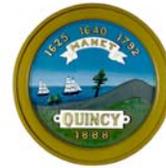




**QUINCY PLANNING BOARD**  
1305 Hancock Street, Quincy, Massachusetts 02169  
Tel. (617) 376-1362 FAX (617) 376-1097  
TTY/TDD (617) 376-1375



DENNIS E. HARRINGTON  
Director

THOMAS P. KOCH  
Mayor

---

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, October 13, 2010**

The regular meeting of the Quincy Planning Board will be held on Wednesday, October 13, 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 September 15, 2010 Planning Board meeting

**PUBLIC HEARING**

**7:10 P.M. Public Hearing, URDP Amendment II**

City of Quincy Planning Board & Quincy Urban Redevelopment Agency

Notice of Joint Public Hearing for Second Amendment to the Urban Revitalization District Plan (URDP)

The Quincy Planning Board and the Quincy Planning and Community Development Department (PCD), acting as the Quincy Urban Redevelopment Agency, will hold a joint Public Hearing on Wednesday October 13, 2010 at 7:10 p.m., in the 2<sup>nd</sup> Floor Conference Room, City Hall, 1305 Hancock Street, Quincy for the purpose of providing the public an opportunity to comment on a proposed Second Amendment to the Quincy Center Urban Revitalization District Plan (URDP) to be filed pursuant to M.G.L. c. 121B, Section 48.

The Quincy Planning and Community Development Department recognizes that to best facilitate Quincy Center revitalization, including the redevelopment of the Hancock Parking Lot and the Ross Garage area (collectively, the "City Parcels"), it is advisable to adopt a Land Disposition Agreement along with revised development and financial plans, and revised Quincy Center District Design Guidelines.

Written comments may be provided to the Quincy Planning and Community Development Department (PCD) and will be accepted until 4:00 p.m. Monday October 18, 2010. Comments received before the Public Hearing on October 13, 2010 will be included in the Public Hearing record.

A report on the Public Hearing will be placed on file with the City Council and will be included in the Second URDP Amendment submitted by the Agency to the Massachusetts Department of Housing & Community Development (DHCD).

Copies of the Amended URDP, compiled pursuant to M.G.L. c. 121B, Section 48, may be reviewed in the Department of Planning at City Hall, 1305 Hancock Street 3<sup>rd</sup> Floor and in the Thomas Crane Public Library main branch at 40 Washington Street.

## **BUSINESS MEETING**

1. Execute (3) Planning Board Zoning Decisions
  - 1250 Hancock Street
  - 22 Pray Street
  - 11 Packards Lane (denial)
2. Adopt Quincy Center District Design Guidelines, as Amended-October 13, 2010
3. Adopt Rules and Regulations for the Quincy Center Districts, Special Permit-Site Plan Review, as Amended-October 13, 2010
4. Adopt URDP Rules and Regulations for the Quincy Center Districts Certificate of Consistency, dated October 13, 2010
5. Issue a Board Finding related to Quincy Center Urban Redevelopment Plan Amendment II and approve URDP Design Standards: including building facades, streetscapes, site amenities and design quality
6. Green Advisory Committee Presentation
7. 555 South Street, Quincy Shipyard, LLC, Approval of requested continuance of Public Hearing date

Any other business coming before the Board