QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Thursday, December 3, 2015

Regular meeting of the Quincy Planning Board will be held on Thursday, December 3, 2015 at 7:00 PM.

2015 NOV 24 AM 11:32
CITY CLERKS OFFICE
QUINCY MASS 02169

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.

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the November 19, 2015 Planning Board Meetings

7:05 PM AND THEREAFTER:

Continued 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.

Public Hearing – 28-34 Chapman Street – Site Plan/Special Permit - Planning Board Case No. 2015-47

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, December 3, 2015 at or after 7:05 P.M. at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Chapman Corner, LLC, Timothy Long, Manager, Quincy, MA 02169, 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 thirty (30) unit, 6 story residential building containing approximately 35,951 ± square feet and 35 parking spaces. The applicant also proposes landscaping, drainage and other site modifications. The property contains

10,447 ± square feet of land and is located 28-34 Chapman Street. The land is within the Business C Zoning District and is shown on Assessors Map 5092, Lots 83 and 84.

Public Hearing – 52 Holliston Street and 118 Forest Avenue – Definitive Subdivision - Planning Board Case No. 2015-Subdiv-02

In accordance with the provisions of MGL Chapter 41, Section 81 and the Rules and Regulations for Definitive Subdivision approval adopted by the Planning Board of the City of Quincy, Massachusetts, dated September 1, 2007, the Quincy Planning Board will hold a public hearing on Thursday, December 3, 2015 at or after 7:05 P.M. at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Michael Solimando, c/o Edward J. Fleming, Esq., 85 Clay Street, Quincy, MA 02170, to extend Holliston Street and Forest Avenue for three (3) single-family house lots on the vacant lots at 52 Holliston Street and 118 Forest Avenue. The applicant is requesting certain waivers from compliance with the Planning Board Rules and Regulations for Subdivision. The Applicant is also proposing grading and drainage modifications. The properties contain approximately 14,579± square feet and 11,514± respectively. The properties are located within a Residential A Zoning District and shown on Assessors Map 4106, Plot 39, Lot 31 and on Map 4107, Plot 1, Lot 11 respectively.

BUSINESS MEETING:

- **New Business** – Metropolitan Area Planning Council (MAPC) presentation to the Board regarding the City of Quincy Housing Production Plan update.

This Agenda is Subject to Change without Notice