April 10, 2013 at 7:05 P.M. in the City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Ultra Electronics Ocean Systems, Inc., 115 Bay State Drive, Braintree, MA 02184 for a Special Permit under Quincy Zoning Ordinance Title 17, Section 3.1.3 Major Nonresidential Use. The proposal includes the construction of a 3,642 square foot metal infill building combined with the modification to existing 4,900 square foot and 2,824 square foot buildings that will result in an 11,366 square foot facility for manufacturing, office and storage, as well as the relocation of an existing 1,000 gallon above-ground LPG tank and installation of a second 1,000 LPG tank. The 7.98 parcel is located at **150 Bower Road** in Industrial A and Residential A zoning districts, as shown on Assessors' Plan No. 3019, Lot 50-8C.

**7:30 PM Public Hearing, 77-83 Newbury Avenue, Special Permit - Site Plan Review
Planning Board Case No. 2013-02**

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 public hearing on Wednesday, April 10, 2013 at 7:30 P.M. in the new City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of Hresko Associates, Inc., 110 Broad Street, Boston, Massachusetts, for Site Plan Review under section 17.9.5.1(1) and special permit under 17.9.4 and 17.3.1.4 for Multi-family use in the Business A zoning district. The legal owner of the land is Huang MJ Construction, 69 Appleton Street, Quincy, Massachusetts. The 4,900 square foot lot is located at **77-83 Newbury Avenue**. The project is the addition of approximately 1,400 square feet of gross floor area to convert an existing residential and commercial mixed use building into a 6 unit residential-only building. The land is within a Business A zoning district and is shown on Assessors Map 6046/1.

**7:50 PM Public Hearing, 243 & 245 Willard Street, Site Plan Review
Planning Board Case No. 2013-04**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, April 10, 2013 at 7:50 P.M. in the City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Galvin Development Company, 21 Totman Street, Quincy, MA 02169 for Site Plan Review approval under Quincy Zoning Ordinance Title 17, sections 9.5. The proposal includes the construction of a new 4,000 square foot, 2 ½ story commercial office building and attached 2 ½ story, 6 unit residential structure consisting of 4,323 square feet with related parking area consisting of 23 parking spaces at **243 & 245 Willard Street**, West Quincy. Said parcels are located at 243 & 245 Willard Street in a Business B zoning district, as shown on Assessors' Plan No. 4082 as Plot 4, Lot 32 and Plot 5, Lot 35 respectively.

BUSINESS MEETING:

1. C-Mart Proposal: PUD Special Permit Application for supermarket development at 10-40 Hayward Street, **City Council Order 2013-015**
Vote with respect to SPGA recommendation.
2. Deliberation and Vote on Planning Board Recommendation re: Moratorium – Medical Marijuana Treatment Centers, Planning Board review of **City Council Order No. 2013-034**

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD