



City of Quincy Massachusetts

OFFICE OF THE CITY COUNCIL
1305 HANCOCK STREET, QUINCY, MA 02169

Kevin F. Coughlin
Brad L. Croall
Joseph G. Finn
Douglas S. Gutro

Kirsten L. Hughes
Margaret E. Laforest
Michael E. McFarland, President
Brian F. McNamee
Brian Palmucci

Joseph P. Shea, Clerk
Jeanne E. Reardon
Clerk of Committees
Susan M. O'Connor, Auditor

MONDAY, DECEMBER 16, 2013

- 7:10 PM** SPECIAL PERMIT GRANTING MEETING – Amend Permit for Stop & Shop to remove parcel From P.U.D. #2013-202
- 7:15 PM** PUBLIC HEARING REZONING 39 Fayette St. to Res. C #2013-203
- 7:20 PM** ORDINANCE COM. MTG. REZONING #2013-203
- 7:25 PM** PUBLIC HEARING NATIONAL GRID PETITION #201-213
Gas Main on Lurton Street to service Dependable Cleaners
- 7:30 PM** **CITY COUNCIL MEETING**
Commendation to Planning Department

1. Appropriation of \$175,000 to Sewer/Contractual – Same to be transferred from Sewer Rehab Fund
2. Appropriation of \$150,000 to Fire/Contractual – Training & Research – Same to be charged to Free Cash
3. Appropriation of \$222,000 to Police/Capital Expenditures – Vehicles – Same to be charged to Free Cash
4. Appropriation of \$50,000 to Police/Pers. Sers. – Overtime – Same to be charged to Free Cash
5. Accepting Gift of \$13,000 from the Austin Family in memory of John Austin for Engine 5 West Quincy Fire Station Improvements
6. #2013-169 Order re: Sale of Food at Gas Stations
Pending in Ordinance Committee

It is anticipated that one or more matters contained within the City Council Calendar, including any or all listed items pending in Committee, may be discussed and acted upon at this meeting. For a full Council Calendar, go to www.quincyma.gov

INTRODUCED BY

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2013-

December 16, 2013

Upon the request of the Commissioner of Public Works and with the recommendation of His Honor, the Mayor, the sum of \$175,000.00 is hereby appropriated to Sewer / Contractual. The same to be transferred from Sewer Rehabilitation Fund.

PASSED TO BE ORDAINED DECEMBER 16, 2013

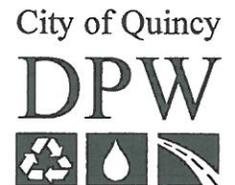
ATTEST:

CLERK OF COUNCIL

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**



CITY OF QUINCY, MASSACHUSETTS
Department of Public Works



Thomas P. Koch
Mayor

Daniel G. Raymondi
Commissioner

Phone: (617) 376-1959
TTY: (617) 376-1375

Fax: (617) 376-1969

TO: The Honorable Thomas P. Koch
Mayor

FROM: Daniel G. Raymondi
Commissioner

DATE: December 10, 2013

RE: Quincy Point Pump Station Force Main Evaluation

Our consultant, Weston and Sampson, has performed a preliminary evaluation of the Quincy Point Sewer Pump Station force main as part of our ongoing infrastructure evaluation and improvements. The force main was installed in 1971 and consists of approximately 2 miles of 20-inch ductile iron pipe.

The evaluation consisted of inspecting the main at five readily accessible (manhole) locations. The inspection confirmed the presence of corrosion on the main. Some corrosion can be expected on a pipe of this age, but does warrant further evaluation to confirm pipe integrity.

We are requesting \$175,000 from the City's Sewer Rehabilitation Fund in order to for our consultant to inspect and provide a comprehensive evaluation of the full length of force main. This evaluation will determine if repairs and/or replacement of this main are required.

We understand that this request for Sewer Rehab Funds requires City Council action. Therefore, we request that you place this request on the Council agenda for the meeting scheduled December 16, 2013.

DGR/km

55 Sea Street, Quincy, MA 02169-2572
Telephone: (617) 376-1959 FAX: (617) 376-1969

INTRODUCED BY

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2013-

December 16, 2013

Upon the request of the Fire Chief and with the recommendation of His Honor, the Mayor, the sum of \$150,000.00 is hereby appropriated to Fire Dept/ Contractual- Training & Research. The same to be charged to Free Cash.

