

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number:

3269

Town Clerk Stamp

Submittal Accepted:

Date

Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk:

Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 55 Fogg Road

Assessor's Map Sheet, Block, & Lot: Sheet 45 (Block & lot- see attachment)

Zoning District: MSD & Watershed Protection Overlay District: ---

OWNER OF RECORD (S) (print & sign): South Shore Hospital

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 55 Fogg Rd. Weymouth, MA 02190

Norfolk County Registry of Deeds Book and Page No. Bk 6056 Pg 427 Bk 8824 Pg 340

Or registered in Land Registration Office under Certificate No. n/a

NAME OF APPLICANT (S) (print & sign): Robert Rodak

Applicant's Address: South Shore Hospital 55 Fogg Rd. Weymouth, MA

Contact Information: Email robert_rodak@sshosp.org Phone 781-624-8708

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: David A. Kelly, Esq

Address: 45 Braintree Hill Office Park #302 Braintree MA 02184

Contact Information: Email davidkellyesq@comcast.net Phone 339-927-6084 mobile
781-848-6800 office

NAME OF ENGINEER AND / OR ARCHITECT: TRO/ JB

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Robert Rodak
Applicant/ Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: ☒ Special Permit _____ Variance _____ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

120-22.13A Exceeds 20,000 sf area

Special Permit 120-22.13 A Gross Floor Area in excess of 20,000 feet

Table 1- Exceeds 3 stories or 45 feet

Special Permit Table 1 Height

Special Permit 120-22.13 B required off street parking more than one lot

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

The existing South Shore Hospital main campus is located at 55 Fogg Rd. It consists of multiple buildings, all used for acute hospital care and is approximately 700,000 sf.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Add two stories to the existing three story Messina Building. The new Messina 4 will be shell space; the new Messina 5 will be 24 ICU private patient rooms. There is also a two story connector between Messina and the existing Pratt Building. There will be new twin emergency generators located adjacent to 62 Columbian.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Permitted by 120-22.10 B Hospital Use Permitted

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Yes. There have been numerous approvals from Town Boards and Commissions over the years. See Attached

5. Any other additional information as relevant to the Variance or Special Permit:

Contiguous lots in common ownership for dimensional requirements

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		Hospital	Hospital
Lot Area / Size (Sq. Ft.)	15,000 SF	339,985 SF (55 Fogg) ¹ 21,600 SF (62 Columbian)	No change
Dwelling Units	N/A	N/A	N/A
Frontage (ft.)	60 FT	>> 60 FT (55 Fogg) ±147 FT (62 Columbian)	No change
Lot Width (ft.)	60 FT	>> 60 FT (55 Fogg) ±139 FT (62 Columbian)	No change
Front Yard Setback (ft.)	20 FT	±27 FT (62 Columbian)	No change
Front Yard Setback (ft.) – corner lots	20 FT	±7 FT (55 Fogg) ²	No change
Side Yard Setback (ft.)	10 FT ³	±44 FT (55 Fogg) ±270 FT (62 Columbian)	No change (55 Fogg) ±231 FT (62 Columbian)
Side Yard Setback (ft.)	(see above)	(see above)	(see above)
Rear Yard Setback (ft.)	N/A ³	0 FT (55 Fogg) ±85 FT (62 Columbian)	No change
Height (ft.) & # of Stories	80 FT or 6 stories (with Special Permit)	42.5 FT ⁵ / 4 Stories	78 FT / 6 Stories
Lot Coverage	75% (buildings and pavement)	82% ⁶	82% ⁷
Off-Street Parking Spaces	893 (1space/bed plus 1/2space per each 800 SF, excluding basement storage)	1,080 ⁶	1,078
Off-Street Loading Spaces	Undefined	3 ⁸	No change
Parking Setback	15 FT	±3 FT (55 Fogg) ±6 FT (62 Columbian)	No change
Accessory Structure Setback	(see yard setbacks)	N/A	±6 FT ⁴
Landscaping	25%	18% ⁶	18% ⁷
Floor Area Ratio	N/A	N/A	N/A
Signage			No change
Other:			

1: Taken from Weymouth Assessors database. Hospital base plan mapping shows 346,021 SF for 55 Fogg Road parcel.

2: Setback from Columbian Street property line.

3: Lot 1 (55 Fogg) and Lot 3 (62 Columbian) combined through merger of title. Side and rear setbacks not applicable. Existing 62 Columbian building is ±9 FT from 62 Columbian side lot line. Proposed generator will be ±6 FT from 62 Columbian side lot line.

