



QUINCY PLANNING BOARD
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DENNIS E. HARRINGTON
 Director

THOMAS P. KOCH
 Mayor

QUINCY PLANNING BOARD MEETING
Wednesday, April 24, 2013 at 7:30 P.M.

The regular meeting of the Quincy Planning Board will be held on Wednesday, April 24, 2013 at 7:30 PM, at the Kennedy Center, 440 East Squantum Street, North Quincy, Massachusetts 02171.
 The Public is welcome to attend.

AGENDA

- 7:30 PM Call to Order by Chairman
- 7:32 PM Vote on minutes of the April 10, 2013 Planning Board meeting

CONTINUED PUBLIC HEARING:

7:35 PM Continued Public Hearing, "Boardwalk Residences at Marina Bay", Lots 48, 55, 56, 58 and 78 off Victory Road, Special Permit Site Plan Review, Planning Board Case No. 2012-14

In accordance with the provisions of Chapter 40A, Section 11 of the General Laws, and Title 17 of the Quincy Municipal Code (the "Zoning Code"), the Quincy Planning Board will hold a continued public hearing on Wednesday, April 24, 2013 at 7:35 P.M. at the Kennedy Center, 440 East Squantum Street, North Quincy, Massachusetts, on the application of Flagship Marina Bay, LLC of 333 Victory Road, North Quincy, Massachusetts, for: (i) Site Plan Review approval under Section 9.5 of the Zoning Code; (ii) a Special Permit for a Major Nonresidential Use (retail operation, large (5,000-20,000 gross sq. ft.)) under Sections 3.1.3 and 9.4 of the Zoning Code; and (iii) a Special Permit for Off-Street Parking under Sections 5.1.17 and 9.4 of the Zoning Code. The proposal includes the development of a mixed-used complex containing 382 residential units in two buildings, approximately 18,500 square feet of retail space, and other amenities, together with certain site improvements as shown on revised Special Permit Application plans dated January 29, 2013 and filed with the Planning Board located on or adjacent to lots 48, 55, 56, 58 and 78 (also referred to by the Assessors Office as lot 57 – MPL: 6076C-75-57) off Victory Road in Marina Bay, Quincy, Massachusetts, within a Business C Zoning District as shown on Assessors' Plan Nos. 6076 and 6076C:

<u>Lot 48:</u>	<u>6076C-67-48</u>
<u>Lot 55:</u>	<u>6076C-69-55</u>
<u>Lot 56:</u>	<u>6076C-70-56</u>
<u>Lot 58:</u>	<u>6076-76-58</u>
<u>Lot 78:</u>	<u>Portion of 6076C-75-57</u>

NOTE: Above public hearing was closed as to oral testimony by the Board on March 6, 2013. The record remains open for written comments only from all parties and the public.

Discussion of procedural motions voted and passed by the Planning Board on this matter at the March 6, 2013, Planning Board meeting.

MOTION: by Member Barry that within 10 business days, the Applicant shall submit for the Board's review and approval a progress print of a Recordable plan and narrative document for the proposed vehicular, pedestrian and utility access easement document for Lot 77 (Haul Road).

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

MOTION: by Member Barry that within 10 business days, the Applicant shall submit a revised Stormwater Management Plan, satisfactorily addressing the February 4, 2013 comments of the Board's Peer Reviewer HW Moore.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

MOTION: by Member Barry that within 10 business days, the Applicant shall submit a revised Boat Storage Lot parking plan satisfactorily addressing the February 4, 2013 comments of the Board's Peer Reviewer HW Moore.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

MOTION: by Member Barry that within 10 business days, the Applicant shall submit an approval not required plan to combine Lots 56 and 82 as shown on Sheet 6 of the Definitive Subdivision Plan, and entitled "Plot Plan, Victory Road" into a single development lot. Said combined lot will not be subject to future subdivision as a binding condition of the North Building Site Plan Special Permit issuance.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

MOTION: by Member Barry that within 10 business days, the Applicant shall submit for the Board's review and approval the proposed pedestrian access and public parking easement document and Recordable plan for areas adjacent to Victory Road Extension (areas outside of layout).

SECOND: Member Fay

VOTE: 5-0 MOTION CARRIES

MOTION: by Member Barry that within 10 business days, the Applicant shall submit for legal review, and the Board's review and approval, a draft covenant.

SECOND: Member Adams

VOTE: 5-0 MOTION CARRIES

BUSINESS MEETING:

1. Execute Planning Board Decision:

- 243-245 Willard Street, Site Plan Review, **Planning Board Case No. 2013-04**

ANY OTHER RELATED BUSINESS COMING BEFORE THE BOARD

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