PASSED TO BE ORDAINED DECEMBER 16, 2013

ATTEST:

CLERK OF COUNCIL

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**



FIRE DEPARTMENT HEADQUARTERS

CITY OF QUINCY

40 QUINCY AVENUE QUINCY, MA 02169

617-376-1040

Joseph P. Barron
Chief

December 10, 2013

Thomas P. Koch, Mayor
City of Quincy
1305 Hancock Street
Quincy, MA 02169

Dear Mayor Koch:

In an effort to improve emergency response to certain incidents I am requesting funding in the amount of \$150,000.00 to deliver Technical Rescue Training to the personnel assigned to the headquarters station. This training will allow firefighters to safely and efficiently respond to an incident that may result from a structural collapse and/or to rescue a victim that may need to be removed from an elevated area not accessible utilizing a buildings normal exit routes.

This proposal comes on the heels of the Metro Boston Homeland Security Region's commitment to prepare for an event that could cause widespread damage to a variety of structures and entrap persons in an urban setting. Examples of these events can range from a mass transportation accident, building/structure collapse, or a medical emergency involving areas inaccessible to fire department ladders.

Thank you for your consideration in this matter.

Very truly yours,


Joseph P. Barron
Chief

JPB:bd

INTRODUCED BY

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2013-

December 16, 2013

Upon the request of the Police Chief and with the recommendation of His Honor, the Mayor, the sum of \$222,000.00 is hereby appropriated to Police Dept/ Capital Expenditures-Vehicles. The same to be charged to Free Cash.

PASSED TO BE ORDAINED DECEMBER 16, 2013

ATTEST:

CLERK OF COUNCIL

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**



QUINCY POLICE DEPARTMENT

Office of the Chief



PAUL KEENAN
CHIEF OF POLICE

ONE SEA STREET
QUINCY, MASSACHUSETTS 02169
(617) 745-5712
FAX: (617) 745-5714
TTY: (617) 376-1375
ChiefKeenan@ci.quincy.ma.us

December 11, 2013

Mayor Thomas Koch
Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Dear Mayor Koch:

I respectfully request an appropriation of Two Hundred Twenty Two Thousand Dollars (\$222,000) for six SUV interceptor police vehicles.

Thank you for your anticipated cooperation in this matter

Sincerely,

Paul Keenan
Chief of Police

PK:mec

INTRODUCED BY

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2013-

December 16, 2013

Upon the request of the Police Chief and with the recommendation of His Honor, the Mayor, the sum of \$50,000.00 is hereby appropriated to Police Dept/ Pers Services- Overtime. The same to be charged to Free Cash.

PASSED TO BE ORDAINED DECEMBER 16, 2013

ATTEST:

CLERK OF COUNCIL

**YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci**



PAUL KEENAN
CHIEF OF POLICE

QUINCY POLICE DEPARTMENT

Office of the Chief



ONE SEA STREET
QUINCY, MASSACHUSETTS 02169
(617) 745-5712
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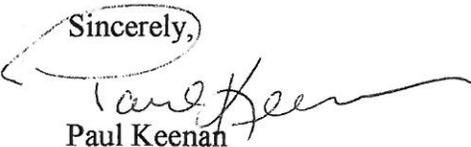
December 10, 2013

Mayor Thomas Koch
Quincy City Hall
1305 Hancock Street
Quincy, MA 02169

Dear Mayor Koch:

I respectfully request an appropriation of fifty-thousand dollars (\$50,000) to offset overtime for increased police presence in the downtown Quincy Square area. Thank you for your anticipated cooperation in this matter

Sincerely,


Paul Keenan
Chief of Police

PK:mec

INTRODUCED BY

**CITY OF QUINCY
IN COUNCIL**

ORDER NO. 2013-

December 16, 2013

<u>DONOR</u>	<u>GIFT</u>	<u>PURPOSE</u>
The Austin Family	\$13,000.00	Fire Dept/Engine 5 West Quincy Station Improvements in Memory of FF John Austin

Deposit To: 31034-484000

PASSED TO BE ORDAINED DECEMBER 16, 2013

ATTEST:

CLERK OF COUNCIL

YEAS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci
NAYS Coughlin, Croall, Finn, Gutro, Hughes, Laforest, McFarland, McNamee, Palmucci

Introduced by: Council President Michael E. McFarland

CITY OF QUINCY
In Council

Order No: 2013-169

ORDERED:

Be it ordained by the Quincy City Council, that the Municipal Code is hereby amended as follows:

Title 5 City of Quincy Municipal Code

1. Chapter 5.08.030 Sale of Food Products strike said 5.08.030 and insert in lieu thereof the following:

The Board of Licensing Commissioners (“Board”) may, after a public hearing, issue a permit for a gasoline filling station to engage in the sale of dairy and other food products.