4: Distance from proposed generator enclosure to 62 Columbian Street side lot line.

5: Excludes penthouse per Section 120-50.

6: Taken from Emerson Building Expansion special permit application.

7: ±650 SF (±0.2%) decrease in landscaped area.

8: Loading spaces provided at 85 Columbian Street.

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Yes. It will continue to be an acute care hospital. The site is appropriate for the specific hospital use in the Medical Services District. See also attached narrative.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No. The design of the addition will blend esthetically with the remainder of the campus architecture. The use is the established hospital use and is not detrimental to established or future character of the neighborhood. See also attached narrative.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No. This addition is being added to the top of an existing three story building. The impact at ground level is minimal. The proposal complies with Ordinance required parking spaces. See also attached narrative.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes. As per plans submitted, all facilities, utilities, and public services are designated for proper operation and in consultation with Town departments. See also attached narrative.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes. Public convenience and welfare are substantially served by the increase of Intensive Care Unit beds and the expansion of the gross floor area of the hospital to serve the public. See also attached narrative.

VARIANCE APPLICATION

To be completed for Variance applications only.

N/A

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Town of Weymouth
Board of Zoning Appeals

ATTACHMENT TO APPLICATION
OF
SOUTH SHORE HOSPITAL

Petitioner's Description and Narrative

Line 4. Previously granted approvals

Since the adoption of the Medical Services District:

Case #	Recording Reference	Date
#2240	Bk 9998 Pg 648	07/21/1993
	Bk 13948 Pg 181	01/07/2000
#2894	Bk 23660 Pg 297	05/11/2006
#2925	Bk 24859 Pg 545	06/01/2007
#3042	Bk 26953 Pg 246	08/03/2009
#3044	Bk 27084 Pg 344	09/24/2009
#3057	Bk 27371 Pg 188	01/08/2010
#3108	Bk 28387 Pg 182	12/13/2010
#3242	Bk 32742 Pg 31	12/03/2014

ATTACHMENT TO
THE APPLICATION TO THE BOARD OF APPEALS

Block Lot

515 - 2
518 - 11
518 - 14
518 - 15
518 - 37
519 - 1
519 - 3
519 - 5 (leased)
520 - 1
520 - 3
520 - 4
520 - 6
520 - 8
520 - 9
520 - 10
520 - 11
520 - 12
520 - 14
521 - 1
521 - 5

**TOWN OF WEYMOUTH
BOARD OF ZONING APPEALS APPLICATION**

TO BE COMPLETED BY STAFF

Case Number: _____

Town Clerk Stamp

Submittal Accepted: _____ Date _____
Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: _____
Signature of Principal Planner or Director

PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT

PROJECT / PROPERTY STREET ADDRESS: 55 Fogg Road

Assessor's Map Sheet, Block, & Lot: Sheet 45 (Block & lot- see attachment)

Zoning District: MSD & Watershed Protection Overlay District: ----

OWNER OF RECORD (S) (print & sign): South Shore Hospital

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 55 Fogg Rd. Weymouth, MA 02190

Norfolk County Registry of Deeds Book and Page No. Bk 6056 Pg 427 Bk 8824 Pg 340

Or registered in Land Registration Office under Certificate No. n/a

NAME OF APPLICANT (S) (print & sign): Robert Rodak

Applicant's Address: South Shore Hospital 55 Fogg Rd. Weymouth, MA

Contact Information: Email robert_rodak@sshosp.org Phone 781-624-8708

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: David A. Kelly, Esq

Address: 45 Braintree Hill Office Park #302 Braintree MA 02184

Contact Information: Email davidkellyesq@comcast.net Phone 339-927-6084 mobile 781-848-6800 office

NAME OF ENGINEER AND / OR ARCHITECT: TRO/ JB

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Robert Rodak
Applicant/ Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: ☒ Special Permit ☐ Variance ☐ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

120-22.13A Exceeds 20,000 sf area

Special Permit 120-22.13 A Gross Floor Area in excess of 20,000 feet

Table 1- Exceeds 3 stories or 45 feet

Special Permit Table 1 Height

Special Permit 120-22.13 B required off street parking more than one lot

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

The existing South Shore Hospital main campus is located at 55 Fogg Rd. It consists of multiple buildings, all used for acute hospital care and is approximately 700,000 sf.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Add two stories to the existing three story Messina Building. The new Messina 4 will be shell space; the new Messina 5 will be 24 ICU private patient rooms. There is also a two story connector between Messina and the existing Pratt Building. There will be new twin emergency generators located adjacent to 62 Columbian.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Permitted by 120-22.10 B Hospital Use Permitted

