



QUINCY PLANNING BOARD

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PLANNING BOARD MEETING MINUTES

Wednesday, June 10, 2009

MEMBERS PRESENT: William Adams, James Fay, William Geary and Coleman Barry

MEMBERS ABSENT: Patrick Foley

OTHERS PRESENT: Dennis E. Harrington, Planning Director
Mary Smith, RLA, Principal Planner
Nicholas Verenis, Economic Planner
Christine Chaudhary, Recording Secretary

Meeting called to order at 7:00 p.m. by Chairperson Adams.

7:05 P.M. Quincy Shipyard LLC, Preliminary Subdivision, 555 South Street, Continued Hearing

Statement by Planning Director Harrington informed meeting attendees that no response was received from the applicant's engineer, Engineering & Management Services, addressing the peer review items. This agenda item will not be rescheduled until a response to the peer review is received. Nicholas Verenis stated that he spoke with Attorney Fleming who said the project was not ready to go forward.

MOTION: by Member Geary to continue review hearing until rescheduled by the Planning Board

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:15 P.M. Tinkertown LLC, Site Plan Review, 248 Presidents Lane, Continued Public Hearing

Presentation by Attorney Robert Harnais on behalf of the applicant. Discussion by Planning Board Members facilitated by Mary Smith, Principal Planner, Quincy. Modifications to the plan for 6 residential units were reviewed and found acceptable by the Board. Planning Director Dennis Harrington noted that no abutters or members of the public were in attendance.

MOTION: by Member Geary to close the public meeting

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:22 P.M.

MOTION: by Chairperson Adams to approve applicant's proposal noting two stipulations that need to be met: 1. Change band of cobblestones at the two entry drives from 5 feet to 15 feet; 2. Coordinate with City Arborist for tree fund donation or tree planting (36 inches "worth" of trees) required by Tree Ordinance.

SECOND: Member Geary

VOTE: 4-0 MOTION CARRIES

7:26 P.M. CJ Willard III, PUD Special Permit, 790 Willard Street, property identified on Assessors Plan No. 4034, Plot 101, Continued Public Hearing

The Board and staff reviewed a request from Bryan Connolly, DLA Piper, requesting a continuation of the matter until the Planning Board's September meeting, to be held on or before September 30, 2009.

MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board, not later than September 30, 2009.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

7:35 P.M. CJ Willard II, PUD Special Permit, Willard and Batterymarch Park Drive, property identified on Assessors Plan No. 4034, Lot B-4, Continued Public Hearing

The Board and staff reviewed a request from Bryan Connolly, DLA Piper, requesting a continuation of the matter until the Planning Board's September meeting, to be held on or before September 30, 2009.

MOTION: by Member Fay to continue public hearing until rescheduled by the Planning Board, not later than September 30, 2009.

SECOND: Member Barry

VOTE: 4-0 MOTION CARRIES

7:40 P.M. 6 Fort Street, Site Plan Review, Special Permit, Asian Community Development Corporation, Continued Public Hearing

Nicholas Verenis, Economic Planner, gave a brief presentation. Mr. Verenis stated that a fire safety engineer will be hired by the firm of Beals and Thomas, Inc. Fire safety issues were raised by staff during a site visit and during a discussion with Fire Chief Barron. The Fire Chief noted that the ladder truck would not be able to access the property due to the slope of the land and narrowness of the driveway. Mr. Verenis advised that applicant's counsel requested via phone that the matter be continued.

MOTION: by Member Geary to continue public hearing until rescheduled by the Planning Board.

SECOND: Member Fay

VOTE: 4-0 MOTION CARRIES

7:44 P.M. Eagle Summit Subdivision, FY 2009 Real Estate Tax Bills 125 278 +125279

Removed from list until legal opinion requested by the Board is received from the City Solicitor.

7:46 P.M. VOTE TO ACCEPT MAY 13, 2009 MINUTES

MOTION: by Member Fay to accept the meeting minutes

SECOND: Member Geary

VOTE: 4-0 MOTION CARRIES

7:47 P.M. ELECTION OF PLANNING BOARD OFFICERS

Due to the absence of Member Foley, election of Board Officers will be held at the next open public meeting.