



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

QUINCY PLANNING BOARD MEETING  
 Wednesday, April 13, 2016

Regular meeting of the Quincy Planning Board will be held on  
 Wednesday, April 13, 2016 at 7:00 PM.

**PLEASE NOTE NEW MEETING LOCATION:**

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.

CITY CLERKS OFFICE  
 QUINCY, MASS 02169

2016 APR - 8 PM 3:55

AGENDA

7:00 PM Call to Order by Chairman  
 Vote on minutes of the March 9, 2016 Planning Board Meeting.

7:05 PM AND THEREAFTER:

Continued Public Hearing – 1073 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-32 (continued from February 10, 2016)  
 Applicant's Attorney has requested that this case be Withdrawn without Prejudice.

Continued Public Hearing – 151 Granite Street – Site Plan/Special Permit - Planning Board Case No. 2015-37 (continued from February 10, 2016)

Continued Public Hearing – 32 Gilson Road/18 Johnson Avenue – Site Plan/Special Permit - Planning Board Case No. 2015-49 (continued from January 27, 2016)

Public Hearing – 500 Commander Shea Boulevard, FedEx– Site Plan Review - Planning Board Case No. 2015-50 (continued from March 9, 2016)  
 Applicant's Attorney has requested that this hearing be continued to the next available Planning Board Meeting schedule.

Continued Public Hearing – 150 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2015-44 (continued from March 9, 2016)

Public Hearing – 18 Bates Avenue – Site Plan/Special Permit - Planning Board Case No. 2016-02

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on Wednesday, April 13, 2016, at or after 7:00 PM, in the 1<sup>st</sup> Floor Conference Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA, on the application of Bates Ave. Realty Trust, 20 Tower Terrace, Wareham, MA, 02571 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 three (3) unit residential structure

and the construction a new three (3) story, five (5) unit residential apartment building. The applicant also proposes the demolition or renovation of the existing on-site garage to provide two (2) off street parking spaces per unit, landscaping, drainage and other site modifications. The property contains 9,059+ square feet of land and is located at 18 Bates Avenue. The subject property is located within the Residential B Zoning District and is shown on Assessors Map 627, Plot 91, Lot 13.

**BUSINESS MEETING:**

- **New Business** – Review of Proposed City of Quincy 2016 Housing Production Plan
- **New Business** – Review of City Council Orders proposed at the March 21, 2016 Quincy City Council Meeting.
  - To establish Public Hearing date for proposed Ordinance 2016-075 – Amending City of Quincy Zoning code for Affordable Housing by removing the provisions of Section 7.1 “shall not apply to Urban Renewal Uses.”
  - Proposed Ordinance 2016-077 – Updating Quincy Center Urban Revitalization District Plan (URDP) Section 12.02(3) Section 2D – Land Disposition Agreement (LDA) Definition Update.
  - Proposed Ordinance 2016-078 – Updating Quincy Center Urban Revitalization District Plan (URDP) Section 12.02(3) Section 2D – Covenant Definition Update.
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

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

2016 APR -8 PM 3:55  
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