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Yes. There have been numerous approvals from Town Boards and Commissions over the years. See Attached

5. Any other additional information as relevant to the Variance or Special Permit:

Contiguous lots in common ownership for dimensional requirements

ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use		Hospital	Hospital
Lot Area / Size (Sq. Ft.)	15,000 SF	339,985 SF (55 Fogg) ¹ 21,600 SF (62 Columbian)	No change
Dwelling Units	N/A	N/A	N/A
Frontage (ft.)	60 FT	>> 60 FT (55 Fogg) ±147 FT (62 Columbian)	No change
Lot Width (ft.)	60 FT	>> 60 FT (55 Fogg) ±139 FT (62 Columbian)	No change
Front Yard Setback (ft.)	20 FT	±27 FT (62 Columbian)	No change
Front Yard Setback (ft.) – corner lots	20 FT	±7 FT (55 Fogg) ²	No change
Side Yard Setback (ft.)	10 FT ³	±44 FT (55 Fogg) ±270 FT (62 Columbian)	No change (55 Fogg) ±231 FT (62 Columbian) ⁴
Side Yard Setback (ft.)	(see above)	(see above)	(see above)
Rear Yard Setback (ft.)	N/A ³	0 FT (55 Fogg) ±85 FT (62 Columbian)	No change
Height (ft.) & # of Stories	80 FT or 6 stories (with Special Permit)	42.5 FT ⁵ / 4 Stories	78 FT / 6 Stories
Lot Coverage	75% (buildings and pavement)	82% ⁶	82% ⁷
Off-Street Parking Spaces	893 (1space/bed plus 1/2space per each 800 SF, excluding basement storage)	1,080 ⁶	1,078
Off-Street Loading Spaces	Undefined	3 ⁸	No change
Parking Setback	15 FT	±3 FT (55 Fogg) ±6 FT (62 Columbian)	No change
Accessory Structure Setback	(see yard setbacks)	N/A	±6 FT ⁴
Landscaping	25%	18% ⁶	18% ⁷
Floor Area Ratio	N/A	N/A	N/A
Signage			No change
Other:			

1: Taken from Weymouth Assessors database. Hospital base plan mapping shows 346,021 SF for 55 Fogg Road parcel.

2: Setback from Columbian Street property line.

3: Lot 1 (55 Fogg) and Lot 3 (62 Columbian) combined through merger of title. Side and rear setbacks not applicable. Existing 62 Columbian building is ±9 FT from 62 Columbian side lot line. Proposed generator will be ±6 FT from 62 Columbian side lot line.

4: Distance from proposed generator enclosure to 62 Columbian Street side lot line.

5: Excludes penthouse per Section 120-50.

6: Taken from Emerson Building Expansion special permit application.

7: ±650 SF (±0.2%) decrease in landscaped area.

8: Loading spaces provided at 85 Columbian Street.

SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Yes. It will continue to be an acute care hospital. The site is appropriate for the specific hospital use in the Medical Services District. See also attached narrative.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No. The design of the addition will blend esthetically with the remainder of the campus architecture. The use is the established hospital use and is not detrimental to established or future character of the neighborhood. See also attached narrative.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No. This addition is being added to the top of an existing three story building. The impact at ground level is minimal. The proposal complies with Ordinance required parking spaces. See also attached narrative.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Yes. As per plans submitted, all facilities, utilities, and public services are designated for proper operation and in consultation with Town departments. See also attached narrative.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes. Public convenience and welfare are substantially served by the increase of Intensive Care Unit beds and the expansion of the gross floor area of the hospital to serve the public. See also attached narrative.

VARIANCE APPLICATION

To be completed for Variance applications only.

