



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

**THOMAS P. KOCH**  
 Mayor

**QUINCY PLANNING BOARD MEETING**  
**Wednesday, January 11, 2012**

The regular meeting of the Quincy Planning Board will be held on Wednesday, January 11, 2012 at 6:30 PM, in the City Council Chambers, City Hall, 2<sup>nd</sup> Fl., 1305 Hancock St., Quincy, MA 02169. The Public is welcome to attend.

**AGENDA**

- 6:30 PM** Call to Order by Chairman
- 6:32 PM** Vote on minutes of the December 14, 2011 Planning Board meeting
- 6:35 PM** **Presentation by Howard/Stein-Hudson Associations**  
**Adams Green Project**  
**Adams Green will be a new, green, bicycle and pedestrian friendly, transit-accessible focal point for downtown Quincy.**
- 7:00 PM** **Presentation by City of Quincy's Peer Reviewer, Beals & Thomas**  
**Moon Island Wind Facility – City of Boston**  
**Proposal to Install One Utility Scale Wind Turbine**  
**Special Permit-Site Plan Review, Planning Board Case No. 2011-03**

**CONTINUED PUBLIC HEARING:**

**7:30 PM Continued Public Hearing, 38-46 Gilmore Street, Site Plan Review and Special Permit, Planning Board Case No. 2011-11**

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 continued public hearing on Wednesday, January 11, 2012 at 7:30 P.M. in the new City Council Chambers, 2nd floor, Quincy City Hall Annex, 1305 Hancock Street, Quincy, Massachusetts, on the application of Gilmore Street 42, LLC, George Lang, 288 Grove Street, Suite 128, Braintree, Massachusetts, for Site Plan Review under sections 17.9.5.1(1) and Special Permit for minor dimensional parking location relief under Sections 17.5.1.17 and 17.9.4 of the Quincy Zoning Ordinance. The legal owner of land is Mr. Edward Fitzgerald, 38-46 Gilmore Street, Quincy, Massachusetts. The proposed work site, of approximately 18,212 square feet, is located at 38-46 Gilmore Street for the construction of two four-unit town house style condominiums with parking under. The proposal includes the removal of the existing single family home and barn. The land is within a Residence C zoning district and is shown on Assessors Map 5079/19/2, 5079/20/B1, 5079/21/C, 5079/22/D.

**PUBLIC HEARING:**

**8:00 PM Public Hearing, 286, 290, & 300 (-306) Washington Street, Special Permit, Planning Board Case No. 2011-12**

In accordance with the provisions of Chapter 40A, Section 11 MGL, the Quincy Planning Board will hold a public hearing on **Wednesday, January 11, 2012 at 8:00 P.M.** in the 2<sup>nd</sup> floor Conference Room, Quincy City Hall Annex, 1305 Hancock Street, Quincy, MA, on the application of South Cove Manor Nursing and Rehabilitation Center, Inc. of 120 Shawmut Avenue, Boston, MA, for a Special Permit under Quincy Zoning Ordinance Title 17, sections 3.1.3 and 9.4. The proposal includes the construction of a new nursing home facility, parking area, and related amenities at **286, 290, & 300 (-306) Washington Street** in a Business B and Residence C zoning district, as shown on Assessors' Plan No., Lot / Plot:

286 Washington Street:	MBLU: 2030/22
290 Washington Street:	MBLU: 2030/37/1
300 (-306) Washington Street:	MBLU: 2030/38/2

**BUSINESS MEETING:** No Agenda items at the time of posting.

**ANY OTHER BUSINESS COMING BEFORE THE BOARD**