QUINCY PLANNING BOARD
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Director

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Mayor

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QUINCY PLANNING BOARD MEETING
Wednesday, June 10, 2015

The regular meeting of the Quincy Planning Board will be held on Wednesday, June 10, 2015 at 7:00 PM, in the City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, Massachusetts 02169 The Public is welcome to attend.

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the May 13, 2015 Planning Board Meeting

7:05 PM <u>BUSINESS MEETING</u>:

- **<u>New Business</u>** – Review of Proposed Third Amendment to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. c. 121B, Section 48.

7:10 PM **<u>Continued Public Hearing – 133-135 Hancock Street – Site Plan/Special Permit -Planning Board Case No. 2015-31</u>**

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 June 10, 2015 at 7:10 P.M.** in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 133-135 Hancock Street LLC, c/o Paul Adamson, 133-135 Hancock Street, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Sections 9.5.1.3 and Special Permit under Section 5.1.17. The proposal is to construct a twenty one (21) unit 4-story residential building at 133-135 Hancock Street. The applicant also proposes landscaping, drainage and other site modifications. The property contains 19,841 square feet of land and is located at **133-135 Hancock Street**. The land is within the Business C Zoning District and is shown on Assessors Map 6166, Lot 5

7:15 PM **<u>Continued Public Hearing - 1022 Hancock Street– Site Plan/Special Permit – Planning Board Case No. 2015-33</u>**

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, June 10, 2015** at **7:15 P.M.** in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Edgewood Development Company, LLC, 3 Belcher Street, Plainville, MA 02762 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 (Waiver of Parking Requirements). The Applicant has entered into an agreement with the City of Quincy to purchase the former Central Middle School at 1022 Hancock Street. The Applicant proposes to renovate and rehabilitate the building into forty six (46) residential condominium units. The Applicant also proposes landscaping, drainage and other site modifications. The property contains 84,547± square feet of land and is located at **1022 Hancock Street**. The land is within the Residence B zoning district and is shown on Assessors Map 1124, Lot 11, Parcel 5.

7:30 PM **Continued Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit - Planning Board Case #2015-38**

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, June 10, 2015 at 7:30 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 65 Cleverly Court LLC, Michael C. Grehan, Manager, 64 Reservoir Road, Quincy, MA 02170 for Special Permit under Quincy Zoning Ordinance Title 17, Section 9.4 (Site Plan Approval) and Section 5.1.17 9Parking Waivers). The proposal is to construct a new eight (8) unit, 3 story residential building of approximately 11,552 square feet. The applicant also proposes parking, landscaping, drainage and other site modifications. The property contains 16,779 square feet of land and is located at **65 and 57 Rear Cleverly Court**. The land is within the Business B Zoning District and is shown on Assessors Map 2068, Lot 4.

7:45 PM **Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37**

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, June 10, 2015 at 7:45 P.M.** in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, 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). Applicant proposes 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.

BUSINESS MEETING:

- **New Business – 60 Newbury Street, Planning Board Case No. 2015-25**
  Review and Endorse Site Plan/Special Permit Decision.
- **New Business** – Distribution of Applicant's Quarry Hills II Residential Planned Unit Development documents and plans, dated March 30, 2015.

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

This Agenda is Subject to Change without Notice