



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, August 6, 2025 at 6:00 PM.**

**Meeting will be held at Old Town Hall
1305 Hancock Street, City Council Chambers
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))

REVISED AGENDA

6:00 PM Call to Order by Chair
Vote on minutes of the June 25, 2025 regularly scheduled Planning Board Meeting.

6:00 PM AND THEREAFTER:

Continued Public Hearing – 80 Clay Street – Planning Board Case No. 2025-11

This public hearing shall be conducted to review the application of AHSC Peabody Developer LLC, 536 Granite Street, Braintree, MA 02184, for Site Plan Review under Quincy Zoning Ordinance Title 17, Section 9.5.1 (Site Plan Review), and Special Permits under Section 5.1.17 (Parking Waiver). The Applicant proposes the construction of a new seven (7) story building behind the QHA Tobin Tower building, consisting of ninety-four (94) affordable one-bedroom residential units with garage parking on the first floor and surface parking for a total of one hundred twelve (112) spaces to be shared with the existing Tobin Tower. The proposal will also include structured exterior space and amenity space for the residents along with professional designed drainage controls and landscaping. The property contains 105,466± square feet of land and is located at **80 Clay Street**. The subject property is located within a Business C Zoning District and shown on Assessors Map 5092, Lots 77, Plots 103.

Public Hearing – 141 School Street – Planning Board Case No. 2025-12

This public hearing shall be conducted to review the application of Heritage Companies, 70 Quincy Avenue, Quincy, MA 02170, 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 construction of four (4) new townhouses consisting of four floors with a two-car garage for a total of nine (9) spaces on the lower level and three levels of living above. The proposal will also include professional designed drainage controls and landscaping. The property contains 7,201± square feet of land and is located at **141 School Street**. The subject property is located within a Quincy Center Zoning District – 10 and shown on Assessors Map 1166, Lots 16.

Public Hearing – 1630 Hancock Street – Planning Board Case No. 2025-CoC-01

This public hearing shall be conducted to review the application of 1630 Hancock, LLC, 55 Seaport Blvd, Boston MA 02210 for Certificate of Consistency under the Quincy Center Urban Revitalization District Plan, as amended, and as defined within the Quincy Zoning Ordinance, Title 17, Section 8.3 (Quincy Center District/Quincy Center Urban Revitalization District/Urban Renewal Uses), 9.3.3 (Planning Board Rules and Regulations), and 10 (Definitions), and in accordance with Section 12.02 (3) Section 2 (Overall

Redevelopment Strategy) of the Quincy Center URDP, as amended. The Applicant proposes the removal of existing building and the construction of a new seven (7) story mixed use building consisting of one hundred fifty (150) residential units and one retail space on the ground level along with two levels of structured parking for one hundred ten (110) vehicles. The proposal will also include exterior space and amenity space for the residents along with professional designed drainage controls and landscaping. The property contains 44,034± square feet of land and is located at **1630 Hancock Street**. The subject property is located within the Quincy Center Zoning District-15 and shown on Assessors Map 1145, Lots 3, Plots 5.

Public Hearing – 12-18 Chestnut Street– Planning Board Case No. 2025-CoC-02

This public hearing shall be conducted to review the application of Quincy Mutual Fire Insurance Co., for Certificate of Consistency under the Quincy Center Urban Revitalization District Plan, as amended, and as defined within the Quincy Zoning Ordinance, Title 17, Section 8.3 (Quincy Center District/Quincy Center Urban Revitalization District/Urban Renewal Uses), 9.3.3 (Planning Board Rules and Regulations), and 10 (Definitions), and in accordance with Section 12.02 (3) Section 2 (Overall Redevelopment Strategy) of the Quincy Center URDP, as amended. The Applicant proposes the demolition of the existing buildings and the construction of a new five (5) story multi-family apartment building consisting of one hundred (100) residential units along with one (1) level of underground parking for one hundred (100) vehicles. The proposal will also include structured exterior space and amenity space for the residents along with professional designed drainage controls and landscaping. The property contains 50,965± square feet of land and is located at **12-18 Chestnut Street**. The subject property is located within Quincy Center Zoning District-15 and shown on Assessors Map 1136, Lots 5, 35 14, 21, 22, 23, & 24, Plot A.

BUSINESS MEETING:

- **New Business** – Determination to endorse Approval Not Required Plan – 91 Hamden Circle – Planning Board Case No. 2025-ANR12
 - **Old Business** –
 - **ANY OTHER RELATED BUSINESS PROPERLY PRESENTED TO THE BOARD**
- This Agenda may be amended in compliance with the Massachusetts Open Meeting Law**