QUINCY PLANNING BOARD
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JAMES J. FATSEAS
Planning Director

THOMAS P. KOCH
Mayor

**QUINCY PLANNING BOARD MEETING**
**Wednesday, January 13, 2016**

**Regular meeting of the Quincy Planning Board will be held on Wednesday, January 13, 2016 at 7:00 PM.**

**PLEASE NOTE LOCATION CHANGE:**
**Meeting will be held at Thomas Crane Library**
**40 Washington Street, Ground Floor Community Meeting Room**
**Quincy, Massachusetts 02169**
**The Public is welcome to attend.**

2015 DEC 11 AM 10: 33
CITY CLERKS OFFICE
QUINCY, MASS 02169

## AGENDA

**7:00 PM** Call to Order by Chairman
Vote on minutes of the December 3, 2015 and December 9, 2015 Planning Board Meetings

**7:05 PM AND THEREAFTER:**

**Continued Public Hearing - 1073 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-32** (continued from November 19, 2015)
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of Haocheng Trading USA, Inc., 1073 Hancock Street, Unit 302, Quincy, MA 02169, for Special Permit under Quincy Zoning Ordinance Title 17, Section 3.1.3 (Major Nonresidential Use), and Special Permits under Quincy Zoning Ordinance Title 17, 5.1.17 (off-street parking), and 5.2.6 (loading requirements). The proposal is to convert an existing four (4)-story multi-tenant office building at 1073 Hancock Street, consisting of approximately seventeen thousand (17,000) square feet, to a thirty six (36) room hotel. The applicant also proposes improved landscaping, drainage, parking, and other site modifications. The property contains 17,856 square feet of land and is located at 1073 Hancock Street. The land is within Business C Zoning District and is shown on Assessors Map 1153, Block 5, Lot A.

**Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37** (continued from November 19, 2015)
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of Anton Cela, 287 Bolton Street, Boston, MA 02127, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking Waiver). The proposal is to construct a new 51,590 square foot, 6-story, 40-unit residential building. The applicant also proposes landscaping, drainage and other site modifications. The property contains 32,891 square feet of land and is located at

151 Granite Street. The land is within the Quincy Center Business C zoning district and is shown on Assessors Map 1192-A, Lots 24 & C.

**Continued Public Hearing - 150 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-44** (continued from November 19, 2015)
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application of on the application of Bledar Huxhallari, 150 Hancock Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) and Special Permit under Section 5.1.17 (Parking Waiver). The proposal is for the removal of an existing 1-story building (Basta Pasta) and the construction of a 4-story, fifteen (15) unit 30,979± square foot residential development over a 1-story garage containing seventeen (17) parking spaces. The applicant also proposes landscaping and drainage modifications. The property contains approximately 10,083± square feet and is located at 150 Hancock Street. The land is within Business C Zoning District and is shown on Assessors Map 6170, Plot 8, Lot B.

***BUSINESS MEETING:***

- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

**This Agenda is Subject to Change without Notice**