



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
 Director

THOMAS P. KOCH
 Mayor

QUINCY PLANNING BOARD MEETING
 Wednesday, November 12, 2014

The regular meeting of the Quincy Planning Board will be held on
 Wednesday, November 12, 2014 at 7:00 PM, in the
 City Council Chambers, 2nd Floor, City Hall,
 1305 Hancock Street, Quincy, Massachusetts 02169
 The Public is welcome to attend.

RECEIVED
 2014 NOV -5 AM 9:56
 CITY CLERKS OFFICE
 QUINCY, MASS. 02169

AGENDA

- 7:00 PM** Call to Order by Chairman
 Vote on minutes of the October 8, 2014 Planning Board meeting

- 7:00 PM** **Public Hearing – 999-1003 Hancock Street – Special Permit/Site Plan Review, Planning Board Case No. 2015-14**
 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, November 12, 2014 at 7:00 P.M. in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Boston Property Development, LLC, 125 Greenleaf Street, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1.1 and Special Permit under Section 5.1.17 (parking waiver). The proposal is to construct a new fifty three (53) unit, 6 story residential building of approximately 16,200 square feet. The property contains 94,277 square feet of land and is located at **999-1003 Hancock Street**. The land is within the Business C zoning district and is shown on Assessors Map 1156, Lots 7 & 8.

- 7:15 PM** **Public Hearing – 225 West Squantum Street** (also known as 117-121 Montclair Avenue), **Special Permit/Site Plan Approval, Planning Board Case No. 2015-15**
 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, November 12, 2014 at 7:15 P.M. in the City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Galvin Development, 245 Willard Street, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1.1 and Special Permit under Section 5.1.17 (parking waiver). The proposal is to remove the existing row of stores and develop a new, mixed use building consisting of approximately 12,903 sq. ft., including approximately 4,301 sq. ft. of commercial

space for low impact business use and nine residential units. The property is located at **225 West Squantum Street (also known as 117 (-121) Montclair Avenue)**, and located with a Business A zoning district and shown on Assessors Map 6144, Lots 26, Plot 47.

7:30 PM Public Hearing -1 Edwin Street – Special Permit/Site Plan Review, Planning Board Case No. 2015-14

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, November 12, 2014 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 Kai W. Lee for Site Plan Review and Special Permit under Quincy Zoning Ordinance Title 17, Section 9.5 and Section 5.1.17. The property contains 11,046 square feet of land and is located at **1 Edwin Street**. The proposal is to construct a new three (3) unit, 3 story residential building of approximately 4,815 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 6024, Lot 21.

7:45 PM Continued Public Hearing – 74 Crescent Street, Planning Board Case No. 2015-08 (Continued from October 8, 2014)

BUSINESS MEETING:

• **Deliberations and Votes-**

1. Deliberations on Special Permit/Site Plan Application as well as proposed conditions related to **999-1003 Hancock Street** –Planning Board Case No. 2015-14
2. Deliberations and vote on Special Permit/Site Plan Review Decision and conditions on **225 West Squantum Street** (also known as 117-121 Montclair Avenue), Special Permit/Site Plan Review, Planning Board Case No. 2015-15
3. Deliberations and vote on Special Permit/Site Plan Review Decision and conditions on **1 Edwin Street** – Special Permit/Site Plan Review, Planning Board Case No. 2015-14
4. Deliberations and vote on Revised Plans for Special Permit/Site Plan Review Decision as well as conditions on **74 Crescent Street**, Planning Board Case No. 2015-08

ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD

This Agenda is Subject to Change Without Notice