



## QUINCY PLANNING BOARD

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### PLANNING BOARD MEETING MINUTES

Wednesday, May 13, 2009

**MEMBERS PRESENT:** William Adams, Patrick Foley, William Geary and Coleman Barry

**MEMBERS ABSENT** James Fay

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

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

#### **7:07 P.M. URDP AMENDMENT 1**

Presentation by Urban Redevelopment Agency Director Harrington. Comments by public in favor by Ed Keohane of Quincy 2000, Angus Jennings of the Citizens Advisory Committee and Dean Rizzo of Quincy 2000. Discussion by Planning Board Members.

**MOTION: by Member Geary to forward recommendation to City Council**

**SECOND: Member Barry**

**VOTE: 4-0 MOTION CARRIES**

#### **7:16 P.M. SITE PLAN REVIEW ZONING REVISIONS – COUNCIL ORDER NO. 2009-097**

##### **SUBSECTION E**

Presentation by Planning Director Harrington. Discussion by Planning Board Members.

**MOTION: by Member Geary to forward recommendation to City Council**

**SECOND: Member Foley**

**VOTE: 4-0 MOTION CARRIES**

#### **7:21 SITE PLAN REVIEW ZONING REVISIONS – COUNCIL ORDER NO. 2009-086 URD ZONING.**

Presentation by Urban Redevelopment Agency Director Harrington. Comments by public in favor by Dean Rizzo of Quincy 2000 and Tom Duncanson of 387 Water Street. Discussion by Planning Board Members.

**MOTION: by Member Geary to forward recommendation to City Council**

**SECOND: Member Foley**

**VOTE: 4-0 MOTION CARRIES**

**7:36 P.M. QUINCY CENTER DISTRICT REVISED DESIGN GUIDELINES**

Presentation by Planning Director Harrington. Discussion by Planning Board Members.

**MOTION: by Member Barry to forward recommendation to City Council**

**SECOND: Member Geary**

**VOTE: 4-0 MOTION CARRIES**

**7:40 P.M. PLANNING BOARD BREAK**

**7:52 P.M. TINKERTOWN LLC, 31 SUMMIT AVENUE APPLICATION FOR A SPECIAL PERMIT SITE PLAN REVIEW UNDER SECTION 17.04.174 OF THE QUINCY ZONING ORDINANCE FOR THE CONSTRUCTION OF SIX (6) NEW TOWN HOMES LOCATED AT 248 PRESIDENTS LANE.**

Attorney Robert Harnais, in attendance for the Applicant, requested a continuance of the public hearing to June 10, 2009.

**MOTION: by Member Barry to consent to Applicant's request and continue public hearing to June 10, 2009**

**SECOND: Member Geary**

**VOTE: 4-0 MOTION CARRIES**

**7:55 P.M. REVIEW OF WIND ORDINANCE – COUNCIL ORDER NO. 2009-087**

Public comments in favor by Maura Ogara of 52 Chicatalbot Road and Patty Keville of 84 Spring Street. Public comment in opposition by Richard Joyce of 104 Haviland Street. Discussion by Planning Board.

**MOTION: by Member Geary to forward recommendation to City Council**

**SECOND: Member Barry**

**VOTE: 4-0 MOTION CARRIES**

**8:23 P.M. CJ WILLARD, II LLC APPLICATION TO REVISE A PUD SPECIAL PERMIT, TO PROVIDE FOR CHANGES TO THE DRIVEWAY AND PARKING LAYOUT ON THE LAND LOCATED AT 790 WILLARD STREET.**

As per applicants letter dated May 5, 2009 requesting a continuance of the above referenced public hearing to June 10, 2009.

**MOTION: by Member Geary to consent to the Applicant's request to continue public hearing to June 10, 2009.**

**SECOND: Member Barry**

**VOTE: 4-0 MOTION CARRIES**

**8:24 P.M. CJ WILLARD, II LLC APPLICATION FOR A PUD SPECIAL PERMIT, TO CONSTRUCT 96 RESIDENTIAL APARTMENT UNITS IN A FOUR AND FIVE STORY BUILDING ON THE LAND LOCATED ON WILLARD STREET AND BATTERYMARCH PARK DRIVE.**

As per applicants letter dated May 5, 2009 requesting a continuance of the above referenced public hearing to June 10, 2009.

**MOTION:** by Member Geary to consent to the Applicant's request to continue public hearing to June 10, 2009.

**SECOND:** Member Barry

**VOTE:** 4-0 MOTION CARRIES

**8:25 P.M 6 FORT STREET PROPOSED RENOVATION OF EXISTING BUILDINGS AND PARKING FACILITY INCLUDING THE CREATION OF THIRTY-FOUR (34) MIXED INCOME RESIDENTIAL UNITS.**

Attorney Edward Fleming in attendance for the Applicant. Attorney waves the 65 day Chapter 40A rule and makes his formal presentation of the application. Nicholas Verenis of the Planning Department gave status report. The following spoke in favor: Jeremy Lui of the Asian Community Development, Iric Rex, Jim Burke and abutter Bob McKenzie of Granite Street. Discussion by Planning Board.

**MOTION:** by Member Geary to continue public hearing to June 10, 2009.

**SECOND:** Member Foley

**VOTE:** 4-0 MOTION CARRIES

**9:10 P.M. ADMINISTRATION**

- **VOTE TO ACCEPT APRIL 15, 2009 MINUTES**

**MOTION:** by Member Foley to accept the meeting minutes

**SECOND:** Member Barry

**VOTE:** 4-0 MOTION CARRIES

**9:11 P.M. SCHEDULED JOINT PUBLIC HEARING WITH CITY COUNCIL: PUBLIC ART ORDINANCE- COUNCIL ORDER NO. 2009-112 AT 6:30 P.M. ON MAY 28, 2009.**

**MOTION:** by Member Geary to schedule joint hearing with City Council

**SECOND:** by Member Barry

**VOTE:** 4-0 MOTION CARRIES

**9:12 P.M. SCHEDULE JUNE PLANNING BOARD MEETING**

**MOTION:** by Member Barry to schedule June 10, 2009 Planning Board Meeting

**SECOND:** by Member Geary

**VOTE:** 4-0 MOTION CARRIES

**9:13 P.M. VOTE TO RESCHEDULE ELECTION OF PLANNING BOARD TO JUNE 10, 2009.**

**MOTION:** by Member Foley to reschedule election of Planning Board to June 10, 2009.

**SECOND:** by Member Barry

**VOTE:** 4-0 MOTION CARRIES

**9:14 P.M. VOTE TO CLOSE PUBLIC MEETING.**

**MOTION:** by member Foley to close Public Meeting.

**SECOND:** Member Geary

**VOTE:** 4-0 MOTION CARRIES