



QUINCY PLANNING BOARD
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JAMES J. FATSEAS
 Planning Director

THOMAS P. KOCH
 Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, October 19, 2016

Regular meeting of the Quincy Planning Board will be held on
 Wednesday, October 19, 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.

CITY CLERKS OFFICE
 QUINCY, MASS 02169
 2016 OCT 14 AM 9:49

AGENDA

7:00 PM Call to Order by Chairman
 Vote on minutes of the September 14, 2016 Planning Board Meeting.

7:05 PM AND THEREAFTER:

Continued Public Hearing – 23 & 31 Bridge Street – Site Plan/Special Permit - Planning Board Case No. 2016-12 (continued from August 24, 2016)

Public Hearing – 151 Hancock Street – Site Plan/Special Permit - Planning Board Case No. 2016-13

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, October 19 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 143 & 151 Hancock Street Realty Trust, James J. Sullivan, Trustee, 18 Oliver Road, Plymouth, MA 02360, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 (Site Plan Review), and Special Permit under Section 5.1.17 (Parking Waiver). The Applicant proposes the construction of a new four (4) story, twenty (20) unit residential development with twenty-nine (29) off street parking spaces. The Applicant also proposes landscaping, drainage and other site modifications. The property contains 13,325+ square feet of land and is located at **151 Hancock Street**. The subject property is located within the Business C Zoning District and is shown on Assessors Map 6163, Plot 4 and Map 6163, Plot 5.

Public Hearing – 31-39 Newbury Street – Site Plan/Special Permit - Planning Board Case No. 2016-11

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, October 19, 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 John McCormick of Heat Treating, LLC, 31 Newbury Street, Quincy, MA 02171, 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 industrial use structure and relocation of its active business, and the construction of a new eighty-four (84) unit residential apartment building. The building will be six (6) stories in height with garage parking for 127 parking spaces on the first two

levels and living space above. The Applicant also proposes landscaping, drainage and other site modifications. The property contains 51,529± square feet of land and is located at **31-39 Newbury Street**. The subject property is located within the Business C Zoning District and is shown on Assessors Map 6169, Lot 28, Plot 6.

Public Hearing – 12R & 29 Hoover Avenue – Definitive Subdivision - Planning Board Case No. 2016-Subdiv-01

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, October 19, 2016 at or after 7:00 P.M. in the 1st Floor Boards and Commissions Room, Quincy City Hall, 1305 Hancock Street, Quincy, MA** on the application of Quincy Development Group, LLC, Robert Mattie, Manager, 1354 Hancock Street, Suite 203, Quincy, MA 02169, to extend Hoover Avenue for four (4) single-family house lots on the parcels located at **12R and 29 Hoover Avenue**. 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 properties contain approximately 44,979 ± square feet of land. The properties are located within a Residential A Zoning District and shown on Assessors Map 3030, Lot 1 and Lot E1.

Public Hearing – 97 Atlantic Street – Site Plan/Special Permit - Planning Board Case No. 2016-14

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, October 19, 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 GPS Partners, LLC, P.O. Box 81296, Wellesley Hills, MA 02481, 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-family residential structure and the construction of two (2) duplex-style townhomes totaling four (4) residential units with a total of eight (8) parking spaces. The Applicant also proposes landscaping, drainage and other site modifications. The property contains 10,890± square feet of land and is located at **97 Atlantic Street**. The subject property is located within the Residence B Zoning District and is shown on Assessors Map 6050, Lot 7, Plot 7.

BUSINESS MEETING:

- **New Business** – Discussion on North Quincy MBTA Station redevelopment project and Zoning Overlay Proposal
- **New Business** – Discussion on upcoming Quincy Center urban renewal activities

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

This Agenda is Subject to Change without Notice