N/A

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Town of Weymouth
Board of Zoning Appeals

ATTACHMENT TO APPLICATION
OF
SOUTH SHORE HOSPITAL

Petitioner's Description and Narrative

Line 4. Previously granted approvals

Since the adoption of the Medical Services District:

Case #	Recording Reference	Date
#2240	Bk 9998 Pg 648	07/21/1993
	Bk 13948 Pg 181	01/07/2000
#2894	Bk 23660 Pg 297	05/11/2006
#2925	Bk 24859 Pg 545	06/01/2007
#3042	Bk 26953 Pg 246	08/03/2009
#3044	Bk 27084 Pg 344	09/24/2009
#3057	Bk 27371 Pg 188	01/08/2010
#3108	Bk 28387 Pg 182	12/13/2010
#3242	Bk 32742 Pg 31	12/03/2014

ATTACHMENT TO
THE APPLICATION TO THE BOARD OF APPEALS

Block Lot

515 - 2
518 - 11
518 - 14
518 - 15
518 - 37
519 - 1
519 - 3
519 - 5 (leased)
520 - 1
520 - 3
520 - 4
520 - 6
520 - 8
520 - 9
520 - 10
520 - 11
520 - 12
520 - 14
521 - 1
521 - 5

South Shore Hospital
Proposed Patient Bed Expansion to Meet Urgent Community Needs

Executive Summary

South Shore Hospital is pleased to submit the following application for consideration by the Weymouth Board of Zoning Appeals. Our proposed project will profoundly improve the patient experience and further enhance quality of care by replacing our existing 24 ICU beds with 24 new, state-of-the-art ICU patient rooms and adding 24 new, private medical/ surgical patient beds.

The existing 24 ICU beds are located in our Pratt Building on Level 6, and because of the growth of physical plant over the past 20 years, are now farthest away from the Operating Room and Emergency Department from which patients arrive. The Pratt 6 space was contemporary when it was initially constructed in 1978, but is now showing signs of the heavy usage and relentless technology changes that have occurred over the 37 years of its existence.

The 24 new ICU beds would be located in our Messina Building at 55 Fogg Rd. The Messina Building was originally constructed in 2001 and was designed at that time to accommodate two additional floors. We are proposing to now add these two additional floors, for a total of 42,287 square feet of new construction. Although below the Town's threshold on height of 80 feet, it would still be above the 70 foot building code regulation for high rise classification at 77.5 feet.

The proposed addition and subsequent enhancements to the Messina Building will not significantly change the visual or physical impact of the building, nor will it change the character of the surrounding neighborhood. The exterior design of the addition will be as such as to blend in seamlessly with the existing campus architecture. The project will need only minimal relief from municipal zoning regulations both in terms of height and total square foot area.

Another element of this proposed project is the addition of a pair of 800 KW emergency generators to be located immediately adjacent to our 62 Columbian St building. These generators are being added to serve the additional emergency electric load requirements of the Messina addition. They will be screened from view to the Columbian St side. These generators will be exercised twice a month on Thursdays from 5:00 am to 6:00 am, which is consistent with the generator run schedule for our existing generators.

Once the new Messina Addition has been completed and the 24 new ICU beds moved over from Pratt, the renovation of Pratt 6 will occur. This 18,000 sf project will create 24 new Medical

Surgical beds. The exterior of the Pratt Building will require no modifications- all of the work occurs in the interior of the building.

The construction of 24 new ICU beds in Messina and subsequent move from Pratt 6 will not increase the number of patients requiring this service. These patients are already coming to us for care. The 24 new medical surgical beds will also not increase the number of patients seeking care at South Shore Hospital. Despite South Shore's best efforts to manage patient flow and create capacity, current inpatient resources are strained in light of increasing demand. Occupancy rates have remained well above the levels considered optimal for the efficient delivery of care. In addition, space constraints have limited South Shore's ability to add medical/surgical capacity to address this increased demand. The replacement of the current ICU on Pratt 6 with a new unit located in the proposed new Messina Building provides South Shore with a practical, cost effective opportunity to addressing its need for additional medical/ surgical bed capacity. The addition of these beds will enable South Shore Hospital to provide the best possible care to the residents of the region. Therefore the increase in bed count will not adversely affect the traffic and parking at the 55 Fogg Road hospital site.

In terms of how parking at the hospital will be affected by the project, there will only be a permanent reduction of 2 ambulance parking spaces in the vicinity of the new twin emergency generators. These spaces are essentially for South Shore Hospital's own ambulance fleet to wait for calls and can be accommodated by allocating space on the west side of the 62 Columbian Street building for these ambulances.

During the project, The Construction Manager will be utilizing the future Fogg Parking lot site for trailers and laydown area with a minimal effect on our South Lot (adjacent to the Messina Building) as shown on the Site Logistics Plan (included in this application). The valet lot will be reconfigured to allow for stack parking, thus accommodating up to 62 vehicles. In addition, a portion of the 65 Columbian St parking lot will be designated as valet overflow parking, to be used when the main valet lot fills up during the day. This lot can accommodate up to 22 additional vehicles in the lined spaces and more if stacked. This arrangement will be similar to the plan we implemented successfully during our recent Emerson project.

