



Department of Planning and Community Development
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JAMES J. FATSEAS
Director

THOMAS P. KOCH
Mayor

COMMUNICATION

December 14, 2017

Jennifer Manning, Clerk of Committee
Nicole Crispo, Clerk of Council
Quincy City Council
1305 Hancock Street
Quincy, MA 02169

Re: City Council Order #2017-189 - Amendment to the City of Quincy Zoning Ordinance Title 17, Section 8.0 Special Districts for Planned Unit Development

At an Open Public Meeting held on December 13, 2017 the Quincy Planning Board, with five Members in attendance, held a properly advertised public hearing on Council Order 2017-189 – an amendment to the City of Quincy Zoning Ordinance Title 17, 8.0 Special Districts.

A presentation was made by the City Solicitors Office and public testimony was taken. The public hearing was closed by the Planning Board who then deliberated on the matter before voting unanimously to forward to the City Council a recommendation to approve the proposed amendment to the Planned Unit Development District.

MOTION TO APPROVE: Member Cole Barry
SECOND: Member John Ryan
VOTE: 5-0 in Favor

Please contact me for further information.

Sincerely,

James J. Fatseas
Planning Director

CC: Mayors Office
City Solicitor

Enc.

2018 JAN -3 PM 2:46
CITY CLERKS OFFICE
QUINCY, MASS 02169

CITY OF QUINCY
IN COUNCIL

ORDER NO. 2017-189

ORDERED:

November 20, 2017

BE IT ORDAINED by the City Council that the Quincy Municipal Code is hereby amended as follows:

In Title 17 ZONING, Section 8.4 PLANNED UNIT DEVELOPMENT DISTRICTS is hereby amended as follows:

1. By adding the following subparagraph to Section 8.4.1 Permitted Uses.:
 4. The redevelopment of a Hospital site.
2. By adding the following two sections:

8.4.13 The redevelopment of a site now or formerly serving as a hospital facility shall be permitted as of right, provided only that the redevelopment includes the reuse of existing structures, the construction of new structures and related improvements for the same or similar medical purposes, assisted living, long-term care, senior independent living or residential uses subject to the provisions herein. Such redevelopment shall be subject to site plan review by the Planning Board under Section 9.5, acting as permit granting authority for such redevelopment purposes hereunder. Any residential component shall be subject to the provisions of Section 7.0 relating to affordable housing. Except as provided in this section, any redevelopment shall be subject only to the provisions of Section 8.4.14 in regard to Dimensional, Parking and Loading Requirements.

8.4.14 Dimensional, Parking and Loading Requirements. The following requirements shall be applicable to the redevelopment of a lot under the provisions of this and the previous section.

- | | |
|-------------------------|---|
| • Max Floor Area Ratio | 2.50 |
| • Max Number of Stories | 6 |
| • Open Space | Minimum of 20% of the aggregate land area |

- Off Street Parking:

Residential	1.25 spaces per dwelling unit
Senior Independent Living	1.00 spaces per dwelling unit
Assisted Living	.35 per unit
Skilled Nursing Facilities /Long Term Care	.25 per unit
Institutional	1.00 space/1,000 gsf of building area
Off street loading shall be provided as set forth in Section 5.2.	

PASSED TO BE ORDAINED:

December 18, 2017

ATTEST:



CLERK OF COUNCIL

APPROVED:

December 19, 2017



MAYOR

YEAS Cain, Croall, DiBona, Finn, Harris, Hughes, Laforest, Liang, Palmucci
NAYS Cain, Croall, DiBona, Finn, Harris, Hughes, Laforest, Liang, Palmucci