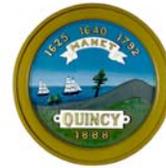




QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING **Wednesday, September 15, 2010**

The regular meeting of the Quincy Planning Board will be held on Wednesday, September 15, 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 August 11, 2010 Planning Board meeting

PUBLIC HEARINGS

7:05 P.M. Public Hearing, 1250 Hancock Street, Site Plan Review, Special Permit

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, September 15, 2010 at 7:05 P.M.** in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of New Cingular Wireless PCS, LLC (AT&T) c/o SAI Communications, 22 Keywaydin Drive, Salem, New Hampshire, for a Quincy Center Districts Special Permit Site Plan Review under sections 17.06.040, 17.04.170, 17.04.174 and 17.12.035 of the Quincy Zoning Ordinance. The proposal is to add three additional antennas to the existing communications site which currently includes six antennas for a total of nine antennas on three existing arrays on the premises numbered **1250 Hancock Street**. Said premises is located within the Quincy Center Zoning District 10 as shown on Assessors Map 1130, Plot 26/13.

7:15 P.M. Public Hearing, 11 Packards Lane, Site Plan Review, Special Permit

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, September 15, 2010 at 7:15 P.M.** in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Packard's Realty Trust, 330 Washington Street, Boston, MA, for a special permit Site Plan Review under section 17.04.174 and 17.16.020(1)(c) of the Quincy Zoning Ordinance. The proposal includes the construction at **11 Packard's Lane** of 4 residential units with parking under in a Residence B zoning district, as shown on Assessors Map 1192D, Plot 84.

7:30 P.M. Public Hearing, 445-453 Willard Street, Site Plan Review, Special Permit

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, September 15, 2010 at 7:30 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 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 August 10, 2005, Case No. 05-018 for a multi-family residential building with both garage and surface parking.

7:45 P.M. Continued Public Hearing, 22 Pray Street, Site Plan Review, Special Permit

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a continued public hearing on **Wednesday, September 15, 2010** at 7:45 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Quincy Community Action Programs, Inc., 1509 Hancock Street, Quincy, MA, for a special permit Site Plan Review under section 17.04.174 and 17.16.020(2)(b) of the Quincy Zoning Ordinance. The proposal includes the renovation of the approximately 32,000 square foot building within a Residence B zoning district at **22 Pray Street**; as shown on Assessors' Map 2011, Lot 2, portion of Plot 64 per ANR Plan dated March 18, 2009 (formerly St. Joseph's Catholic School) and proposed parking of 22 standard spaces including 2 handicapped accessible spaces. Applicant also proposes use of 45 existing parking spaces at 555 Washington Street; as shown on Assessors' Map 2061, Plots 87, 88 & 89 in a Business B zoning district.

BUSINESS MEETING

1. 104 Quarry Street Decision, signatures by Members
2. Various (3) August 11, 2010 Revisions of Planning Board Rules and Regulations, signatures by Members:
 - Special Permit - Site Plan Review
 - Quincy Center Districts Special Permit – Site Plan Review
 - Wind Facilities over 250' – Special Permit
3. Green Advisory Committee report and fall schedule

Any other business coming before the Board