As indicated on the included Site Logistics Plan, we also plan to close off the "cut-through" driveway from Fogg Rd. to the ED walk-in entrance. This area will be dedicated to construction deliveries. Public vehicular traffic will be directed by signage to take the turn at Fogg and Columbian to access the ED entrance from the Fogg Rd driveway. This will essentially separate public and construction vehicular traffic on the site, maintaining safety for the public during the construction project.

The area of the old Cottage Shop (and future parking lot) will be primarily for the contractor's temporary office trailers, selected contractor parking and laydown of materials that cannot be immediately loaded into the building. The majority of the "traffic" across Fogg Rd from this area

to the site will be pedestrian...primarily the workers traversing from the trailers to the jobsite. The existing crosswalk will be relocated to accommodate this pedestrian traffic.

South Shore Hospital's ICU and Patient Bed expansion will benefit our community in a number of ways:

- **Support patients who depend on us.** Over the past decade South Shore Hospital has invested significantly to develop programs and services that deliver high quality care to address our community's most pressing health care needs, such as cardiovascular, maternal/newborn, trauma and cancer care. As a result, an increased number of patients now depend on us for care that is unavailable elsewhere in our region.

South Shore Hospital currently has a total of 378 licensed beds for all types of care. Of these beds only 265 are licensed specifically for the inpatient care of adults who are admitted for medical or surgical conditions, while the average midnight census- a common measurement for a hospital's capacity- is 240 adult medical/surgical patients. This represents an average utilization rate of over 90% of capacity. There have been many instances in the past year where the census has exceeded 400 patients in need of care. When this occurs, patients spend extended time in our emergency department and/or receive care in alternative care environments.

- **Enhance the patient care experience.** Our proposed Messina addition and the development of 24 new ICU patient rooms will be a tremendous improvement over the 38 year old present rooms. The patient and family experience will be greatly enhanced in these modern, up to date facilities.

Our proposed patient bed expansion will help to reduce delays that patients experience in our emergency department when inpatient beds are temporarily unavailable. We recognize our obligation to appropriately care for the people in our communities who make over 85,000 visits to our emergency department each year- and view the addition of inpatient beds as a vital and necessary action to achieve this goal.

- **Stimulate economic growth.** Our proposed ICU and patient bed expansion project also will have an economic benefit to the community and the people of the region. The clinical space created will support at least 94 new jobs. In addition, the \$42 million estimated construction cost the project also will provide more than 90 construction jobs for workers in the region. We also expect that this project will continue the dramatic growth trend in the Hospital's financial contribution to support municipal services in Weymouth. The growth on our campus in recent years has increased our Payment In Lieu Of Taxes(PILOT) to the Town. The PILOT payment has grown since 2008 from, \$49,000 to more than \$700,000 this past year – 1,300%

growth over 7 years. Based on the proposed increase in square footage, this project would increase the PILOT by approximately \$200,000 per year once completed.

Meeting Criteria for Approval

South Shore Hospital respectfully requests that the Weymouth Board of Zoning Appeals approve our ICU and Patient Bed Expansion Project application as the project meets each of the following conditions as set forth in the Weymouth Zoning Code:

- *The specific site is an appropriate location for such use:* The location is permitted for medical use and has been operating as an acute care hospital for 93 years.
- *The use will not be detrimental to the established or future character of the neighborhood or town:* The project will maintain the aesthetic nature of the existing building, simply raising the top of the building by two floors, bringing the total building height to five floors- within current municipal height regulations.
- *There will be no nuisance or serious hazard to vehicles or pedestrians:* The Messina Building expansion project will be designed and implemented with the highest safety standards and all possible measures will be taken to mitigate the impact of construction on the surrounding area.
- *Adequate and appropriate facilities will be provided for proper operation of the proposed use:* Details are in the construction plans.
- *Public convenience and welfare will be substantially served:* Improved access to care and reductions in holding time in Emergency departments across the state is a priority of the Department of Public Health and has clear benefits for people of the community.