No application shall be accepted for review by the Board unless the property and business for which any application has been filed meets the following requirements:

- A. A site plan showing both existing and proposed conditions shall be submitted with the application;
- B. A traffic study for the proposed use shall be conducted and reports thereof shall be filed with the application;
- C. Lot size of the subject parcel shall not exceed 20,000 square feet nor be less than 15,000 square feet;
- D. Building size, existing or proposed, shall not exceed 5,000 square feet;
- E. Total retail sales area of a proposed or existing building or structure shall not exceed 75% of the total floor area of such building or structure;
- F. Gasoline, solvents and other motor oil products shall be stored separately;

Prior to the issuance of any license under this section the applicant shall provide the Board with proof that all property owners within three hundred feet of the applicant’s property have received at least seven days notice of said hearing.

“Board” may impose conditions on said license as deemed necessary to provide for the safety of the general public using the gasoline filling station, including the hours of operation.

2. Chapter 5.08.020 Self Service Filling Station is amended by striking the last sentence in the second paragraph which reads “No service station licensed under this section shall be allowed to sell any food”.



City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

MICHAEL E. MCFARLAND
COUNCIL PRESIDENT

Residence: (617) 376-1358
Office: (617) 376-1341
Fax: (617) 376-1345
Email: mmcfarland@quincyma.gov

November 27, 2013

To: **All members of the Quincy City Council**

From: Council President Michael E. McFarland

Subject: S.P.U.D Meeting
Council Order 2013-202

The Quincy City Council acting in the capacity as the Special Permit Grant Authority will conduct a meeting on Monday December 16, 2013 at 7:10 pm in the new City Council Chambers 2nd floor 1305 Hancock Street to review Council order 2013-202. An application to amend P.U.D #94-097 Stop and Shop Supermarket 65 Newport Avenue application is requesting removal of Lot 5 from original P.U.D passed on December 19, 1994.

ccm

Copy to All Councilors, Mayor Koch
Quincy Sun, Patriot Ledger
Messr. Fatseas, Walker, Timmins
Harrington, Duca, Shea, Gillon,
Commissioner Raymondi, Jeanne Reardon
Attorney Robert Harnais



Order No:

2013 - 202

Coughlin

Amend the Special PUD for Stop & Shop @ 65 Newport Ave order 94-097 by removing a parcel from the PUD

Date: November 18, 2013

Special Permit

Committee Referrals
Special Permit Granting Authority

1st Advertising Date:

Date Passed/Adopted:

VOTE Yes: No:

Absent:

2nd Advertising Date:

2013-202

11-15-13

MAHONEY & HARNAIS

ATTORNEYS AT LAW
& PROFESSIONAL ASSOCIATION
THE MUSE BUILDING
15 FOSTER STREET
QUINCY, MASSACHUSETTS 02169-5307
TELEPHONE (617) 770-0000
FACSIMILE (617) 770-0026
Robert@Harnaislaw.com

DAVID P. MAHONEY
ROBERT W. HARNAIS

November 15, 2013

Kevin Coughlin, Quincy City Councilor
19 Small Street
Quincy, MA 02171

Re: 39 Fayette Street

Dear Councilor Coughlin:

This Office represents WJG Realty Company the owner of the parcel of land located at 39 Fayette Street Quincy, Ma. and more fully described in attached Exhibit A and Exhibit B provided to us by Purchaser's Attorney, John J. Walker of 775 Pleasant Street, Unit 16, Weymouth, MA 02189.

Recently a Purchase and Sales was entered into between our Clients and Galvin Construction Company, Inc. for the sale of the property in which Galvin Construction proposes to re-develop the property for multi-family residential purposes.

