

**BOARD OF ZONING APPEALS (BZA)**  
**RECORD OF MINUTES AND PROCEEDINGS**  
Wednesday, June 6, 2018

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

**Also Present:** Robert Luongo, Director of Planning  
Eric Schneider, Principal Planner  
Janet P. 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 #3354 - Continued from May 9, 2018 (applicant request) 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.

This case has been formally withdrawn.

2. Case #3356 - The petitioner, LT&E Properties, Inc., for property located at 1400, 1404, 1414, 1420, 1430 Main Street also shown on the Weymouth Town Atlas sheet 57, block 626, lots, 3, 9, 10, 11, 12, located in the HT Zoning District, and the Commercial Corridor Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:	120-25.15B	(1) a mixed-use proposal consisting of both a residential and a nonresidential use with the ground floor of the building reserved for retail and/or office use.
-----------------	------------	---

**BOARD OF ZONING APPEALS (BZA)**  
**RECORD OF MINUTES AND PROCEEDINGS**

Wednesday, June 6, 2018

Presently the property consists of 5 contiguous lots, totaling ~126,324 SF (~2.9 acres), with an existing restaurant, a former mixed-use structure, a single-family residence, a former service station/repair shop, and a single-family residence with attached garage. The petitioner seeks to consolidate the 5 lots into one lot, to demolish all structures and construct one 5+ story mixed use building with 153 residential units and ~7,000 SF of retail/commercial space, 115 garaged parking spaces and 85 exterior parking spaces.

Mr. Foley made a motion to open the public hearing on Case #3356 and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

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

Jeffrey Tocchio, Drohan Tocchio & Morgan PC, appeared before the board on behalf of the applicant, LT & E Properties, Inc.

Mr. Tocchio stated that this is a transit-oriented development that falls under the commercial corridor over district along Main Street/Route 18. The property would combine lots from 1400-1430 Main Street. There would be 153 residential units with 107 one-bedroom and 46 two-bedroom units. There would also be 7000 square feet of ground floor retail space. The site is required to have 200 parking spaces. The plans call for 210 spaces.

Ken Hagan, Sheskey Architects, gave an overview of the proposal's floor plans and exterior design.

Gabe Crocker, CHA Consulting, stated that this application does not seek any dimensional waivers. Mr. Crocker reviewed the proposed the dimensions of the building.

Mr. McLeod asked if there was anyone present who would like to speak. There was the following response.

Councilor Michael Smart stated that he would like to see the gas meters shrouded and not placed right on Route 18. He asked for the applicant to provide samples of the material, planking, and paneling.

Charlie Donahue, 1401 Main Street, stated that he is concerned about the traffic that this project will create. He noted that getting out of his driveway is already a challenge. He questioned the height of the building and whether it will cast a shadow on his home. He suggested that the number of stories be reduced.

Mr. Foley made a motion to CONTINUE the public hearing for Case #3356 and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

**BOARD OF ZONING APPEALS (BZA)**  
**RECORD OF MINUTES AND PROCEEDINGS**  
Wednesday, June 6, 2018

**Minutes:** May 9, 2018

A motion was made by Mr. Foley to approve the minutes from May 9, 2018 and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

**Upcoming Meetings** - June 27, 2018, July 25, 2018, and August 15, 2018.

**ADJOURNMENT**

Mr. Foley made a motion to adjourn at 8:30pm and was seconded by Mr. Moriarty. VOTED UNANIMOUSLY.

Approved by: \_\_\_\_\_

Mr. Deniz Kurt, Clerk



6/27/18  
Date