



QUINCY PLANNING BOARD  
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JAMES J. FATSEAS  
 Planning Director

THOMAS P. KOCH  
 Mayor

QUINCY PLANNING BOARD MEETING  
 Wednesday, May 11, 2016

Regular meeting of the Quincy Planning Board will be held on  
 Wednesday, May 11, 2016 at 7:00 PM.

Meeting will be held at Historic City Hall  
 1305 Hancock Street, 1<sup>st</sup> Floor Boards and Commissions Room  
 Quincy, Massachusetts 02169  
 The Public is welcome to attend.

2016 MAY -9 PM 2:40  
 CITY CLERKS OFFICE  
 QUINCY, MASS 02169

AGENDA

7:00 PM Call to Order by Chairman  
 Vote on minutes of the April 13, 2016 Planning Board Meeting.

7:05 PM AND THEREAFTER:

Continued Public Hearing – 28-34 Chapman Street – Site Plan/Special Permit - Planning Board Case No. 2015-47 (continued from March 9, 2016)

Applicant has requested a Continuance to the June 8, 2016 Planning Board meeting.

Continued Public Hearing – 1-15 Arlington Street – Site Plan/Special Permit - Planning Board Case No. 2016-01(continued from March 9, 2016)

Continued Public Hearing – 18 Bates Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-02 (continued from April 13, 2016)

Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, May 11, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA**, on the application of West St Properties, LLC, 61 Reservoir Park Road, Rockland, MA 02370, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). The Applicant proposes the demolition of the existing single-family residential structure and the construction of eight (8) new townhouse styled residential condominiums. The townhouse units will be located in three (3) buildings with one building consisting of four (4) units and two buildings consisting of two (2) units each. The buildings will be three (3) stories in height with garage parking for two (2) vehicles on the first levels and two levels of living space above. The Applicant also proposes to provide for five (5) additional off street parking spaces for visitors, landscaping, drainage and other site modifications. The property contains 28,412+ square feet of land and is located at **R264 West Street (aka 264R)**. The subject property is located within the Residential B Zoning District and is shown on Assessors Map 4031, Lot 5.

**Public Hearing – 68-86 Clay Street – Site Plan/Special Permit - Planning Board Case No. 2016-06**

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, May 11, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA**, on the application of Quincy Housing Authority, Lester Gee – Modernization Project Manager, 9 Bicknell Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1.3 (Site Plan Review). The Applicant proposes to improve the deteriorated site conditions at Tobin Towers, including site improvements to existing pavement, parking lots, sidewalks, landscape areas and drainage. The new drainage system includes water quality units and an underground infiltration/detention system to improve water quality, increase onsite infiltration, mitigate flooding in rear parking lot, and reduce peak rates of runoff to the City stormwater infrastructure. Applicant also proposes to replace all of the exterior rear and side drives and to construct a new driveway and curb cut onto Wentworth Street to improve vehicular circulation, and to increase the number of existing parking spaces from 90 to 112. The property contains 105,460+ square feet of land and is located **at 68-86 Clay Street (aka 80 Clay Street)**. The subject property is located within the Residential C Zoning District and is shown on Assessors Map 5092, Plot 77, Lot 103.

**Public Hearing – 500 Commander Shea Boulevard, Boston Scientific – Special Permit - Planning Board Case No. 2016-07**

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, May 11, 2016, at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA**, on the application of Boston Scientific, Inc. c/o Peter Doig, 500 Commander Shea Boulevard, Quincy, MA 02171, for a Special Permit under Quincy Zoning Ordinance Title 17, Section 5.3.6 (Signs). Applicant proposes to install a roof mounted sign on the roof edge of the South Building facing the Neponset River and I-93. The building is a one-story 521,828<sup>±</sup> sf structure housing manufacturing and warehouse facilities. The proposed construction will be an internally illuminated building sign of the Boston Scientific logo with a structural steel support framework. The property contains 3,885,552 + square feet of land and is located at **500 Commander Shea Boulevard**. The subject property is located within the Industrial B Zoning District and is shown on Assessors Map 6076, Lot 44 (44B), Plot 68.

**Public Hearing – Opportunity to Comment on City Council Order 2016-075**

Notice is hereby given that in accordance with the provisions of MGL Ch. 40A, Section 5, the Quincy Planning Board will hold a public hearing on **Wednesday May 11, 2016 at or after 7:00 PM, in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA**. The purpose of this hearing is to give interested parties the opportunity to comment on City Council Order 2016-075 proposing changes to the City of Quincy Zoning Ordinance Title 17, Section 7.1 Affordable Housing Ordinance, Section 7.1.1 Applicability, Paragraph 1.

The proposed amendment would remove the phrase “The provisions of Section 7.1 shall not apply to Urban Renewal Uses”

**BUSINESS MEETING:**

- **New Business** – Review and Adopt Proposed City of Quincy Housing Production Plan

- **New Business** – Metropolitan Area Planning Council (MAPC) Quincy Climate Planning Update
  
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

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