



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
 Director

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 Mayor

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 QUINCY, MASS. 02169

QUINCY PLANNING BOARD MEETING
Wednesday, August 12, 2015

Regular meeting of the Quincy Planning Board will be held on
 Wednesday, August 12 2015 at 7:00 PM.

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 July 15, 2015 Planning Board Meeting
- 7:05 PM** **BUSINESS MEETING:**
- 7:10 PM** **Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35** (continued from July 15, 2015)
 In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application Oranmore Enterprise, LLC c/o Brenco Construction Co., Inc., 74 Hillsdale Street, Dorchester, MA 02124, 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).
Case to be continued at the request of Ward 6 Councillor Brian F. McNamee
- 7:15 PM** **Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case #2015-37** (continued from June 10, 2015)
 In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a continued public hearing on **Wednesday, August 12, 2015 at 7:15 P.M.** at 34 Coddington Street, 1st Floor, Room 121, 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.

7:20 PM Continued Public Hearing - 57 Rear and 65 Cleverly Court – Site Plan/Special Permit - Planning Board Case #2015-38 (continued from May 13, 2015)

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 continued public hearing on **Wednesday, August 12, 2015 at 7:20 P.M.** at 34 Coddington Street, 1st Floor, Room 121, 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 (Parking 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.

7:30 PM Continued Public Hearing - 118 Old Colony Avenue, 54 & 60 Warren Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-40 (continued from July 15, 2015)

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a continued public hearing on **Wednesday, August 12, 2015 at 7:30 P.M.** at 34 Coddington Street, 1st Floor, Room 121, Quincy, MA, on the application of 118 Old Colony Avenue, LLC, 54 Warren Avenue, LLC, & 60 Warren Avenue, LLC, Philip Boncaldo, Manager, 76 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 Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking). The proposal is to construct a new fifty two (52) unit, 4 story residential building containing approximately 38, 525 square feet of living area and 43 parking spaces. The property contains approximately 17,680+ square feet of land and is located at 118 Old Colony Avenue, 54 & 60 Warren Avenue. The land is within Industrial B and Residential B Zoning District and is shown on Assessors Map 5084, Lot 46, 66 & 67.

BUSINESS MEETING:

- **New Business** – Recommendation on City Council Order 2015-112, dated June 15, 2015, regarding City of Quincy proposed abandonment of a 231 S.F. portion of its roadway easement on Summit Avenue.
- **New Business** – Recommendation on amendment to the City's Rules and Regulations for Site Plan/Special Permit Approval due to revised Stormwater Ordinances (Council Order Nos. 2015-102, 2015-103, & 2015-104) passed by the City Council on June 15, 2015.

- **New Business** – Recommendation to City Council on proposed purchase of Lot A-1 and Lot A-2 Myrtle Street dead-end parcels.
- **New Business** – Preliminary informational presentation of a mixed-use residential project, including seven thousand five hundred (7500) square feet ground floor retail space, fifty six (56) residential condominium units, and fifty eight (58) garage/surface parking spaces. The project, known as Cliveden Place, **Planning Board Case No. 2015-CoC-02**, was filed as a Certificate of Consistency Quincy Center District-Urban Revitalization project, located at **1545 (-1557) and 1559 (-1563) Hancock Street and 64 Ross Way.**
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

This Agenda is Subject to Change without Notice