



Department of Planning and Community Development
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THOMAS P. KOCH
 Mayor

JAMES J. FATSEAS
 Planning Director

**Regular meeting of the Quincy Planning Board will be held on
 Wednesday, October 16, 2024 at 6:00 PM.**

**Meeting will be held at Old Town Hall
 1305 Hancock Street, Board and Commissions Room
 Quincy, Massachusetts 02169
 The Public is welcome to attend.**

A copy of the Applicant's plans may be examined on the Planning Department's website at:
[Planning & Community Development \(quincyma.gov\)](http://quincyma.gov/Planning%20&%20Community%20Development)

AGENDA

2024 OCT 16 PM 3:00
 CITY CLERK'S OFFICE
 QUINCY MASS 02169

6:00 PM Call to Order by Chair
 Vote on minutes of the September 18, 2024 regularly scheduled Planning Board Meeting.

6:00 PM AND THEREAFTER:

Continued Public Hearing – 50 Cushing Street – Planning Board Case No. 2024-07

This public hearing shall be conducted to review the application of 50 Cushing LLC, 231 Quincy Street, Brockton, MA 02302 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review). The Applicant proposes to construct two additional three-story townhouse style units to an existing single-family home for a total of three (3) residential units with garage and exterior parking for a total of eight (8) spaces. The proposal will also include professionally designed drainage controls and landscaping. The property contains 7,523± square feet of land and is located at **50 Cushing Street**. The subject property is located within a Business C Zoning District and shown on Assessors Map 5093B, Lots 8, Plot 43.

Continued Public Hearing – 97 Sumner Street – Planning Board Case No. 2024-08

This public hearing shall be conducted to review the application of 97-101 Sumner Street LLC, 11 Stanley Circle, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Section 5.1.17 (Parking Waiver). The Applicant proposes to construct three new residential buildings with a total of five (5) units with garage and exterior parking for a total of thirteen (13) spaces. The proposal will also include professionally designed drainage controls and landscaping. The property contains 15,532± square feet of land and is located at **97 Sumner Street**. The subject property is located within a Residence B Zoning District and shown on Assessors Map 2052, Lot 6.

Continued Public Hearing – 79 Coddington Street – Planning Board Case No. 2024-09

This public hearing shall be conducted to review the application of South Shore Young Men's Christian Association, 79 Coddington Street, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permit under Section 3.1.3 (Major Nonresidential Use). The Applicant proposes to construct a two-story 11,000 square foot addition to the existing building to provide for additional office and gymnastic space. The proposal will also include professionally designed drainage controls. The property contains 416,855± square feet of land and is

located at **79 Coddington Street**. The subject property is located within a Business B Zoning District and shown on Assessors Map 1113, Lot 27.

Public Hearing - Council Order 2024-097 – Amending Chapter 375 Zoning of Creation of a Congregate Over 55 Housing Overlay District

This public hearing shall be conducted to review City Council Order 2024-097 that proposes to amend the Quincy Zoning Ordinance Title 17 Chapter 375 Section 8.0: Special Districts by adding a new section titled, “Section 8.6 – Senior Housing Overlay District”. This proposed amendment is intended to encourage the development of housing opportunities available to senior residents within the City of Quincy. This Senior Housing Overlay District would include the following parcels of land: Assessor’s Map 5049/53/362, 5051/44, 5056/138/366, 5056/152/24, and 5072H/35/790.

Public Hearing – 56-74 & 126 Granite Street – Planning Board Case No. 2024-10

This public hearing shall be conducted to review the application of The Grossman Companies, 859 Willard Street, Suite 501, Quincy, MA 02169 for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 and 8.3.6 (Site Plan Review), and Special Permits under Section 8.3.2.1 , Section 8.3.2.2, and Section 5.1.17. The Applicant proposes the demolition of the one-story commercial building on 56 Granite Street and partial demolition of 74 Granite Street. The applicant proposes the construction of a 3,200 SF commercial space on 56 Granite Street and a seven (7) story mixed-use development on 74 Granite Street. The proposed mixed-use building consists of two hundred fifty-six (256) residential units, one office space, and one retail space. The project would include two levels of structured parking and exterior surface parking for a total of five hundred seventeen (517) parking spaces. The proposal will also include structured exterior space and amenity space for the residents along with professionally designed drainage controls and landscaping. The property contains 225,859± square feet of land and is located at **56-74 & 126 Granite Street**. The subject property is located within a QCZD-15 Zoning District and shown on Assessors Map 1167, Lots 18, Plots 2, and Map 1167, Lots 23, Plots 1.

BUSINESS MEETING:

- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**
This Agenda may be amended in compliance with the Massachusetts Open Meeting Law