QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, July 24, 2013 at 6:00 P.M.

The regular meeting of the Quincy Planning Board will be held on Wednesday, July 24, 2013 at 6:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, MA 02169.
The Public is welcome to attend.

RECEIVED
2013 JUL 15 PM 3:36
CITY CLERK'S OFFICE
QUINCY, MASS. 02169

AGENDA

6:00 PM Call to Order by Chairman
6:02 PM Vote on minutes of the June 19, 2013 Planning Board meeting

PUBLIC HEARING:

6:10 PM Public Hearing, 1233 Sea Street, Special Permit – Site Plan Review, Planning Board Case No. 2013-10

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, July 24, 2013 at 6:10 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of John F. Chenette, Trustee of the Harvey Wharf Condominium Trust for Site Plan Review under Section 17.9.5.1, Special Permit under 17.9.4 and 17.3.1.4 Table of Use Regulations for multi-family use within a Business B zoning district. The proposed work site is located at 1233 Sea Street and the proposal is to construct four (4) additional townhouse units on the Sea Street side of the property in addition to the three (3) existing units. Each of the proposed duplex buildings is 35' x 50' with 5,250 gross square feet of floor area on three floors. The lot is 21,160 square feet. The land is within the Business B zoning district and is shown on Assessors' Map 1010 as Lot/Plot 20.

6:30 PM Public Hearing, 20 Fort Street, Special Permit – Site Plan Review, Planning Board Case No. 2013-11

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, July 24, 2013 at 6:30 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 20 Fort Street LLC, Peter McLoughlin, Manager, for a Special Permit, Site Plan Review, Finding and Parking Waiver under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at 20 Fort Street and the proposal is to convert the existing 5,679 square foot office building into 17 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

7:05 PM Public Hearing, 178-186 East Howard Street, Special Permit – Site Plan Review, Planning Board Case No. 2013-08

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, July 24, 2013 at 7:05 P.M. in the new City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of Neighborhood Housing Services of the South Shore, Inc., d/b/a NeighborWorks of Southern Mass., 422 Washington Street, Quincy, MA, for Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements and 17.3.1.4 Table of Use Regulations for multi-family use within a Business B zoning district. The 19,733 square foot lot is located at 178-186 East Howard Street. The project is for the construction of 12 residential units in a 3 story building with associated parking and site improvements. The land is shown on Assessors Map 2017, Lot 11, Plot 3.

BUSINESS MEETING:

1. Quincy Zoning Ordinance Amendment, Section 6.9 Registered Marijuana Dispensaries and Section 10 to include definition of Registered Marijuana Dispensaries, Planning Board review of **City Council Order No. 2013-061**.
2. Execute Planning Board Decision:
   - 157 Hancock Street, Special Permit–Site Plan Review, **Planning Board Case No. 2013-06**

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD