



City of Quincy Inspectional Services

Zoning Board of Appeals

Kathleen Noonan

Clerk

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Thomas P. Koch

Mayor

Robert Conlon

Director

Location: Quincy City Hall
Boards and Commissions Room
1305 Hancock Street
Quincy, MA 02169

Date: Tuesday, January 10, 2023

Time: 6:00pm

Meeting called to order at 6:01pm by Chairman Martin Aikens
Members Present: Chairman Martin Aikens, Vice-Chairman Brian Radell, Charlie O'Brien, John Himmel, Jeffrey Frankel (5 Members)

OLD BUSINESS:

ZBA-22-82 **ROLAND CENOMERI** for a **SPECIAL PERMIT** to erect a sandwich sign board on the premises numbered **541 WASHINGTON STREET, QUINCY**
Continued from the November 29th hearing date. The Applicant's representative presented plans for the use of their sign board. A motion was made by Brian Radell and seconded to deny the Special Permit.

ZBA-22-85 **ROBERT BENIERS** for a **VARIANCE/FINDING** to demolish the existing structures on multiple properties and construct a 46-unit residential building on the premises numbered **1234-1244 FURNACE BROOK PARKWAY & 211 & 217 COPELAND STREET, QUINCY**
Continued from the November 29th hearing date. Robert Fleming, Esq. submitted a letter requesting a continuance to the January 24, 2023, to hold a neighborhood meeting on the proposal. A motion was made by Charles O'Brien and seconded to grant the Continuance.

NEW BUSINESS:

ZBA-22-86 **DAVID NICOLAR** for a **VARIANCE/FINDING** to construct a second-floor addition and farmer's porch on the premises numbered **9 TAFT STREET, QUINCY**
The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Variance/Finding.

ZBA-22-87 **DAVID NICOLAR** for a **VARIANCE/FINDING** to remove the roof and construct a second-floor addition on the premises numbered **82 PONTIAC ROAD, QUINCY**
The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Variance/Finding.

ZBA-22-91 **MARCO YAN** for a **FINDING** to use the building for childcare purposes on the premises numbered **282 BILLINGS ROAD, QUINCY**
The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Finding.

ZBA-22-96 JOHN GALLIGAN for a **VARIANCE/FINDING** to add a 14'x19' addition to the existing building to create a walk-up quick service ice cream window on the premises numbered **1269 SEA STREET, QUINCY**

The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Variance/Finding.

ZBA-22-98 ANTHONY PASTORE for a **VARIANCE/FINDING** to renovate the unfinished basement to create a sixth unit on the premises numbered **64 THOREAU ROAD, QUINCY**

The Applicant failed to appear for hearing on this case. A motion was made by Brian Radell and seconded to continue the case to February 21, 2023.

ZBA-22-99 XIU LIN for a **SPECIAL PERMIT** to operate a large family daycare on the premises numbered **147 FAYETTE STREET, QUINCY**

The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Special Permit.

ZBA-22-100 PETER LAVIN for a **SPECIAL PERMIT/VARIANCE & SPECIAL PERMIT/FLOOD PLAIN** to demolish the existing single-family homes and construct five (5) new townhouse style homes on the premises numbered **107 & 111 CROSS STREET, QUINCY**

The Applicant's representative presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Special Permit/Variance & Special Permit/Flood Plain.

ZBA-22-103 MARGARET & BRENDAN LOMBARD for a **VARIANCE/FINDING** to connect and elongate the dormers on the right side roof to create a habitable master bedroom suite on the premises numbered **117 DIMMOCK STREET, QUINCY**

The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Variance/Finding.

STR-22-10 QILIAN ZHUO for a **SPECIAL PERMIT** to operate a short-term rental on the premises numbered **456 ADAMS STREET, QUINCY**

The Applicant presented the proposed project plans. A motion was made by Brian Radell and seconded to grant the Special Permit.

Meeting adjourned at 8:03pm

ANY OTHER BUSINESS:

City Clerk

Braintree Planning Board

Commonwealth of MA

Dodge Reports

Milton Planning Board

Randolph Planning Board

Weymouth Planning Board

Fire Chief

Patriot Ledger

Quincy 2000

Water/Sewer Department

MBTA

MDC

Engineer

Quincy Neighborhood Housing Councilors

Traffic & Parking

Public Works

Mayor

City Solicitor

Planning Department