QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Thursday, November 19, 2015

Regular meeting of the Quincy Planning Board will be held on Thursday, November 19, 2015 at 7:00 PM.

PLEASE NOTE LOCATION CHANGE:
Meeting will be held at 34 Coddington Street, 1st Floor, Room 121
Quincy, Massachusetts 02169
The Public is welcome to attend.

CITY CLERKS OFFICE
QUINCY, MASS 02169
2015 NOV -6 AM 10:05

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the September 9, 2015 and October 21, 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 October 21, 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).

Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37 (continued from October 21, 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).

Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35 (continued from October 21, 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 Oranmore Enterprise, LLC c/o Brenco Construction Co., Inc., 74 Hillsdale Street, Dorchester, MA 02124, 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).

Continued Public Hearing - 100-134 Parkingway – Site Plan/Special Permit - Planning Board Case No. 2015-46 (continued from October 21, 2015)
In accordance with the provisions of Chapter 40A, Section 11 MGL, and Title 17 of the Quincy Municipal Code, the Quincy Planning Board continue its public hearing public hearing on the application of Andrian Shapiro of Atlantic-Quincy Realty, LLC, 20 Linden Street, Allston, MA 02134, for a Quincy Center Districts Special Permit Site Plan Review under section 17.8.3.6 of the Quincy Zoning Ordinance.

Continued Public Hearing - 600R Crown Colony Drive – Site Plan/Special Permit - Planning Board Case No. 2014-01 (continued from October 21, 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 Crown Colony Nominee Trust, John J. Flatley, Trustee, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review).

Public Hearing - 150 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-44
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 **Thursday, November 19, 2015 at or after 7:05 P.M.** at **34 Coddington Street, 1st floor, Room 121, Quincy, MA**, 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.

Public Hearing – 52 Grafton Street – Site Plan/Special Permit - Planning Board Case No. 2015-45
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 **Thursday, November 19, 2015 at or after 7:05 P.M.** at **34 Coddington Street, 1st floor, Room 121, Quincy, MA**, on the application of Chris Pappas, 146 Huckins Avenue, Quincy, MA 02171 and John Pappas, 21 Harborview Street, Quincy, MA 02171, 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 construction of a multi-family dwelling consisting of four (4) 2-bedroom residential units with seven (7) off-street parking spaces on the vacant lot at 52 Grafton Street. The applicant also proposes landscaping, grading, drainage and other site modifications. The property contains approximately 7,524± square feet and is located at **52 Grafton Street**. The land is within Residence B Zoning District and is shown on Assessors Map 2044, Plot 24, Lot 39.

BUSINESS MEETING:

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

This Agenda is Subject to Change without Notice