QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
Director

THOMAS P. KOCH
Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, September 9, 2015

Regular meeting of the Quincy Planning Board will be held on Wednesday, September 9, 2015 at 7:00 PM.

PLEASE NOTE LOCATION CHANGE:
Meeting will be held at 34 Coddington Street, 1st Floor, Room 121
Quincy, Massachusetts 02169
The Public is welcome to attend.

AGENDA

CITY CLERKS OFFICE
QUINCY, MASS 02169
2015 SEP -4 AM 11:

7:00 PM Call to Order by Chairman
Vote on minutes of the August 12, 2015 Planning Board Meeting

7:05 PM **BUSINESS MEETING:**

7:05 PM **Public Hearing – 1545 (-1557) and 1559 (-1563) Hancock Street and 64 Ross Way – Certificate of Consistency - Planning Board Case No. 2015-CoC-02**

In accordance with the provisions of Chapter 40A, Section 11 MGL and Title 17 of the Quincy Municipal Code and the provisions of the Quincy Center District Urban Revitalization and Development Plan – An Urban Renewal Plan for the Quincy Center Urban Revitalization District, dated May 7, 2007, as amended (the "URDP"), the Quincy Planning Board will hold a public hearing on **Wednesday, September 9, 2015** at **7:05 P.M.** at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Galvcon Development, LLC, for a Certificate of Consistency as defined within the Quincy Zoning Ordinance, Title 17, Section 10 (Definitions) and in accordance with Section 12.02 (3) Section 2 (Overall Redevelopment Strategy) of the URDP and pursuant to Section 8.3 (Quincy Center District/Quincy Center Urban Revitalization District/Urban Renewal Uses). The Application provides for the construction of Two mixed use, six story buildings containing Fifty-Six (56) residential units and 7,500 square feet of commercial space along with Fifty-Eight (58) parking spaces at the properties known as 1545 (-1557) and 1559 (-1563) Hancock Street and 64 Ross Way within the Quincy Center Urban Revitalization District of the URDP, Quincy, MA. The subject property is located within the Urban Revitalization District of the Quincy Center Zoning District – 15, and is more particularly identified shown on City of Quincy

Assessors' Map No. 1147 as Block 17, Lot 1 and Block 18, Lot 2. The Planning Board shall issue a Certificate of Consistency upon finding that the proposed project is consistent with the goals, objectives and requirements as set forth in the URDP.

7:30 PM **Public Hearing - 600R Crown Colony Drive – Site Plan/Special Permit - Planning Board Case No. 2014-01**

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 9, 2015** at **7:30 P.M.** at 34 Coddington Street, 1st Floor, Room 121, Quincy, MA, on the application of Crown Colony Nominee Trust, John J. Flatley, Trustee, for approval under the Quincy Zoning Ordinance, Title 17, Section 9.5 (Site Plan Review) for the construction of Four Hundred Ninety-Two (492) residential units within six buildings, a clubhouse/ maintenance facility, surface and garage parking for Eight Hundred Sixty-One (861) vehicles, and related amenities and improvements on the property at 600R Crown Colony Drive, Crown Colony, Quincy, MA. The subject property is located within an Industrial B zoning district and is shown on City of Quincy Assessors' Map No. 4033 / 38 / 1B4

8:00 PM **Public Hearing - 23 Bailey Street – Site Plan/Special Permit - Planning Board Case No. 2015-41**

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 9, 2015** at **8:00 P.M.** at 34 Coddington Street, 1st Floor, Room 121, Quincy, MA, on the application of Patrick J. Ohlson, 13 Endicott Street, Quincy, MA, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review) for the conversion of a 2 unit residential house to a 3 unit dwelling located at 23 Bailey Street. The subject property is located within the Residential B zoning district and is shown on City of Quincy Assessors' Map No. 1104/28/13.

8:10 PM **Public Hearing - 150 Parkingway– Quincy Center Districts Special Permit/Site Plan Review - Planning Board Case No. 2015-43**

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 9, 2015** at **8:10 P.M.** at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Parkingway Acquisitions, LLC 27 Eliot Street Jamaica Plan, MA 02130, for a Quincy Center Districts Special Permit Site Plan Review under section 17.8.3.6 of the Quincy Zoning Ordinance. The proposed renovation of the existing 26,951 gross square foot (g.s.f.) building includes demolition of the existing exterior façade elements that will be updated as well as interior demolition for the purposes of renovating the space for the re-tenanting associated with Party City retail store located at 150 Parkingway. The subject property is located within the Quincy Center Zoning District-15 as shown on Assessors Map 1147, Parcel 12, Lot 3.

8:15 PM **Public Hearing - 500 Commander Shea Boulevard (Boston Scientific) – Site Plan/Special Permit - Planning Board Case No. 2015-32**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on Wednesday, **September 9, 2015** at **8:15 PM**, at 34 Coddington Street, 1st floor, Room 121, Quincy, MA, on the application of Boston Scientific Corporation, 500 Commander Shea Boulevard, Quincy, Massachusetts, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). Applicant proposes the construction of parking and re-striping of presently paved areas on Lot 44A to meet the parking requirements of the Zoning Code. The new paved areas and restriping will add 182 parking spaces to the existing 266 parking spaces, bringing the total parking spaces to 448 as required for existing buildings located at 500 Commander Shea Boulevard. The subject property is located within the Business B Zoning District and is shown on Assessors Map 6076, Parcel 44A, Lot 68.

8:20 PM **Continued Public Hearing – 143 & 147 Newbury Avenue– Site Plan/Special Permit – Planning Board Case No. 2015-35** (continued from July 15, 2015)
In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will continue its public hearing on the application Oranmore Enterprise, LLC c/o Brenco Construction Co., Inc., 74 Hillsdale Street, Dorchester, MA 02124, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Quincy Zoning Ordinance Title 17, Section 5.1.17 (Parking).

BUSINESS MEETING:

- **New Business – 57R- 65 Cleverly Court, Planning Board Case No. 2015-38**
  Review and Endorse Site Plan/Special Permit Decision.
- **New Business – 118 Old Colony Avenue, 54 & 60 Warren Avenue, Planning Board Case No. 2015-40, Planning Board Case No. 2015-40**
  Review and Endorse Site Plan/Special Permit Decision.
- **New Business** – Quarry Hills II Residential Planned Unit Development - Discussion of Final Peer Review Report and Planning Board Recommendation.
- **New Business** –Execute votes granting James Fatseas authorization to endorse the action of the Quincy Planning Board on plans showing a division of land wherein Planning Board approval is not required under provisions of the Subdivision Control Law (ANR).

- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**

This Agenda is Subject to Change without Notice