

QUINCY PLANNING BOARD MINUTES

DATE: Wednesday, February 11, 2009
TIME: 7:00 PM
PLACE: Quincy City Hall 2nd floor conference room
1305 Hancock Street

Board Members Present: William Allen
William Geary
James Fay
PJ Foley

Board Members Absent: William Adams

Recording Secretary: Marge Colton
Planning Director: Dennis E. Harrington
Principal Planner: Nicholas Verenis

Meeting Called to Order: 7:00 P.M.

PUBLIC HEARINGS

ITEM # 1 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 “and” in line 6 after the words “twelve units”

Strike the period in line 8 after the words “accessory structures” an 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 statue.

The Planning Director spoke to the Board members and stated that the Department recommends the Ordinance change.

Councilor Coughlin was present and has already sent a memo to the Members outlining his

reasons for the need to amend Council Order 2008-128.

Member Foley motion to close the hearing. The motion was seconded by Member Fay.

Motion by Member Foley to approve the amendment subject to the City Solicitors comments. Motion was seconded by Member Geary.

ITEM #2 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.

Councilor Raymondi spoke in favor of rezoning property. This property is land locked and difficult to develop.

Planning Director, Dennis Harrington: Department recommends rezoning this land to Open Space.

Motion by Member Foley to close hearing. Motion is seconded by Member Geary. Member Geary motion to approve zoning change as stated. Motion seconded by Member Fay.

ITEM # 3 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.

ITEM # 4 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.

Attorney Bryan Connolly Representative for CJ Willard LLC they will discuss both Public Hearings at the same time. Attorney Connolly stated they have had another neighborhood

meeting. They are making progress and working with the residents.

Civil Engineer, Bob Carter from HW Moore –. Mr. Carter has met with and reviewed comments from City Departments and Peer Review Consultant, Beals & Thomas, they have answered comments from Beals & Thomas and met with DPW and the Fire Department and made changes as requested.

The Planning Director has spoken with the City Solicitor regarding the roadway and he doesn't see any legal issues.

The Planning Department does recommend the project with the significant improvements that will be made to the roadway.

The Applicant will need to comply with the Tree Ordinance and the Department will review the Landscape Plans.

A motion was made by Member Fay to continue the (2) Hearings to the March meeting. The motion was seconded by Member Geary.

ITEM # 5 Schedule date for Planning Board election

ITEM # 6 Schedule Open Public Hearing date for QBJ Land Development LLC

Planning Director asked for a motion to reconvene for a formal Public Hearing that will be legally advertised.

Motion by Member Geary to reconvene on March 11, 2009 the motion was seconded by Member Fay. All Members present were in favor.

Scheduled March 11th date for an open public hearing for a Special Permit Site Plan Review : applicant is Tinkertown LLC 248 Presidents Lane (6) residential townhouse units in Residents C District.

During the meeting tonight the Mayor spoke and presented Member Allen with a citation for his service to the Board.

This is Member Allen's last meeting.

Meeting adjourned at 8:00 PM