SOUTH SHORE HOSPITAL
SOUTH WEYMOUTH, MA
NOVEMBER 13, 2015



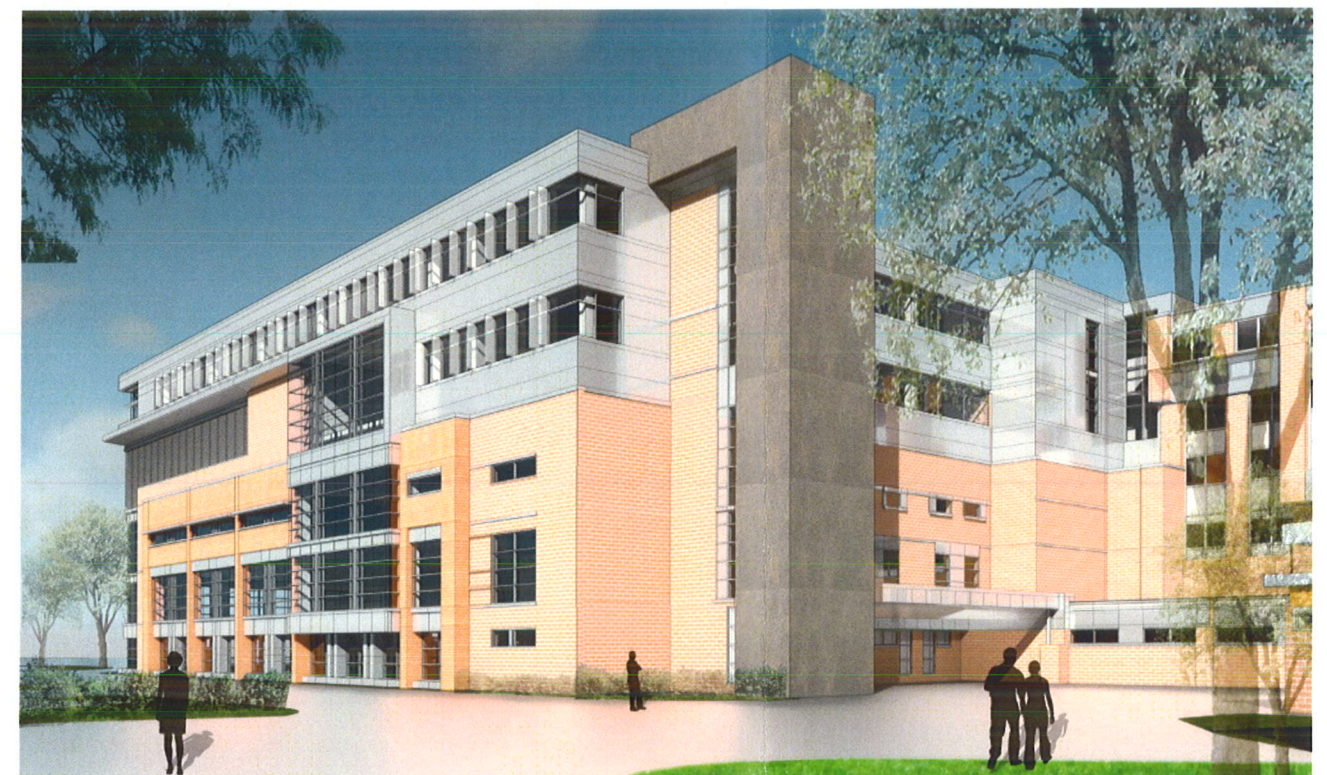
