

BOARD OF ZONING APPEALS (BZA)
RECORD OF MINUTES AND PROCEEDINGS
Wednesday, May 9, 2018

Members Present: Ed Foley, Vice Chairman
Kemal Denizkurt
Jonathan Moriarty
Robert Christian, Alternate Member

Not Present: Richard McLeod, Chairman
Brandon Diem

Also Present: Bob Luongo, Director of Planning
Eric Schneider, Principal Planner
Janet Murray, Recording Secretary

Vice-Chairman Foley 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.

Vice-Chairman Foley informed those present that there were only four (4) members present this evening. If an applicant prefers, he/she may continue the case until the next meeting.

NEW BUSINESS:

1. **Case #3354** - The petitioner, Ryder Properties, LLC, for property located at 660 Broad Street and 18 Filomena Street, also shown on the Weymouth Town Atlas sheet 18, block 249, lot 1 & 29, located in the B-2 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-27 for multifamily (mixed-use) in a B-2 District
Variance: 120-74 required parking spaces

Presently located on the property is a ~12,524 SF brick structure used for automotive service at 660 Broad Street, and a ~11,450 SF concrete block structure used for light manufacturing at 18 Filomena Street. The petitioner seeks relief to demolish both structures and construct one 3+ story mixed use building for residential and retail/office use.

Mr. Galvin, attorney for the applicant, appeared before the Board. He stated that the applicant would prefer to have five (5) members present. He asked to continue this case until the June 6, 2018 meeting.

No testimony was given.

Mr. Moriarty made a motion to continue the public hearing until June 6, 2018 and was seconded by Mr. Denizkurt. **UNANIMOUSLY VOTED.**

2. **Case #3355** - The petitioner, Leonard O'Toole, for property located at 54 Lakewood Road, also shown on the Weymouth Town Atlas sheet 53, block 586, lot 4, 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 of non-conforming structure

Presently located on the property is a single-family dwelling. The petitioner seeks to construct a ~18' x 18' first floor addition and a second-floor dormer, both located at the rear of the existing dwelling.

Mr. Moriarty made a motion to open the public hearing on Case #3355 and was seconded by Mr. Denizkurt. UNANIMOUSLY VOTED.

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

Mr. O'Toole appeared before the Board. He stated that he plans to build an addition to accommodate his elderly father-in-law. The rear deck will be removed. The addition will not further encroach on the side yard setback. He added that this is the best location for the addition.

There are letters of support from Mary Moreland as well as Peter and Lucy McNeill who are both abutters.

Mr. Foley asked if there was anyone present who would like to speak. There was no response.

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

Mr. Foley made a motion to APPROVE the request for a SPECIAL PERMIT for Case #3355.

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.

Mr. Foley added a condition that rear dimensions be added to the plot plan. The motion was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

OTHER BUSINESS:

1. Discussion of Newly Approved Commercial Corridor Overlay Zone
Mr. Schneider and Mr. Luongo reviewed the commercial corridor overlay zone.
2. Minutes: 4/11/2018
A Motion was made by Mr. Moriarty to APPROVE the minutes from 4/11/18 and was seconded by Mr. Denizkurt. UNANIMOUSLY VOTED.
3. Upcoming Meetings-June 6, 2018, June 27, 2018, July 25, 2018, August 15, 2018

Adjournment

A Motion was made at 7:30pm by Mr. Moriarty to adjourn and was seconded by Mr. Denizkurt. UNANIMOUSLY VOTED.

Signature Kent Denizkurt Date 6/6/18