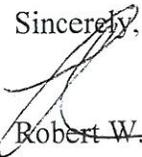
In connection with the sale of the property to Galvin Construction, we are requesting on behalf of our clients that the property be rezoned and removed from the Stop & Shop Supermarket Company Planned Unit Development and be rezoned to Residence C

We are further requesting that this proposed rezoning be introduced at the next City of Quincy Council meeting that is scheduled for November 18, 2013.

Please feel free to contact me if you have any questions.

Thank you,

Sincerely,



Robert W. Harnais, Esq.

RECEIVED
NOV 15 PM 3:29
CITY OF QUINCY, MASS. 02170

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Lot 5 shown on a plan entitled "Plan of Land, Newport Avenue, Quincy, MA – Property Line Plan" dated July 17, 1995 drawn by Yunits Engineering Co., Inc. recorded with Norfolk Registry of Deeds as Plan No. 477 of 1995 in Plan Book 431 and more fully described as follows:

Beginning at a point in the easterly sideline of Farrington Street, at the southwesterly corner of the Lot herein described and on the boundary line with land now or formerly of Seymourian Realty Trust, thence turning and running

N 24°00'00" W by Farrington Street, a distance of 99.99 feet to a point in the easterly sideline of said Farrington Street and on the boundary line with land now or formerly of Dorel Steel Erection Corp.; thence turning and running

N 65°55'34" E a distance of 99.98 feet to a point; thence turning and running

N 24°00'00" W a distance of 25.00 feet to a point; thence turning and running

N 65°55'32" E a distance of 99.98 feet to a stake set in the westerly sideline of Fayette Street; thence turning and running

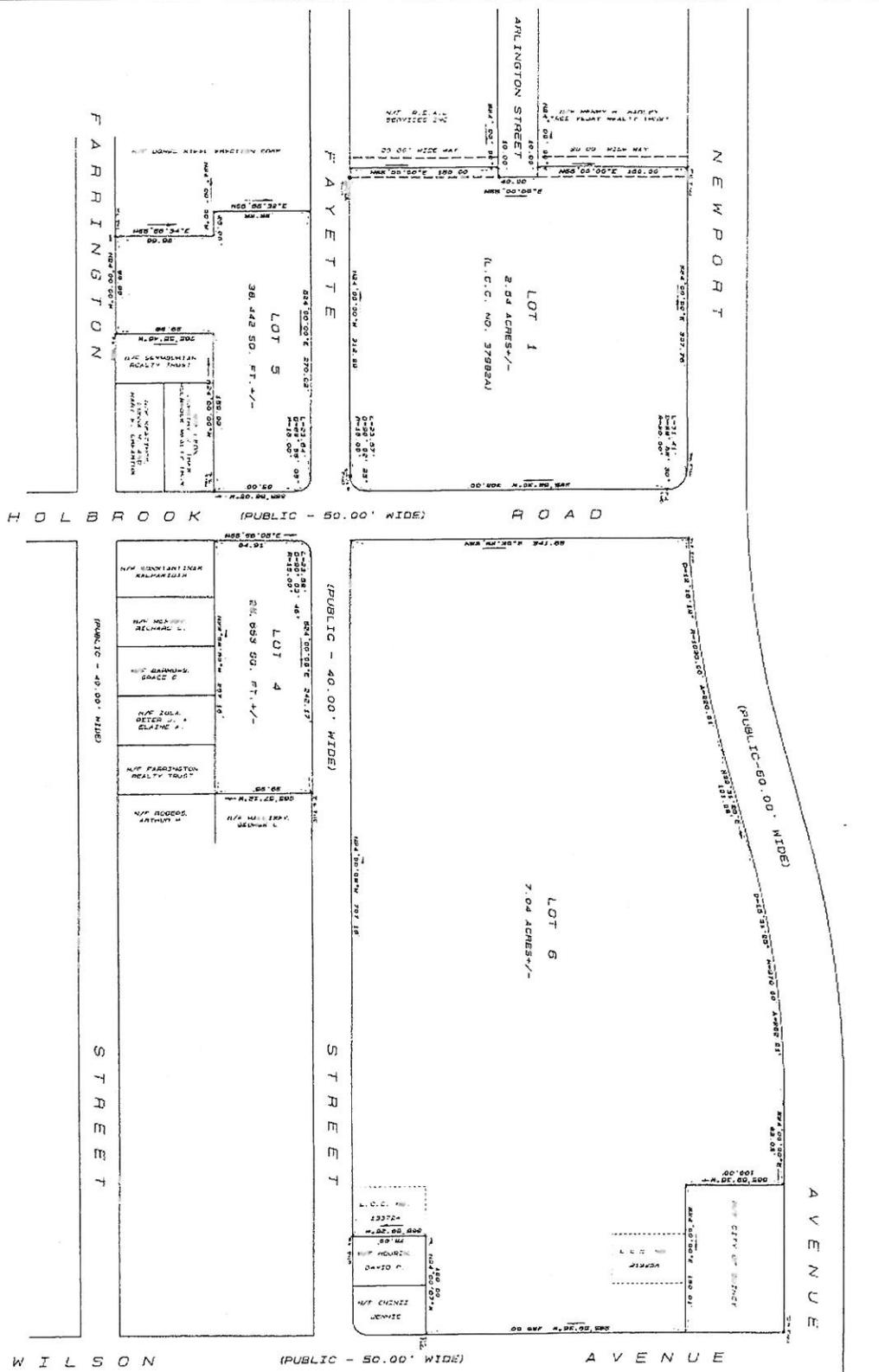
S 24°00'00" E by Fayette Street, a distance of 270.02 feet to a point in the westerly sideline of Fayette Street; thence turning and running