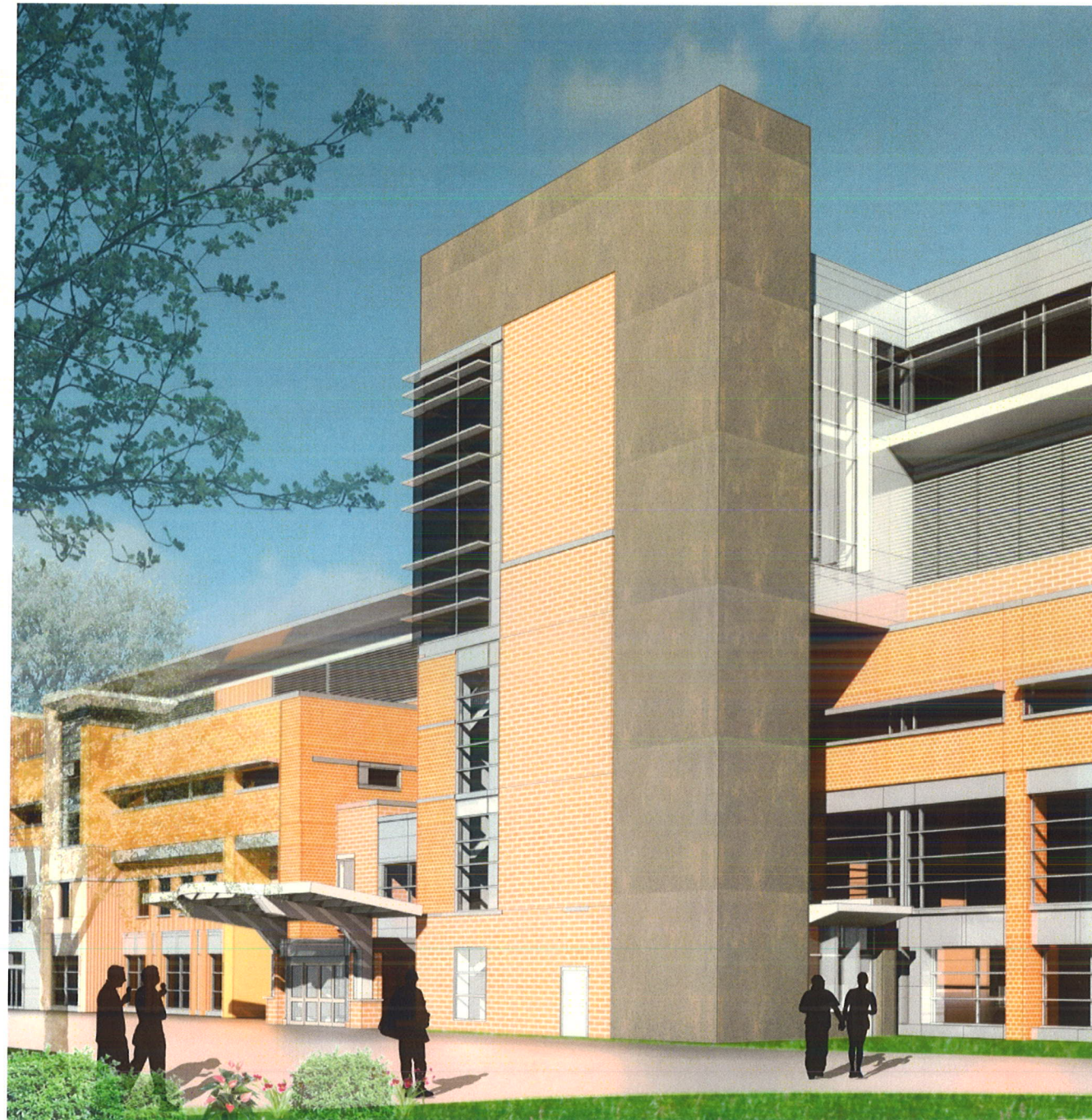
PERSPECTIVE VIEWS



SOUTH SHORE HOSPITAL
SOUTH WEYMOUTH, MA
NOVEMBER 13, 2015



PERSPECTIVE VIEWS



C:\Revit Temp\2015095_SSH_CRITICAL CARE 2016 Central_CS_MMontoni.rvt

NORTH EXTERIOR ELEVATION



- MP-1 METAL PANEL
- BR-1 BRICK
- STN-1 ENGINEERED STONE PANEL
- CW-1 CURTAIN WALL

0 4' 8' 16' 32'

SOUTH EXTERIOR ELEVATION



SOUTH SHORE HOSPITAL

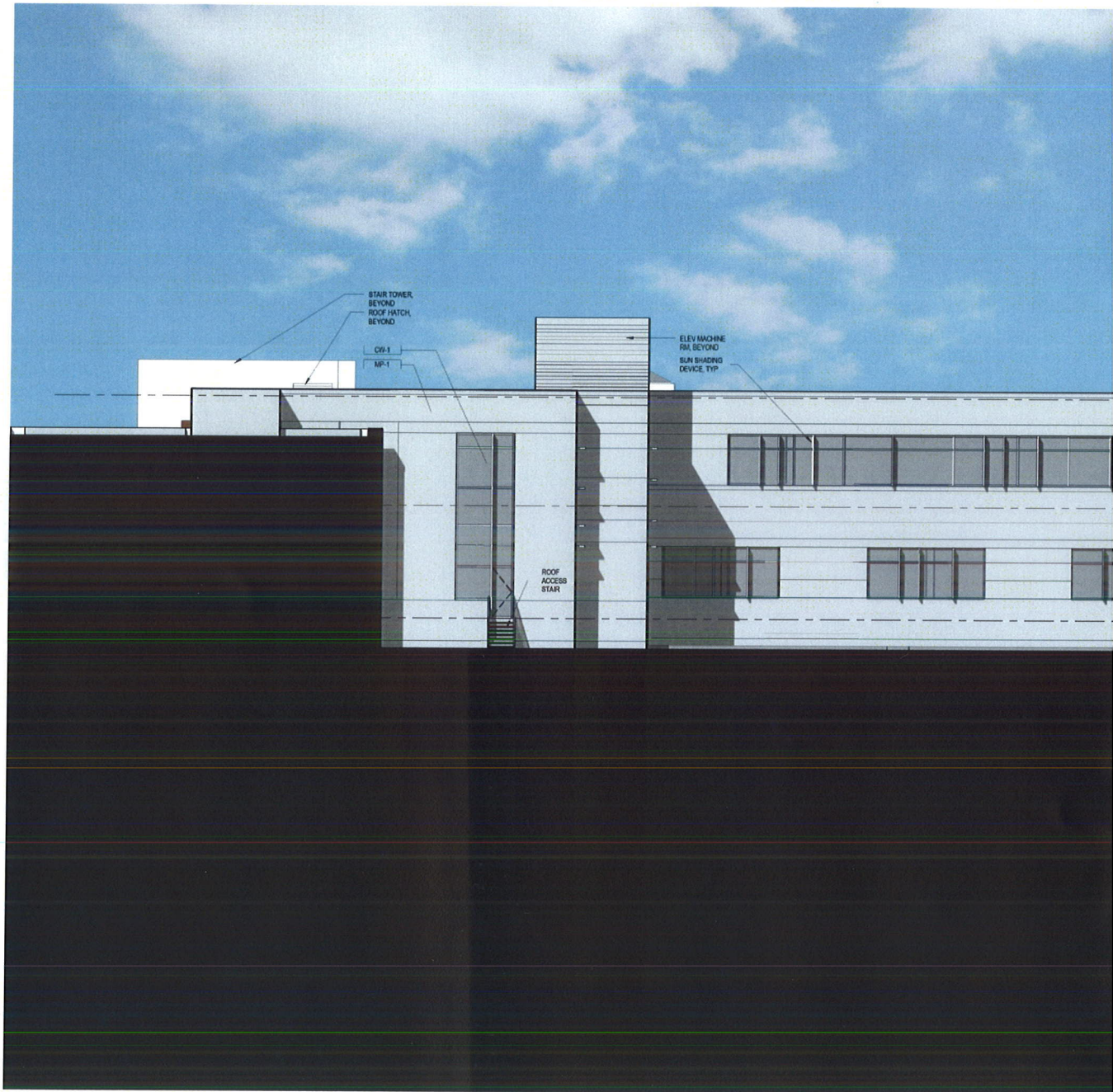
SOUTH WEYMOUTH, MA

NOVEMBER 13, 2015



TRO JB

SOUTH SHORE HOSPITAL
SOUTH WEYMOUTH, MA
NOVEMBER 13, 2015



SOUTH SHORE HOSPITAL

SOUTH WEYMOUTH, MA

NOVEMBER 13, 2015



TRO JB

SOUTH SHORE HOSPITAL - CRITICAL CARE & PRATT 6

SOUTH WEYMOUTH, MA
NOVEMBER 13, 2015

COLOR KEY

- ADMINISTRATION
- BUILDING SUPPORT
- CIRC - VERTICAL
- CIRC ELEV PAT/STAFF
- CIRC ELEV PUB
- ICU SUPPORT
- INTENSIVE CARE
- INTENSIVE CARE-CIRC
- MED/SURG CIRC
- MEP
- WAITING



SOUTH SHORE HOSPITAL - CRITICAL CARE & PRATT 6

SOUTH WEYMOUTH, MA
NOVEMBER 13, 2015

COLOR KEY

- ADMINISTRATION
- BUILDING SUPPORT
- CIRC - VERTICAL
- CIRC ELEV PAT/STAFF
- ICU SUPPORT
- INTENSIVE CARE
- INTENSIVE CARE-CIRC
- MED/SURG
- MED/SURG CIRC
- MED/SURG SUPPORT
- MEP
- WAITING

