



QUINCY PLANNING BOARD
1305 Hancock Street, Quincy, Massachusetts 02169
Tel. (617) 376-1362 FAX (617) 376-1097
TTY/TDD (617) 376-1375



DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, January 9, 2013

The regular meeting of the Quincy Planning Board will be held on Wednesday, January 9, 2013 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock St., Quincy, MA 02169.

The Public is welcome to attend.

AGENDA

7:00 PM Call to Order by Chairman

7:02 PM Vote on minutes of the December 20, 2012 Planning Board meeting

PUBLIC HEARINGS (3):

7:10 PM Public Hearing, Site Plan Review-Special Permit, 302 (-320) Quincy Avenue, Dependable Cleaners, Planning Board Case No. 2012-16

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, January 9, 2013 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 Gary Wyrosdic/Wyrosdic Design & Construction Corporation of 462 Broadway Street, Lynnfield, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, sections 3.1.3 Major Non-Residential Use, 5.1.7 Special Permit Off-Street Parking, 5.2.6 Special Permit Loading Facilities, and 9.4 Special Permits. The proposal includes the construction of a new Laundromat and dry cleaning facility including a dry cleaning plant, along with surface parking areas and related amenities at 302 (-320) Quincy Avenue in a Business B zoning district, as shown on Assessors' Plan No. 2085D / 66X.

7:30 PM Public Hearing, Site Plan Review, 84 West Street, Planning Board Case No. 2012-17

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, January 9, 2013 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 West Street 84 LLC, 288 Grove Street, Braintree, MA for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5. The proposed work site is located at 84 West Street and the proposal is to construct a 9-unit residential development in four separate buildings. The lot is 42,787 square feet and the gross building area is approximately 17,528 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 4029 Lot 56.

**8:00 PM Public Hearing, Definitive Subdivision Application
Proposed Subdivision of Lot 55 and Lot 78 at Marina Bay for Lot 48**

**Land Owner and Applicant: Flagship Marina Bay, LLC,
c/o Redgate Real Estate Advisors: 100 Franklin Street, Boston, MA 02110
Planning Board Case No. 2012-SDIV01**

In accordance with the provisions of Chapter 41, Sections 81T, 81U and 81W of the General Laws, the Quincy Planning Board will hold a public hearing on Wednesday, January 9, 2013 at 8:00 P.M. at the in the new City Council Chambers 2nd Floor Quincy City Hall Annex 1305 Hancock Street, Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, MA for: (i) the approval of the definitive subdivision plan entitled Plan of Land Being a Subdivision of Lot 55 and Lot 78 prepared by Harry R. Feldman, Inc. Land Surveyors and dated October 17, 2012 showing the subdivision of Lots 55 and 78 (such lots being shown on

Land Court Plan Nos. 27744-U and 27744-2) and construction and utility specifications as contained in the plan entitled Boardwalk Residences at Marina Bay Quincy Massachusetts and dated December 19, 2012 and), (ii) the grant of definitive subdivision way status for the subdivided portions of said Lots 55 and 78 and for Lot 48 (such lot being shown on Land Court Plan Nos. 27744-S), and (iii) the rescission of the Quincy Planning Board approval dated September 27, 1989 relating to Victory Road Extension to the extent in force and effect, if at all, and of any and all plans, covenants and conditions related thereto. The foregoing lots (referred to by the Assessor's Office as portions of lot 57 – MPL: 6076C-75-57) are located off Victory Road in Marina Bay, Quincy, MA within the Business C zoning district and shown on Assessors' Plan Nos. 6076 and 6076C:

Lot 48:	6076C-67-48
Lot 55:	6076C-69-55
Lot 78:	Portion of 6076C-75-57

BUSINESS MEETING:

None.

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD