

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

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

January 29, 2020, 7:00 p.m.
McCulloch Building, Mary McElroy Room
182 Green Street, Weymouth, MA 02191

2020 MAY -1 PM 12:36

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

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 #3405** - The petitioner, JS Barry Development LLC, for property located at **1193 Commercial Street** also shown on Weymouth Town Atlas sheet 19, block 249, lot 34, located in the OSD district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-40 Extension to a non-conforming lot
Special Permit - 120-39 Continuation of non-conforming use
Special Permit - 120-37.1B Reuse or surplus public and quasi-public property

The subject property is 28,533 sf with a former 8,343 sf rectory/parsonage. Petitioner seeks to renovate existing building, construct 12 dwelling units & construct an addition to provide a new accessible entrance lobby with an elevator.

Mr. Foley made a motion to open the public hearing on Case #3405 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.

The applicant, John Barry, appeared before the Board along with Michael Rosino, Ember Architects, and Gregory Morse, Morse Engineering.

Mr. Morse reviewed the site plan. He noted that the existing building will be renovated into twelve residential, one-bedroom apartments. An addition is proposed on the right-hand side. This addition would house the accessible entryway into the building with a lobby and elevator.

The parking area will be reconfigured for 1.5 spaces per unit; 18 spaces are required.

Mr. Rosino reviewed the architectural details.

Mr. McLeod asked if the parking spaces will be marked and the lot repaved. Mr. Rosino stated that they will be marked and the lot paved with overlay.

Mr. McLeod asked if there would be access to the property from the church property. Mr. Rosino stated that the only access will be from Commercial Street.

Mr. Barry stated that a berm with vegetation will be constructed to separate this property from the existing church property. The church parking lot will be accessed through three curb cuts on Broad Street.

Mr. McLeod asked about the proposed lighting. Mr. Morse stated that shielded lighting is proposed at the four corners of the lot.

Mr. Schneider submitted the abutter notification list for this case into the record.

Mr. Foley asked if there were cut sheets for the lights. Mr. Rosino stated that he does not have them at this time. He added that the addition will provide enough illumination to meet code but not be overly aggressive.

Mr. Rosino stated that the existing building will be repaired and the masonry repointed. He noted that the addition is designed to be complementary. He added that he will provide additional information on the glass for the lobby that will be located in the addition.

Mr. Barry stated that he will have a 100-year land/lease agreement with the Archdiocese of Boston. He added that there are no plans for affordable units but the rents are proposed to be \$1200 per month.

Mr. Foley stated that he would like to see copies of cut sheets for lights and materials.

Mr. Moriarty noted that the units are very small. He added that he is unimpressed with the architectural design plan.

Mr. Denizkurt asked about proposed signage on Commercial Street. Mr. Barry stated that there is a 32-foot wide access easement. He stated that he would collaborate with Mr. Ryder to create one sign for both properties and indicate that there is no thru access to the church or Commercial Street.

Mr. Barry added that there will be circulation around the existing island.

Mr. Barry stated that cable will be available and he did not envision anything hanging, such as satellite dishes, on the façade of the building or visible from the street

Mr. McLeod asked if the cross will be maintained on the building. Mr. Barry stated that he intends to keep it. He added that the adjacent Ryder property kept insignias and cross.

Mr. Luongo expressed concern about the other buildings located on the church properties. He stated that he did not like the terraced flower plantings on the front of the building. He pointed out that a course or two of the brick could be brought over from the addition to the existing building. He commented that he thinks the dumpster is in the wrong location. He expressed concern about the lighting; the use of wall pack lighting is not a viable option for residential use. The town frowns on their use even in industrial locations.

Mr. Luongo stated that he would like to see this continued to the next meeting in order to work some of these details. He added that he realizes that some of his concerns are not Mr. Barry's responsibility but are part of the larger property in general.

Mr. Foley asked if there has been a neighborhood meeting. Mr. Barry stated that he had not had a meeting.

Mr. Barry stated that he believes that there should be a meeting with himself, Mr. Ryder, and the Planning Department to discuss the issues of concern such as the access point, and lighting.

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

Bob Montgomery Thomas, 20-8 Humphrey Street, spoke before the Board. He noted that he rents from Mr. Ryder but has not spoke to him regarding this proposed project.

Mr. Thomas stated that at 430 SF, these units are more like studios. The cost to rent is \$30 per SF. He added that he currently pays \$15 per SF for a two bedroom.

Mr. Thomas spoke to the need of affordable housing.

Mr. McLeod suggested to Mr. Barry that he reach out to the abutters and the district councilor to meet about this project.

Mr. Foley made a motion to CONTINUE the public hearing until February 19, 2020 and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Other Business

Case #3374 0-50 Commercial Street - Extend Variance(s) granted on 2/19/19 for 6 months.

Mr. Foley made a motion to EXTEND the variance granted on 2/19/19 for 6 months for an additional 6 months and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Minutes: 1/8/2020

Mr. Foley made a motion to ACCEPT the minutes from 1/8/2020 and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Upcoming Meetings: February 19, 2020

ADJOURNMENT

Mr. McLeod made a motion to adjourn at 8:00 p.m. and was seconded by Mr. Moriarty. VOTED UNANIMOUSLY.

Approved by:
Mr. Denizkurt , Clerk



4-29-20

Date