



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, May 21, 2025 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://Planning & Community Development (quincyma.gov))

AGENDA

6:00 PM Call to Order by Chair
Vote on minutes of the April 16, 2025 regularly scheduled Planning Board Meeting.

6:00 PM AND THEREAFTER:

Continued Public Hearing – 86 & 92 Willard Street & 135 Robertson Street – Planning Board Case No. 2025-05

This public hearing shall be conducted to review the application of 622 Quarry LLC, 70 Quincy Ave, Quincy, MA 02169, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and 5.1.17 (Parking Waiver). The Applicant proposes the removal of the existing structures and construction of a new five (5) story multifamily building consisting of forty-eight (48) residential units along two levels of structured parking for a total of eighty-four (84) spaces. The proposal will also include professionally designed drainage controls and landscaping. The property contains 34,107± square feet of land and is located at **86 & 92 Willard Street & 135 Robertson Street**. The subject property is located within a Business B Zoning District and shown on Assessors Map 4074, Lots 2, 14, 11, Plot D.

Continued Public Hearing – 18, 24 & 28 Old Colony Avenue – Planning Board Case No. 2025-06

This public hearing shall be conducted to review the application of Wollaston Assets LLC, P.O. Box 2613, Westwood, MA 02090, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and 5.1.17 (Parking Waiver). The Applicant proposes the removal of the existing four-family buildings and construction of a new, sixty-two (62) unit multifamily residential building with two levels of structured parking for ninety-eight (98) vehicles. The proposal will also include structured outdoor deck space for the residents along with professionally designed drainage controls and landscaping. The property contains 30,802± square feet of land and is located at **18, 24 & 28 Old Colony Avenue**. The subject property is located within a Business C Zoning District and shown on Assessors Map 5091, Lots 5, 6, & 7, Plots 122, 121, & 120.

Continued Public Hearing – 38 Old Colony Avenue – Planning Board Case No. 2025-07

This public hearing shall be conducted to review the application of Wollaston Assets LLC, P.O. Box 2613, Westwood, MA 02090, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and 5.1.17 (Parking Waiver). The Applicant proposes the removal of the existing residential buildings and construction of a new twenty-seven (27) unit affordable multifamily

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residential building with structured and exterior parking for a total of eighteen (18) spaces. The property contains 11,303± square feet of land and is located at **38 Old Colony Avenue**. The subject property is located within a Business C Zoning District and shown on Assessors Map 5091, Lot 9, Plots 118.

Public Hearing – 211 Sea Street – Planning Board Case No. 2025-10

This public hearing shall be conducted to review the application of 211-215 Sea Street LLC, 80 Neponset Avenue, Boston, MA 02122, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and 5.1.17 (Parking Waiver). The Applicant proposes the removal of the existing one-story commercial building and the construction of a new three story, eighteen (18) unit multifamily residential building with interior and exterior parking for a total of forty-one (41) spaces. The proposal will also include professionally designed drainage controls and landscaping. The property contains 28,273± square feet of land and is located at **211 Sea Street**. The subject property is located within a Residence B Zoning District and shown on Assessors Map 1096G, Lot 15, Plot 15.

Public Hearing – City Council Order 2025-058 – Special Districts - Expanding “North Quincy Transit Oriented District” and Adding “Crown Colony Transit Oriented District”

This public hearing shall be conducted to review City Council Order 2025-058 that proposes to amend the Quincy Zoning Ordinance Title 17 Chapter 375, Section 8: Special Districts, Subsection 8.5 Transit Oriented Districts. Under this Order, Title 17 Chapter 375 (Zoning) would be amended as follows:

- By adding at the end of 8.5.1.3 the following:
“as expanded by adding the additional land depicted, together with the foregoing land, on a plan of land prepared by Bohler Engineering, dated April 29, 2025, entitled “North Quincy Transit Oriented District” and on file with Quincy City Clerk; and another tract of land to be known as the “Crown Colony Transit Oriented District” and consisting of all of the land depicted as “Crown Colony Transit Oriented District” on a plan of land prepared by Bohler Engineering, dated April 28, 2025, entitled “Plan of Crown Colony Transit Oriented District” and on file with Quincy City Clerk.”
- By modifying Section 8.5.7 and Section 10.0 (Definitions).

BUSINESS MEETING:

- **New Business** – Request for Extension of 2-year time limit on Permit Approval for 46-50 Winter Street, Planning Board Case No. 2023-02.
- **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**
This Agenda may be amended in compliance with the Massachusetts Open Meeting Law