



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
 Director

THOMAS P. KOCH
 Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, March 6, 2013

The regular meeting of the Quincy Planning Board will be held on Wednesday, March 6, 2013 at 7:00 PM, at the Kennedy Center, 440 East Squantum Street, North Quincy, Massachusetts 02171.
 The Public is welcome to attend.

AGENDA

- 7:00 PM** Call to Order by Chairman
- 7:02 PM** Vote on minutes of the February 13, 2013 Planning Board meeting

CONTINUED PUBLIC HEARING:

7:05 PM Public Hearing, “Boardwalk Residences at Marina Bay”, Lots 48, 55, 56, 58 and 78 off Victory Road, Special Permit Site Plan Review, Planning Board Case No. 2012-14

In accordance with the provisions of Chapter 40A, Section 11 of the General Laws, and Title 17 of the Quincy Municipal Code (the “Zoning Code”), the Quincy Planning Board will hold a continued public hearing on Wednesday, March 6, 2013 at 7:05 P.M. at the Kennedy Center, 440 East Squantum Street, North Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, Massachusetts, for: (i) Site Plan Review approval under Section 9.5 of the Zoning Code; (ii) a Special Permit for a Major Nonresidential Use (retail operation, large (5,000-20,000 gross sq. ft.)) under Sections 3.1.3 and 9.4 of the Zoning Code; and (iii) a Special Permit for Off-Street Parking under Sections 5.1.17 and 9.4 of the Zoning Code. The proposal includes the development of a mixed-used complex containing 382 residential units in two buildings, approximately 18,500 square feet of retail space, and other amenities, together with certain site improvements as shown on revised Special Permit Application plans dated January 29, 2013 and filed with the Planning Board located on or adjacent to lots 48, 55, 56, 58 and 78 (also referred to by the Assessors Office as lot 57 – MPL: 6076C-75-57) off Victory Road in Marina Bay, Quincy, Massachusetts, within a Business C Zoning District as shown on Assessors’ Plan Nos. 6076 and 6076C:

<u>Lot 48:</u>	<u>6076C-67-48</u>
<u>Lot 55:</u>	<u>6076C-69-55</u>
<u>Lot 56:</u>	<u>6076C-70-56</u>
<u>Lot 58:</u>	<u>6076-76-58</u>
<u>Lot 78:</u>	<u>Portion of 6076C-75-57</u>

BUSINESS MEETING:

1. Execute Planning Board Decisions – Two (2):
 - 84 West Street, Site Plan Review, **Planning Board Case No. 2012-17**
 - 25 School Street, Wireless Communications Facility, Quincy Center Districts, Special Permit, **Planning Board Case No. 2013-01**
2. Annual Election of Planning Board Officers: Chairman, Vice Chairman, Clerk
3. Land Court Complaint related to 161 Crabtree Road
Planning Board Case No. 2013-ANR01, Memorandum forwarded to City Solicitor
RE: Request for filing at Court a responsive pleading on behalf of the Planning Board
4. Distribution of Departmental and Peer Review Reports re: PUD Special Permit Application from C-Mart for development at 10-40 Hayward Street, **City Council Order 2013-015**
5. Distribution of Plans and Related Information for 150 Bower Road
Planning Board Case No. 2013-03 – Public Hearing to be held April 2013

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD