

**TOWN OF WEYMOUTH
(SEAL)
BOARD OF ZONING APPEALS**

Notice is hereby given of a public hearing of the Board of Zoning Appeals of the Town of Weymouth under MGL Ch. 40A, Sec. 14, of the General Laws and Code of the Town of Weymouth, Chapter 120, Articles 24 & 25 to be held at:

**7:00 P.M.
WEDNESDAY, JANUARY 6, 2016
MC CULLOCH BUILDING
MARY MC ELROY MEETING ROOM
182 GREEN STREET WEYMOUTH, MASSACHUSETTS**

On the following cases:

1. Case #3269 – The petitioner, South Shore Hospital, for property located at **55 Fogg Road**, also shown on the Weymouth Town Atlas Sheet 45, Block 519, Lot 1, located in the Medical Services District, and the Watershed Protection District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-22.13 A	Gross Floor Area in excess of 20,000 ft.
Special Permit; Table 1	Maximum Height
Special Permit; 120-22.13 B	Required off street parking more than one lot

Presently located on the ~700,000 SF lot is the existing main campus of South Shore Hospital, consisting of multiple buildings. The petitioner is proposing to add 2 stories to the existing 3-story Messina Building, a 2-story connector to the existing Pratt Building and new twin emergency generators adjacent to 62 Columbian Street.

2. Case #3270 – The petitioner, Foxrock Properties LLC, for property located at **97 Libbey Industrial Parkway and 7 Performance Drive**, shown on the Weymouth Town Atlas Sheet 33, Block 432, Lot 2, and Sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196	
Variance; 120-74 I	Minimum Required Spaces
Special Permit; Table 1	Maximum Height

Presently located at 97 Libbey Parkway is an existing ~ 101,200 SF building with 321 parking spaces, 7 Performance Drive has 183 parking spaces for use at 97 Libbey Parkway per Variance granted in BZA case #3196, for a total of 504 parking spaces. The petitioner is proposing to separate the 7 Performance Drive parking lot from BZA Case #3196, and construct a 4-story parking garage with 248 parking spaces.

3. Case #3271 – The petitioner, Foxrock Properties LLC, for property located at **7 Performance Drive**, also shown on the Weymouth Town Atlas sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-74 I	Minimum Required Spaces
Variance; 120-51, Table 1	Front Yard Setback
Special Permit; 120-51, Table 1	Maximum Height

Presently located on the property is a 183-space open parking lot for use at 97 Libbey Parkway. The petitioner is proposing to construct a ~80,000 SF, 5-story office building, and a 6-story, 403 space, parking garage.

4. Case #3272 – The petitioner, Foxrock Properties LLC, for property located at **0 Performance Drive and 90 Libbey Parkway**, shown on the Weymouth Town Atlas Sheet 34, Block 433, Lot 16, and Sheet 33, Block 433, Lot 4, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196

Variance;	120-74 I	Minimum Required Spaces
Variance;	120-62	Location on Lot of Structure

Presently 0 Performance Drive is a vacant lot; a ~81,000 SF 2-story building, with 372 parking spaces presently exists at 90 Libbey Parkway. The petitioner seeks to construct a 2-story, 26,000 SF building with 183 new parking spaces at 0 Performance Drive, and retain 349 existing parking spaces at 90 Libbey Parkway, for a total of 532 parking spaces.

5. Case #3273 – The petitioner, Foxrock Properties LLC, for property located at **200 Libbey Parkway**, shown on the Weymouth Town Atlas sheet 34, Block 435, Lot 14, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;	120-74 I	Minimum Required Spaces
Variance;	120-62	Front Yard Landscaping
Special Permit;	120-51, Table 1	Maximum Height

Presently located on the lot is a 2-story building. The petitioner seeks to demolish the existing building and construct a new 120,000 SF 4-story building, a new 6-story, 558 space parking garage, with 60 additional parking spaces at grade.

6. Case #3274 – The petitioner, Steven Trudeau, for property located at **49 Fort Point Road**, shown on the Weymouth Town Atlas sheet 2, block 9, Lot 3, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-38.3 D	Substantial Renovation Within the Floodplain
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Presently located on the ~3956 SF lot within the floodplain, is a ~1208 SF single family dwelling. The petitioner seeks to renovate the interior of the existing dwelling.

Documents for above hearings are available at www.weymouth.ma.us/board-of-zoning-appeals/pages/current-applications-case-history, on file for review at the Planning Dept, 75 Middle St., Weymouth, Monday - Friday between 8:30 A.M. and 4:30 P.M. You may also submit written comments to the above address or call (781) 340-5015 for further information.

Board of Zoning Appeals

To be published in the Weymouth News on Wednesday, December 23, 2015 and Wednesday, December 30, 2015

The Board of Zoning Appeals Account # is 087127