



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
 Director

THOMAS P. KOCH
 Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, April 16, 2014

The regular meeting of the Quincy Planning Board will be held on Wednesday, April 16, 2014 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, Massachusetts 02169.
 The Public is welcome to attend.

AGENDA

- 7:00 PM** Call to Order by Chairman
- 7:05 PM** Vote on minutes of the March 12, 2014 Planning Board meeting

7:10 PM Public Hearing, 54 Miller Street, Special Permit (Signs), Planning Board Case No. 2012-02
 In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, April 16, 2014 at 7:10 P.M.** in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Steward Health Care, Compass Medical and Charles Giacchetto of Compass Development located at 55 North Road, Suite 220, Bedford, MA, for Special Permit under Quincy Zoning Ordinance Title 17, Sections 9.5.3 Signs. The proposal includes building mounted signs, of varying sizes, at **54 Miller Street** on a lot of 51,065+/- square feet in a Business B zoning district, Assessors' Plan No. 4044, Lot 1/ Plot 3.

7:30 PM Public Hearing, 226 Quincy Avenue, Special Permit and Site Plan Review Planning Board Case No. 2014-06
 In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code, the Quincy Planning Board will hold a public hearing on **Wednesday, April 16, 2014 at 7:30 P.M.** in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Lucky Supermarket, Inc., Yumei Zheng, President, for a Special Permit, Site Plan Review and grant of both parking and loading waivers by Special Permit under Quincy Zoning Ordinance Title 17, Sections 3.1.3 Major Nonresidential Use, 5.1.17 and 5.2.6. The proposed work site is located at **226 Quincy Avenue** and the proposal is to demolish an existing 5,924 SF accessory storage building and construct a new 60' x 105' addition and loading dock on the back of the main building. The addition contains 12,600 square feet on 2 floors. The existing nonconforming parking lot will be reconfigured to conform to the new building layout. The lot is 70,658 square feet. The land is within the Business B zoning district and is shown on Assessors Map 2085B as Lot 14.

BUSINESS MEETING:

1. Execute Planning Board Decisions (2):
 - 20 Fort Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-17
 - 39(-47) Fayette Street, Site Plan Review, Planning Board Case No. 2014-02
2. Call for City Council Public Hearing, re: City of Quincy 2014 FEMA Flood Maps
3. Call for hearing to be held at May Open Public Meeting of the Board re: status of South Shore YMCA, 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: status of Site Plan and Building Revisions
4. Review of proposed revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD