



# City of Quincy, Massachusetts

OFFICE OF THE COUNCIL

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COUNCIL PRESIDENT

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Date: May 14, 2014  
To: All Members of the Quincy City Council  
From: Council President Joseph G. Finn  
Re: Special Permit Granting Authority Meeting  
Monday, May 18, 2015 at 7:20 pm

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The Quincy City Council acting in its capacity as the Special Permit Granting Authority will conduct a meeting on Monday, May 18<sup>th</sup> at 7:20 pm in the City Hall Council Chambers on Council Order 2015 – 086, an application from Quarry Hills Development, LLC for a residential development on 00 Riccitui Drive (Rear).

Please attend this very important meeting

Copy to- All Councillors  
Mayor Thomas P. Koch  
Joseph P. Shea – City Clerk  
James Fatseas – Mayors Chief of Staff  
James Timmins – Solicitor  
Christopher Walker - Communications  
Dennis Harrington - Planning  
Jay Duca – Inspectional Services  
Daniel Raymondi – Public Works  
Edward J. Fleming – Applicant Attorney

Boston Globe  
Patriot Ledger  
Quincy Sun  
Quincy Access Television



**City of Quincy Inspectional Services  
Building Department**

Thomas P. Koch  
Mayor

Jay Duca  
Director

**MEMO**

RECEIVED  
2015 MAY -6 AM 9:35  
CITY CLERK'S OFFICE  
QUINCY, MASS. 02169

DATE: May 6, 2015  
TO: Joseph P. Shea City Clerk  
FROM: Jay Duca Director of Inspectional Services  
RE: **00 Ricciuti Drive (Rear) Residential Development Application for PUD Special Permit**

I have reviewed the application for the above referenced project and I have the following comments:

1. The project will require a Variance from the Zoning Board of Appeals for exceeding the maximum density.
2. The project will require an Order of Conditions from the Quincy Conservation Commission.
3. The project is subject to the Tree Preservation Ordinance. The applicant should contact the Parks and Recreation Director for compliance options. The decision from the Parks and Recreation Director shall be incorporated into any Special Permit Decision.
4. The project is subject to the Affordable Housing Ordinance. The applicant should contact the Affordable Housing Trust Committee (AHTC) for their recommendation. Any recommendation by the AHTC shall be incorporated into any Special Permit Decision.
5. This project will require an independent third party review

Notwithstanding the above comments, I have determined that the application is complete and may be formally accepted by the City.



**FLEMING & FLEMING, P.C.**

*Attorneys at Law*

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May 4, 2015

Mr. Jay Duca  
Department of Inspectional Services  
City of Quincy  
55 Sea Street  
Quincy, MA 02169

**RE: Application for PUD Special Permit**

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**Petitioner: Quarry Hills Development, LLC**  
**Owner: Marian Manor for the Aged and Infirm, Inc.**  
**Premises: 00 Ricciuti Drive (Rear)**

Dear Mr. Duca:

Please be advised that this office represents Quarry Hills Development, LLC regarding its application for a PUD Special Permit, pursuant to Quincy Zoning Ordinance, Title 17, Sections 8.4 & 8.4.6, for the proposed development of a Two Hundred Sixty-Nine (269) Unit residential development with related garage, surface parking, and amenities at the vacant parcel of land identified on the City Assessor's records as 00 Ricciuti Drive (Rear).

In accordance with Section 2(b) of the City Council PUD filing requirements, enclosed please find a complete copy of the PUD submittal for the above-reference application. Kindly advise this office and the City Clerk of your determination regarding the completeness of this filing within ten (10) business days.

If you have any further questions regarding this submittal, please feel free to contact me to discuss same. Thank you.

Very truly yours,



Edward J. Fleming

EJF

Enclosures

cc. Joseph P. Shea, City Clerk  
Councilor Brian Palmucci