



**QUINCY PLANNING BOARD**  
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DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, June 11, 2014**

The regular meeting of the Quincy Planning Board will be held on Wednesday, June 11, 2014 at 7:00 PM, in the Quincy High School Auditorium, 100 Coddington Street, Quincy, Massachusetts 02169.  
The Public is welcome to attend.

**AGENDA**

**7:00 PM** Call to Order by Chairman  
Vote on minutes of the May 14, 2014 Planning Board meeting and May 27, 2014 Joint Meeting with City Council

**7:00 PM Continued Public Hearing, 10-18 Merrymount Street, Special Permit (Signs), Planning Board Case No. 2014-05**

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, June 11, 2014 at 7:00 P.M.** in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Boston Property Development for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) and Title 17, Section 5.1.17 (parking) for the conversion of the existing commercial office building into Twenty-Three (23) residential units on the property known as 10 Merrymount Road and the construction of a Twenty (20) vehicle parking lot on 18 Merrymount Road along with related improvements thereon. The subject properties at 10 & 18 Merrymount Road are located within a Business C zoning district and shown on City of Quincy Assessors' - MBL 1124 / 2 (10 Merrymount Road) and MBL 1124 / 3 / 8 (18 Merrymount Road).

**7:00 PM Public Hearing, 33 Grafton Street (All Saints Community Church), Site Plan Review, Planning Board Case No. 2014-07**

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, June 11, 2014 at 7:00 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Guaranteed Builders and Developers, Inc., 14 West Street, Douglas, MA 01516 on behalf of All Saints Community Church, for Site Plan Review under Quincy Zoning Ordinance Title 17, Sections 9.5 Site Plan Review, 9.5.1.4. The proposed work site is located at **33 Grafton Street**. The All Saints Community Church seeks to construct a 1,200 square foot single story building for religious education purposes on the lot with the existing church building in a Residential B Zoning District. The property is 18,859 square feet and is shown on Assessors Map 2048/20/92

**7:15 PM Public Hearing, 96 West Street, Site Plan Review, Planning Board Case No. 2014-06**

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, June 11, 2014 at 7:15 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Michael Grehan, 65 Reservoir Road, Quincy, MA 02170 for Site Plan Review under Quincy

Zoning Ordinance Title 17, Section 9.5.1.1 and Special Permit under Section 5.1.17 (parking waiver). The proposal is to construct a new five (5) unit, 3 story residential building of approximately 9,120 square feet. The property contains 10,493 square feet of land and is located **at 96 West Street**. The land is within the Residence B zoning district and is shown on Assessors Map 4029, Lot 48B.

**7:30 PM Public Hearing, 14 Ash Street, Special Permit and Site Plan Review, Planning Board Case No. 2014-06**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 Section 9.5.1.2 (Site Plan Review), 5.1.17 (Special Permit for Parking Requirements) and 5.2.6 (Special Permit for Loading Requirements), of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, June 11 at 7:30 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Donald Clancy 50 Harborview Street, North Quincy, MA 02171. The applicant proposes to construct a new two-story, 7,500 square foot office building on a vacant parcel. The property is located at **14 Ash Street, North Quincy, Massachusetts 02171** in the Business C zone and is further identified as Assessors Map Lot A, Plot 16 on Plan 6165. The property contains approximately 20,048 square feet. The applicant also proposes parking, landscaping and other site modifications.

**BUSINESS MEETING:**

1. Execute Planning Board Decisions (2):
  - 226 Quincy Avenue, Special Permit and Site Plan Review Planning Board Case No. 2014-06
  - 8-10 Newhall Street, Site Plan Review Planning Board Case No. 2014-08
2. City Council Order 2014-131 - Disposition of City owned land at 657 Quincy Shore Drive
3. City Council Order 2014-130 - Disposition of City owned land at 14 Chapman Street
4. Recognition of Jim Fay's Service upon his resignation from Planning Board

**ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD**