

Quincy Planning Board

Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Agenda – April 2009



Thomas P. Koch
Mayor

QUINCY PLANNING BOARD MEETING

The regular meeting of the Quincy Planning Board will be held on Wednesday, April 15, 2009 at 7:00 P.M. conference room, 2nd floor City Hall Annex, 1305 Hancock Street, Quincy MA 02169. The Public is welcome to attend.

AGENDA

7:00 P.M. Vote to accept minutes of January 14, 2009. February 11, 2009 and March 11, 2009 Planning Board meetings.

PUBLIC HEARINGS

7:05 P.M. Continued Public Hearing: on the application of Tinkertown LLC, 31 Summit Avenue, Quincy for a special permit Site Plan Review under Section 17.04.174 of the Quincy Zoning Ordinance for the construction of six (6) new town homes. The proposal includes the construction of one building, containing six units located at 248 Presidents Lane, as shown on Assessor's Map 1164 Plot 22.

7:10 P.M. Applicant's request to continue Public Meeting to May 13, 2009 in the matter of CJ Willard, III LLC for a revised PUD Special Permit, to provide for changes to the driveway and parking layout. The proposed project revision is located on land at 790 Willard Street. This property is identified on Assessors' Plan No. 4034, Plot 101.

The purpose of the continued hearing is to review and provide a recommendation to the Quincy City Council acting as the Special Permit Granting Authority under Ch. 40A Section 11 MGL and Section 17.12.020 of the Quincy Zoning Ordinance.

7:15 P.M. Applicant's request to continue Public Meeting to May 13, 2009 on the matter of Application of CJ Willard, II LLC for a PUD Special Permit, to construct 96 residential apartment units in a four and five story building. The proposed project will be on a vacant parcel of land containing 4.68 acres known as "LotB-4" located on Willard and Batterymarch Park Drive. This property is identified on Assessors' Plan No. 4034, Lot B-4.

The purpose of the continued hearing is to review and provide a recommendation to the Quincy City Council acting as the Special Permit Granting Authority under Ch. 40A Section 11 MGL and Section 17.12.020 of the Quincy Zoning Ordinance.

7:20 P.M. Public Hearing:

In accordance with the provisions of Ch.40A, Section 11, MGL, the Quincy Planning Board will hold a public hearing on Wednesday, April 15, 2009 at 7:20 p.m.. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA on the application of the landowner, 6 Fort Street, LLC, Asian Community Development Corporation, 32 Oak St., Boston, MA for a special zoning permit Site Plan Review under section 17.04.174 and section 17.12.174 of the Quincy Zoning Ordinance for the creation of thirty-four (34) mixed income residential units. The proposal includes the renovation of existing buildings and parking facility presently used as office space and shown on Assessors' Map 1166 , Lot 10, Plot B

Other Business:

Continued discussion of Eagle Summit –

Discussion of release of security – escrow funds

Discussion of formation of Neighborhood Association

Eagle Terrace – Extension of Prior Definitive Subdivision approval

Meeting

1. Discussion of 248 President's Lane application for Special Zoning Site Plan Review Permit to build six (6) residential units.
2. Discussion of Willard Street and Batterymarch Park proposed PUD project of 96 residential rental apartment units
3. Discussion of 6 Fort Street proposed renovation of existing buildings and parking facility including the creation of thirty-four (34) mixed income residential units and.
4. Set a Public Hearing date for zoning revisions Council Order Number 2009-xxx related to URDP and description of dimensional requirements for Quincy Center Zoning District
5. Discussion of P. V. Sullivan TIF agreement for Liberty Street: Planning Board approval sought by the applicant.
6. Consent to Applicant's request for continuance of 555 South Street Preliminary Definitive Subdivision application to June 17, 2009 for initial hearing date.

7. Discuss revisions to the **Quincy Center District Design Guidelines: Public Art Program – Streetscapes - Signage**
8. Schedule May 13, 2009 for next Planning Board Meeting.
9. Schedule **Streetworks** presentation at 6:30 PM on May 13, 2009 for joint meeting of Planning Board and Historic Commission.
10. Election of Planning Board Officers for the March 2009-2010 term.