



**QUINCY PLANNING BOARD**  
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DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

## **QUINCY PLANNING BOARD MEETING** **Wednesday, December 8, 2010**

The regular meeting of the Quincy Planning Board will be held on Wednesday, December 8, 2010 at 7:00 P.M., 2nd floor conference room, City Hall Annex, 1305 Hancock Street, Quincy MA 02169. The Public is welcome to attend.

### **AGENDA**

- 7:00 P.M.** Call to Order by Chairman
- 7:02 P.M.** Vote to accept minutes of October 13, 2010 Planning Board meeting
- 7:04 P.M.** Vote to accept minutes of November 3, 2010 Planning Board meeting

### **PUBLIC HEARING**

#### **7:10 PM Public Hearing, 445-453 Willard Street, Site Plan Review Special Zoning Permit Application**

In accordance with the provisions of MGL Chapter 40A, Section 11, the Quincy Planning Board will hold a public hearing on **Wednesday, December 8, 2010 at 7:10 P.M.** in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Willard Street Associates, LLC, 70 Quincy Avenue, Quincy, MA, for a special permit Site Plan Review under section 17.04.174, as amended, and 17.16.020(1)(c) of the Quincy Zoning Ordinance. The proposal includes the construction at **445-453 Willard Street** of 24 residential units in an existing five-story steel structure with parking located in Residence A and Business B zoning districts, as shown on Assessors Map 4114, Plots 14 & 15. The subject property was approved for relief by the Quincy Zoning Board of Appeals by Decision dated November 10, 2010, Case No. 10-064 for a multi-family residential building with both garage and surface parking.

### **PRESENTATION**

#### **Boston Region's Pedestrian Transportation Plan 2010**

Alison Felix, AICP, Transportation Planner  
David Loutzenheiser, Transportation Planner

The **Boston Region's Pedestrian Transportation Plan 2010** is a well conceived and thoughtful guide for pedestrian development and improvements throughout the City. It provides clear, detailed and illustrated methods to accommodate both vehicular and pedestrian traffic in the City.

The Plan outlines both challenges and recommendations. It describes the existing pedestrian infrastructure in the Boston region's 101 cities and towns, and recommends policies and practices that will facilitate walking as a convenient, safe, and practical form of transportation.

## **BUSINESS MEETING**

1. Permission to extend Public Hearing date through March 31, 2011, for pending 555 South Street Application for Approval of Definitive Subdivision Plan entitled "QUINCY SHIPYARD" OFF SOUTH STREET QUINCY, MASSACHUSETTS, JULY 12, 2010
2. Schedule Public Hearing, City of Boston Moon Island Wind Energy Project  
Site Plan Review, Special Zoning Permit Application  
Installation of one utility scale wind turbine
3. Schedule Public Hearing, 92-106 Holmes Street, New Quincy Community Health Center  
Site Plan Review, Special Zoning Permit Application  
Construction of a three-story, 18,000 square foot health center
4. Execute final Planning Board vote re: Eagle Summit Neighborhood Association - Disbursement of escrow funds and release of security pursuant to G.L. Chapter 41, Section 81U

Any other business coming before the Board