along a curve to the right forming the junction of Fayette Street and Holbrook Road, having a radius of 15.00 feet, a distance of 23.54 feet to a point in the northerly sideline of Holbrook Road; thence turning and running

S 65°56'05" W by Holbrook Road a distance of 85.00 feet to a point in the northerly sideline of Holbrook Road and on the boundary line with land now or formerly of Dorothy J. Leon, Tres., Holbrook Realty Trust; thence turning and running

N 24°00'00" W a distance of 159.99 feet to a point; thence turning and running

S 65°55'46" W a distance of 99.98 feet to the point of beginning.



REGISTRY USE ONLY

North Carolina Registry of Deeds
 Durham, North Carolina
 Received July 21, 1995
 William Deed
 Electronic Scale Corporation
 10000 N. Central Expressway
 Raleigh, NC 27615
 File No. 477-1995
 Pl. Bk. 431
 Albert Register

I HEREBY CERTIFY THAT THE PROPOSED LINES SHOWN ON THIS PLAN ARE THE TRUE AND CORRECT LINES OF THE PROPERTY DESCRIBED AND THAT THE SAME HAVE BEEN MEASURED AND PLACED IN THE PUBLIC RECORDS OF THE REGISTER OF DEEDS OF THE COUNTY OF FAYETTE, NORTH CAROLINA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 45, ARTICLE 1, SECTION 1-101, N.C. GENERAL STATUTES.

DATE: _____
 ROBERT W. SANDMAN, P.L.L.C.

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THE REGISTER OF DEEDS OF THE COUNTY OF FAYETTE, NORTH CAROLINA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 45, ARTICLE 1, SECTION 1-101, N.C. GENERAL STATUTES.

DATE: _____
 ROBERT W. SANDMAN, P.L.L.C.

NOTE: SITUATIONS THAT EXIST ON THE GROUND ARE NOT SHOWN ON THIS PLAN.

TOTAL AREA = 11,088 ACRES +/-
 461,588 SQ. FT. +/-

PREPARED BY:
 ENGINEERING & SURVEYING AND
 POLLARD TECHNOLOGY CORPORATION

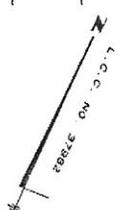
PLAN OF LAND
 NEWPORT AVENUE, QUINCY
 FAYETTE COUNTY, N.C.

PROPERTY LINE PLAN

SCALE: 1" = 100'

DATE: _____

REGISTERED PROFESSIONAL ENGINEER
 FAYETTE COUNTY, N.C. 02343
 1973 100-1-140



ADJACENT LOTS, EASEMENTS & REFERENCES:
 (1) LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

KEVIN F. COUGHLIN
COUNCILLOR - WARD THREE

Residence: (617) 328-7749
Office: (617) 376-1341
Fax: (617) 376-1345
kcoughlin@ci.quincy.ma.us

**TO: ALL MEMBERS OF THE ORDINANCE COMMITTEE
OF THE QUINCY CITY COUNCIL**

FROM: COUNCILLOR KEVIN F. COUGHLIN, CHAIRMAN

The Ordinance Committee of the Quincy City Council will meet on **MONDAY, DECEMBER 16, 2013 at 7:20 PM** in the New City Hall Council Chambers relative to all items pending in Committee specifically including:

#2013-203 Proposal to rezone 39 Fayette Street from P.U.D.

