



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, November 13, 2013 at 7:00 P.M.

The regular meeting of the Quincy Planning Board will be held on Wednesday, November 13, 2013 at 7:00 PM, in the new City Council Chambers, 2nd Floor, City Hall, 1305 Hancock Street, Quincy, MA 02169.
The Public is welcome to attend.

AGENDA

- 7:00 PM** Call to Order by Chairman
7:05 PM Vote on minutes of the October 9, 2013 Planning Board meeting

PUBLIC HEARINGS:

7:10 PM Public Hearing, 68 Beale Street, Special Permit-Site Plan Review, Planning Board Case No. 2013-15

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 13, 2013 at 7:10 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of 68 Beale Street, LLC, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 Site Plan Review and a Special Permit under Title 17, Section 5.1.17 (off street parking) for the removal of the existing U-Rent-It-Tool commercial building at 68 Beale Street and construction of a Twenty-Two (22) unit residential building with garage parking for Eleven (11) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 22, Plot 2.

7:25 PM Public Hearing, 188 Sea Street, Zamforia Industries, Special Permit, Planning Board Case No. 2013-12

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 13, 2013 at 7:25 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of Jonathan Mendez, Owner of Zamforia Industries for Special Permit under Title 17.5.3.6 for a mural. The proposed mural site is located at 188 Sea Street and the proposal is for a 290 square foot mural. The land is shown on Assessors' Map 1105C as Lot 359 Plot 12 and is zoned Business A.

7:55 PM Public Hearing, 44 Town Hill Street, Site Plan Review, Planning Board Case No. 2013-18

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 13, 2013 at 7:55 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of John J. Farrell, 53 Gilbert Street, Quincy, MA, for Amendment of Site Plan Review Decision (Case No. 2012-06) under Quincy Zoning Ordinance Title 17, Section 9.5 Site Plan Review. The proposed work site is located at 44 Town Hill Street and the proposal is to construct a new three-unit, three-story, approximately 6,200 square foot residential building. The lot is 15,710 square feet. The land is within the Residence B zoning district and is shown on Assessors Map 4023 Lot 9.

8:10 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, November 13, 2013 at 8:10 P.M. in the new City Council Chambers, 2nd 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 Waiver 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.

8:25 PM Public Hearing, 1369 (-1397) Hancock Street, Modification of an Existing Wireless Antenna Facility, Site Plan Review, Planning Board Case No. 2013-19

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, November 13, 2013 at 8:25 P.M. in the new City Council Chambers, 2nd Floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the Application of Bell Atlantic Mobile of Mass. Corp. Ltd. d/b/a Verizon Wireless c/o Gehring & Associates, LLC, Box 98, West Mystic, CT 06388 for Site Plan Review under Quincy Zoning Ordinance Title 17, Sections 6.6 (Wireless Communications Facilities) and 8.3 Quincy Center Districts, and 9.5 Site Plan Review. 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 (Ahold USA - Stop & Shop Offices) in the QCZD-10 Zoning District, as shown on Assessors Plan No.1149, Plot 16-A.

8:45 PM Public Hearing, 6-8 Old Colony Avenue, Special Permit-Site Plan Review, Planning Board Case No. 2013-16

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 13, 2013 at 8:45 P.M. in the 2nd floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of RL Estate Development, LLC, for approval under the Quincy Zoning Ordinance, Site Plan Review under section 17.9.5.1, Special Permit under 17.9.4 and 17.5.1.17 related to parking requirements, for the conversion of an existing Three (3) Family building located at 6-8 Old Colony Avenue, Quincy, into a seven (7) unit residential building with parking for seven (7) vehicles and related improvements. The subject property is located within a Business C zoning district and shown on City of Quincy Assessors' Map No. 5091, Lot 124, Plot 3.

BUSINESS MEETING:

1. Revisions to Planning Board Rules and Regulations, as adopted in December 2011, including but not limited to Site Plan Review Rules and Regulations

2. South Shore YMCA – 79 Coddington Street & related parcels, Planning Board Case No. 2011-05: Site Plan and Building Revisions

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD