

## **Planning Board Fact Sheet**

As in other cities and towns across Massachusetts, Quincy's Planning Board was created under an act of the Legislature in 1936. This Act allowed the regulations of subdivisions through the adoption of rules and regulations regarding the submission and approval of plans.

In Quincy, the Planning Board approves subdivision plans and issues Special Permits for Site Plan Review for all multi-family or apartment developments in excess of 12 units and all development where the area of any new structure is 15,000 sq. ft. or more excluding single-family homes and related accessory structures. In addition, the Planning Board makes recommendations regarding planned unit developments (PUD), special permits, amendments to the zoning ordinance, and street abandonments.

The Board also acts in an advisory capacity to the Zoning Board of Appeals for Floodplains and Signs. Before making its recommendations or decisions, the Board evaluates many factors including land use plan, housing, economic development, natural resources, open space and recreation, public services and facilities, transportation; and the implementation of the development. The Board may approve plans contingent on certain improvements by the developer.