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

JAMES J. FATSEAS
Planning Director

THOMAS P. KOCH
Mayor

2016 JUN -3 AM 10:55
CITY CLERKS OFFICE
QUINCY, MASS 02169

QUINCY PLANNING BOARD MEETING
Wednesday, June 8, 2016

Regular meeting of the Quincy Planning Board will be held on Wednesday, June 8, 2016 at 7:00 PM.

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

AGENDA

7:00 PM Call to Order by Chairman
Vote on minutes of the May 11, 2016 Planning Board Meeting.

7:05 PM AND THEREAFTER:

Continued Public Hearing – 500 Commander Shea Boulevard, FedEx – Site Plan/Special Permit - Planning Board Case No. 2015-50
(continued from March 9, 2016)
Applicant has requested a Continuance to the August 24, 2016 Planning Board meeting.

Continued Public Hearing – 28-34 Chapman Street – Site Plan/Special Permit - Planning Board Case No. 2015-47 (continued from May 11, 2016)

Continued Public Hearing – 32 Gilson Road/18 Johnson Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-49 (continued from April 13, 2016)

Continued Public Hearing – R264 West Street – Site Plan/Special Permit - Planning Board Case No. 2016-05 (continued from May 11, 2016)

Continued Public Hearing – 500 Commander Shea Boulevard, Boston Scientific – Special Permit - Planning Board Case No. 2016-07 (continued from May 11, 2016)

Public Hearing – 60 Cleverly Court – Site Plan/Special Permit - Planning Board Case No. 2016-04
In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, June 8, 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 60 Cleverly Court, LLC, Joseph Taylor, Manager, 147 Beale Street, Quincy, MA 02170, 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 Applicant proposes to construct a new four (4) unit, 3 story residential

building containing approximately 6,074 □ square feet of living area, plus garages. The proposed development site contains 10,847 □ square feet of land and is located at 60 Cleverly Court. The land is within the Residence B zoning district and is shown on Assessors Map 2067A, Lot 22.

Public Hearing – 77-83 Newbury Avenue Modification – Site Plan/Special Permit - Planning Board Case No. 2016-08

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, June 8, 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 Huang MJ Construction, 69 Appleton Street, Quincy, MA, for approval of modifications to the previously approved Planning Board Site Plan/Special Permit No. 2013-02. The Applicant is requesting approval of the modifications made to the site and to the façade materials which were used in construction without previous approval. The Applicant also proposes to increase the number of residential units previously approved from a six (6) unit, 2 story residential building to a seven (7) unit, 2 story residential building, which will also require review by the Zoning Board of Appeals (ZBA). The property contains 4,900± square feet of land and is located at 77-83 Newbury Avenue. The land is within the Business A zoning district and is shown on Assessors Map 6046/1.

Public Hearing – 8 & 52 Holliston Street and 118 Forest Avenue Modification – Definitive Subdivison - 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 Wednesday, June 8, 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 Michael Solimando, c/o Edward J. Fleming, Esq., 85 Clay Street, Quincy, MA 02170, to modify the Planning Board's previously approved Definitive Subdivision Plan 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 now seeking approval to provide for the further extension of Holliston Street to create one (1) additional house lot at 62 Holliston Street. 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 property contains approximately 32,901± square feet and is located within a Residential A Zoning District and shown on Assessors Map 4106, Plot 40.

BUSINESS MEETING:

- **New Business** – Review of Proposed Amendment #4 to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. Chapter121B, Section 48.

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

This Agenda is Subject to Change without Notice