

BOARD OF ZONING APPEALS (BZA)
RECORD OF MINUTES AND PROCEEDINGS
Wednesday, March 7, 2018

Members Present: Richard McLeod, Chairman
Kemal Denizkurt
Jonathan Moriarty
Brandon Diem

Not Present: Ed Foley

Also Present: Eric Schneider, Principal Planner
Janet Murray, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:00 p.m. at the McCulloch Building, 182 Green Street and explained the procedures that would be followed to the people present.

New Business:

1. Case #3348 - The petitioner, John M. Arpano, for property located at 190 Lake Shore Drive, also shown on the Weymouth Town Atlas sheet 30, block 341, lot 13, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-40 Extension or change by Special Permit

Presently located on the property is a single-family ~1906 SF dwelling, a partially constructed ~396 SF addition replacing a ~120 SF seasonal room lost in a fire, and a partially constructed open deck wrapping around the addition on three sides. The petitioner seeks relief to complete construction of the addition and the deck.

Mr. Denizkurt made a motion to open the public hearing on Case #3348 and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

Mr. Denizkurt made a motion to waive the reading of the public notice and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

Greg Tanzi of Ross Engineering appeared before the Board with the applicant, John Arpano.

This request is to complete work that was started 15 years ago after a fire.

Mr. Tanzi noted that the building permit for the work expired. He added that Walter McKinnon is the architect.

He noted that there will be a notice of intent filed with the Conservation Commission. The work is considered a redevelopment project as the riverfront area is degraded.

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Mr. Denizkurt asked how much of the construction has already happened.

Mr. Tanzi stated that the structure is framed. He noted that the supports and sonna tubes were salvaged. He continued that the permit was issued 15 years ago but work stopped after about two (2) years because the applicant ran out of money. The project was restarted approximately three (3) years ago.

Mr. Arpano stated that he expects to complete the project by the summer of 2018.

Mr. Schneider stated that there were no other comments from staff.

Mr. McLeod noted that there was no one present from the public.

Mr. Denizkurt made a motion to close the public hearing and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

Mr. Denizkurt made a motion to **APPROVE** the request for a **SPECIAL PERMIT** for Case #3348

SPECIAL PERMIT

1. The specific site is an appropriate location for such a use.
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilizes and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

The motion was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

2. Case #3350 - The petitioner, John Deady, for property located at 958 Commercial Street, also shown on the Weymouth Town Atlas sheet 18, block 189, lot 8 & 17, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance: 120-56 & Table 1 Required 40-foot frontage as follows:
 Lot #1 22.86 feet
 Lot #2 24.00 feet

Special Permit: 120-40 Extension or change to a non-conforming lot: Proposed Lot 3 (site of existing home) is currently nonconforming with only ~95 feet of width at the building line (120 feet required).

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This proposal will reduce the width of the lot at the building line from ~95 feet to ~73.29 feet. Presently located on the property is a single-family dwelling and one-car garage. The petitioner seeks a reduction in the required frontage on Commercial Street for access to two new lots. The existing house is to remain on a third reconfigured lot.

This application was withdrawn.

3. Case #3342 - 75 Finnell Drive (Weymouth Club) Minor Modification to Special Permit.

Gregory Galvin, attorney for the applicant, submitted a letter requesting to increase the size of the outdoor pool (enclosed with a bubble in winter) by about 10 feet and to add seating.

Mr. Denizkurt asked if neighbors were notified of the modifications. Mr. Schneider stated that there were none.

Mr. Denizkurt made a motion to approve the request for minor modifications and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

4. Case #3323 - 4-48 Commercial Street Request to extend previously granted variances for one additional year.

Mr. Delegas submitted a letter dated 3/6/2018 requesting a one-year extension for the approved variances for 4-48 Commercial Street.

Mr. Denizkurt made a motion to approve the request for a one-year extension for the variances for 4-48 Commercial Street and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

OTHER BUSINESS:


Minutes: 1/24/2018

Mr. Moriarty made a motion to approve as corrected the minutes of 1/24/2018 and was seconded by Mr. Denizkurt. **UNANIMOUSLY VOTED.**

Upcoming Meetings - March 21, 2018, April 11, 2018, May 9, 2018

Adjournment

Mr. Denizkurt made a motion to adjourn at 7:45pm and was seconded by Mr. Moriarty. **UNANIMOUSLY VOTED.**

SIGNED:  date: 4-11-18