TO RESIDENCE C

***TO ALL COUNCILLORS
PATRIOT LEDGER, BOSTON GLOBE
QUINCY ACCESS TV, QUINCY SUN
MAYOR KOCH, MESSRS. FATSEAS, WALKER
SHEA, TIMMINS, HARRINGTON, DUCA
COMMISSIONER RAYMONDI***



Order No:

2013 - 203

Coughlin

Amend the Municipal Code by rezoning a parcel of land located at 39 Fayette to Residence C

Date: **November 18, 2013**

Spencer

1st Advertising Date:

Date Passed/Adopted:

VOTE Yes: No:

Absent:

2nd Advertising Date:

MAHONEY & HARNAIS

ATTORNEYS AT LAW
& PROFESSIONAL ASSOCIATION
THE MUSE BUILDING
15 FOSTER STREET
QUINCY, MASSACHUSETTS 02169-5307
TELEPHONE (617) 770-0000
FACSIMILE (617) 770-0026
Robert@Harnaislaw.com

DAVID P. MAHONEY
ROBERT W. HARNAIS

November 15, 2013

Kevin Coughlin, Quincy City Councilor
19 Small Street
Quincy, MA 02171

Re: 39 Fayette Street

Dear Councilor Coughlin:

This Office represents WJG Realty Company the owner of the parcel of land located at 39 Fayette Street Quincy, Ma. and more fully described in attached Exhibit A and Exhibit B provided to us by Purchaser's Attorney, John J. Walker of 775 Pleasant Street, Unit 16, Weymouth, MA 02189.

Recently a Purchase and Sales was entered into between our Clients and Galvin Construction Company, Inc. for the sale of the property in which Galvin Construction proposes to re-develop the property for multi-family residential purposes.

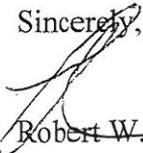
In connection with the sale of the property to Galvin Construction, we are requesting on behalf of our clients that the property be rezoned and removed from the Stop & Shop Supermarket Company Planned Unit Development and be rezoned to Residence C

We are further requesting that this proposed rezoning be introduced at the next City of Quincy Council meeting that is scheduled for November 18, 2013.

Please feel free to contact me if you have any questions.

Thank you,

Sincerely,



Robert W. Harnais, Esq.

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EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

Lot 5 shown on a plan entitled "Plan of Land, Newport Avenue, Quincy, MA - Property Line Plan" dated July 17, 1995 drawn by Yunits Engineering Co., Inc. recorded with Norfolk Registry of Deeds as Plan No. 477 of 1995 in Plan Book 431 and more fully described as follows:

Beginning at a point in the easterly sideline of Farrington Street, at the southwesterly corner of the Lot herein described and on the boundary line with land now or formerly of Seymourian Realty Trust, thence turning and running

N 24°00'00" W by Farrington Street, a distance of 99.99 feet to a point in the easterly sideline of said Farrington Street and on the boundary line with land now or formerly of Dorel Steel Erection Corp.; thence turning and running

N 65°55'34" E a distance of 99.98 feet to a point; thence turning and running

N 24°00'00" W a distance of 25.00 feet to a point; thence turning and running

N 65°55'32" E a distance of 99.98 feet to a stake set in the westerly sideline of Fayette Street; thence turning and running

S 24°00'00" E by Fayette Street, a distance of 270.02 feet to a point in the westerly sideline of Fayette Street; thence turning and running

along a curve to the right forming the junction of Fayette Street and Holbrook Road, having a radius of 15.00 feet, a distance of 23.54 feet to a point in the northerly sideline of Holbrook Road; thence turning and running

S 65°56'05" W by Holbrook Road a distance of 85.00 feet to a point in the northerly sideline of Holbrook Road and on the boundary line with land now or formerly of Dorothy J. Leon, Tres., Holbrook Realty Trust; thence turning and running

N 24°00'00" W a distance of 159.99 feet to a point; thence turning and running

S 65°55'46" W a distance of 99.98 feet to the point of beginning.

