



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, May 1, 2013, 6:28 PM

A meeting of the Quincy Planning Board will be held on Wednesday, May 1, 2013 at 6:28 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, MA 02169.
The Public is welcome to attend.

AGENDA

- 6:28 PM** Call to Order by Chairman
6:29 PM Vote on minutes of the April 24, 2013 Planning Board meeting

PUBLIC HEARINGS (3):

6:30 PM Medical Marijuana - Moratorium
City Council Order 2013-034

In accordance with the provisions of G.L. Chapter 40A Section 5, upon referral from the City of Quincy City Council, the Quincy Planning Board will hold a public hearing on Wednesday, May 1, 2013 at 6:30 PM in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on a Zoning Moratorium, City Council Order 2013-034:

That Title 17 be amended by creating a new category:

6.9.1 Moratorium-Medical Marijuana Treatment Centers

6.9.2 Purpose

The Massachusetts Medical Marijuana Initiative, also known as Ballot Question Three, was approved by voters at the Massachusetts State Election on November 6, 2012. The law regulates the cultivation, distribution, possession, and use of marijuana for medical purposes. The law became effective on January 1, 2013 and the State Department of Public Health is directed to promulgate regulations regarding implementation of the law within 120 days after the law's effective date.

Under the City of Quincy current Zoning Ordinance, a medical marijuana treatment center is not defined and is not a permitted use in the City. The Department of Public Health regulations should provide guidance to communities regulating medical marijuana treatment centers at the local level. As this is a new type of land use in the state, there will be unique and new aspects to the use that could require oversight and regulations. These local impacts, which could be legal, land use, public safety, and public health should be evaluated and addresses in a comprehensive manner in the Zoning Ordinance prior to the permitting of a medical marijuana treatment center. The moratorium, of a finite duration, will allow the City to carefully study the potential impacts, both primary and secondary, of such centers and, through a directed planning process and recommend zoning ordinance amendments to address the city's concerns in the context of the planning goals and objectives.

6.9.3 Definition

“Medical Marijuana Treatment Center” shall mean a “not-for-profit entity”, as directed by Massachusetts law only, registered by the Department of Public Health, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oil or ointments), transfer, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.”

6.9.4 Establishment and Durations

A. No building permit, special permit, variance, site plan or other permit may be issued under this zoning ordinance, and no use of land or structures shall be allowed for the purpose of establishing a medical marijuana treatment center or associated activities.

B. The moratorium shall be in effect through and including December 1, 2013, or for a period of nine (9) months from passage of this ordinance amendment or until such time as zoning amendments are adopted that address medical marijuana treatment centers and associated activities, whichever shall be sooner.

6.9.5 Applicability

This ordinance shall be effective in all zoning districts in the city.

7:00 PM Public Hearing, 150 Bower Road, Special Permit Planning Board Case No. 2013-03

(Carried over from 4/10/13 due to lack of proper Planning Board quorum)

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, April 24, 2013 at 7:00 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

(Carried over from 4/10/13 due to lack of proper Planning Board quorum)

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 24, 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.

BUSINESS MEETING: None.

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD