



**QUINCY PLANNING BOARD**  
 1305 Hancock Street, Quincy, Massachusetts 02169  
 Tel. (617) 376-1362 FAX (617) 376-1097  
 TTY/TDD (617) 376-1375



**DENNIS E. HARRINGTON**  
 Director

**THOMAS P. KOCH**  
 Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, October 8, 2014**

The regular meeting of the Quincy Planning Board will be held on  
**Wednesday, October 8, 2014 at 7:00 PM, in the**  
**City Council Chambers, 2<sup>nd</sup> Floor, City Hall,**  
**1305 Hancock Street, Quincy, Massachusetts 02169**  
 The Public is welcome to attend.

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 QUINCY, MASS. 02169

**AGENDA**

- 7:00 PM** Call to Order by Chairman  
 Vote on minutes of the September 10, 2014 Planning Board meeting
  
- 7:00 PM** **Public Hearing – 74 Crescent Street, Planning Board Case No. 2015-08**  
 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, October 8, 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 74 Crescent LLC, Thomas Meade, Manager, 56 Sea Avenue, 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 demolish the existing structure and construct a new three (3) unit, 3 story residential building of approximately 1331 square feet. The property contains 4,958 square feet of land and is located at **74 Crescent Street**. The land is within the Residence B Zoning District and is in the Flood Zone AE and is shown on Assessors Map 4052, Lot 1 Plot 10.
  
- 7:15 PM** **Continued Public Hearing - 37-45 Wren Terrace, Site Plan Approval, Planning Board Case No. 2015-05 (Continued from September 10, 2014)**
  
- 7:30 PM** **Continued Public Hearing -168 School Street - Site Plan Review, Planning Board Case No. 2015-01 (Continued from September 10, 2014)**
  
- 7:45 PM** **Public Hearing – 13-17 Temple Street, Planning Board Case No. 2015-10**  
 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, October 8, 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 TACZ, LLC 45 Garrison Road Hingham, MA 02043, for a Quincy Center Districts Special Permit Site Plan Review under section 17.8.3.6 of the Quincy Zoning Ordinance. The proposed renovation of the existing 28,000 s.f. building includes demolition of the existing interior offices of four (4) floors and construction of new interior offices on each floor, new mechanical distribution using existing HVAC equipment, updating of existing sprinkler system, replacement of existing roof membrane, and exterior brick wall repairs. The building is located within the Quincy Center Zoning District-10 as shown on Assessors Map 1136 parcel 2.

**8:00PM** **Continued Public Hearing - 27-47 & 53 Liberty Street, Special Permit/Site Plan Approval, Planning Board Case No. 2015-02 (Continued from September 10, 2014)**

**BUSINESS MEETING:**

- **New Business - Hoover Avenue Street Extension - Preliminary Residential Subdivision – Planning Board Case # 2015-12**
- **Deliberations and Votes-**
  1. Deliberations and vote on Special Permit and Site Plan Approval Decision and conditions on **74 Crescent Street**, Planning Board Case No. 2015-08
  2. Deliberations and vote on Site Plan Approval Decision and conditions on **37-45 Wren Terrace** - Planning Board Case No. 2015-05
  3. Deliberations and vote on Site Plan Approval Decision and conditions on **168 School Street** - Planning Board Case No. 2015-01
  4. Deliberations and vote on Special Permit and Site Plan Approval Decision and conditions on **13-17 Temple Street** -Planning Board Case No. 2015-10
  5. Deliberations and vote on Special Permit and Site Plan Approval Decision and conditions on **27-47 & 53 Liberty Street** - Planning Board Case No. 2015-02

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

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