



**QUINCY PLANNING BOARD**  
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DENNIS E. HARRINGTON  
 Director

THOMAS P. KOCH  
 Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, March 12, 2014**

The regular meeting of the Quincy Planning Board will be held on Wednesday, March 12, 2014 at 7:00 PM, in the new City Council Chambers, 2<sup>nd</sup> 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 February 12, 2014 Planning Board meeting

**7:10 PM Public Hearing, 20 Fort Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-17**

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, March 12, 2014 at 7:10 P.M.** in the new City Council Chambers, 2<sup>nd</sup> Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Austin Realty Proprietorship South, LLC, Steven Austin, Manager, for a Special Permit, Site Plan Review, Finding and Parking Waivers under Quincy Zoning Ordinance Title 17, Sections 5.1.17, 8.1, 8.3, 9.4 and 9.5. The proposed work site is located at **20 Fort Street** and the proposal is to convert the existing 5,679 square foot office building into 14 studio apartments. The lot is 7,344 square feet. The land is within the QCD-10 District and Flood Plain Overlay District and is shown on Assessors' Map 1166 as Pt. Lot 6, Plot 44.

**7:20 PM Public Hearing, 39 (-47) Fayette Street, Site Plan Review, Planning Board Case No. 2014-02**

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, March 12, 2014 at 7:20 P.M.** in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Galvin Development Company for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) for the removal of the existing commercial building at **39 (-47) Fayette Street** and construction of a Twenty-Four (24) unit residential building with surface parking for Fifty-One (51) vehicles and related improvements. The subject property is located within a Residence C zoning district and shown on City of Quincy Assessors' Map No. 6107 / 29 / 5.

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**BUSINESS MEETING:**

1. Annual Election of Planning Board Officers: Chairman, Vice Chairman, Clerk
  2. 600R Crown Colony Drive, Planning Board Case No. 2014-01, Planning Board filing deemed incomplete--awaiting state (MEPA) permitting conclusion
  3. Execute Planning Board Decision:
    - 6-8 Old Colony Avenue, Special Permit-Site Plan Review, Planning Board Case No. 2013-16
- ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD**