



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

THOMAS P. KOCH  
Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, September 11, 2013 at 7:00 P.M.**

The regular meeting of the Quincy Planning Board will be held on Wednesday, September 11, 2013 at 7:00 PM, in the new City Council Chambers, 2<sup>nd</sup> Floor, City Hall, 1305 Hancock Street, 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 July 24, 2013 Planning Board meeting

**7:05 PM BUSINESS MEETING:**

- 1. South Shore YMCA – 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: Applicant’s Request for both minor Site Plan and Building Revisions**
- 2. City Council Order 2013-136, filed September 3, 2013, by Councillor Palmucci: Proposed Quincy Municipal Code amendment, Chapter 17, The Zoning Code, Section 10.0, definition of “Laboratory, research”**
  - **Call for Public Hearing**
- 3. Execute Planning Board Decisions (2):**
  - 178-186 East Howard Street, Special Permit–Site Plan Review, **Planning Board Case No. 2013-08**
  - 1233 Sea Street, Special Permit–Site Plan Review, **Planning Board Case No. 2013-10**

**PUBLIC HEARINGS (2):**

**7:20 PM Public Hearing, 1369 (-1397) Hancock Street, Modification of an Existing Wireless Antenna Facility, Quincy Center Districts Special Permit, Planning Board Case No. 2013-13**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, September 11, 2013 at 7:20 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the Application of Metro PCS, 285 Billerica Road, Chelmsford, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, Sections 6.6 (Wireless Communications Facilities) and 9.4 Special Permits. The Application proposes the modification of an existing wireless antenna facility mounted on the façade and rooftop of the building located at **1369 (-1397) Hancock Street** in the QCZD-10 Zoning District, as shown on Assessors Plan No.1149, Plot 16-A.

**7:35 PM Public Hearing, 54 Berlin Street, Site Plan Review,  
Planning Board Case No. 2013-14**

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, September 11, 2013 at 7:35 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Zhi Yan Gao for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review. The property is located at 54 Berlin Street and the proposal is to construct a new 4 unit, 3 story residential building. The proposed building is approximately 7,584 square feet. The land is within the Industrial A zoning district and is shown on Assessors Map 5100, Lot 73.

**ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD**