

Quincy Planning Board

Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Agenda – February 2009



Thomas P. Koch
Mayor

QUINCY PLANNING BOARD MEETING

The regular meeting of the Quincy Planning Board will be held on Wednesday, February 11, 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 December 10, 2008 and January 14, 2009 Planning Board meetings.

PUBLIC HEARINGS

7:05 P.M. Public Hearing: for the purpose of considering Council Order 2009-022 – In Title 17, City of Quincy Zoning Ordinance, Chapter 17.04.174 Special Permit Site Plan Review (as amended by Council Order 2008-128) as follows:

Strike the word “and “ in line 6 after the words “twelve units”

Strike the period in line 8 after the words” accessory structures” and insert a semicolon and the word “and”

Insert in line 8 after the word “and” the following:

(4) any new structure, alteration of an exiting structure or change of use for purposes cited in 17.16.020 (Table of Use Regulations) section 2 shall be subject to Site Plan Review

Add Footnote 1

The PGA, within the process of Site Plan Review may impose reasonable regulations upon applicants whose uses are cited in MGL Chapter 40A Section 3 according to the provisions of said statute.

7:15 P.M. Public Hearing: for the purpose of considering Council Order 2009-020 – in Title 17, City of Quincy Zoning Ordinance, Chapter 17.12, Zoning Districts, amend the following:

That parcel of land, a portion of which is presently zoned Residence A, shown on Assessors’ Plan 3019 as plot 9 and the remaining portion of which is presently zoned Planned Unit

Development; be rezoned to Open Space.

According to the Assessors' Plan 3019, said plot 9 contains 99,550+ square feet.

7:25P.M. Continued Public Hearing: on the Application 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 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.

7:35 P.M. Continued Public Hearing: on the 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 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.

Meeting

1. Discussion of zoning amendment Council Order 2009-022
Note: Solicitor's letter of February 3, 2009
2. Discussion of zoning amendment Council Order 2009-020
3. Discussion of Revised PUD Special Permit 790 Willard St.
4. Discussion of PUD Special Permit Application for 96 Residential apartment units 790 Willard St.
5. **Schedule date for Planning Board election**
6. **Schedule Open Public Hearing date for QBJ Land Development LLC (BJ's) Patriot Ledger Project Site per Land Court Remand Order of 29 January 2009**

Schedule Public Hearing date for Special Permit Site Plan Review Applicant is TINKERTOWN LLC location - 248 Presidents Lane (6) Residential Townhouse Units in Residential C District

