

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

September 30, 2020, 7:00 p.m.

VIRTUAL

Cisco Webex Meeting

Weymouth
Town Office
2020 DEC 29 PM 4:02

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

Also Present: Eric Schneider, Principal Planner
Monica Kennedy, Assistant Planner
Janet P. Murray, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:00 p.m. Cisco Webex Meeting and explained the procedures that would be followed to the people present.

Old Business:

1. **Case #3416** - The petitioner, Wharf Associates LLC, for property located at **44 Wharf Street** also shown on Weymouth Town Atlas sheet 19, block 172, lot 25, located in the I-2 & Historic Mill Overlay (HMOD) Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit	120-25.29	HMOD Special Permit
Special Permit	120-38.3, 38.4, 38.5	Floodplain District Special Permit

The subject property is 155,276 SF parcel of land containing a large commercial warehouse. Petitioner seeks to rehabilitate the existing commercial building into a multifamily residential use for 66 residential units. The petitioner also seeks to replace a removed section with a new building on the rear corner of the site for an additional 18 units. The proposal will include parking for 146 vehicles

Edward Fleming, representative for the applicant stated that they have made a full presentation to the Conservation Commission. The Commission closed the public hearing and indicated that all engineering-related matters have been appropriately addressed. The matter was continued so that the Order of Conditions could be written and mitigation for riverfront changes could be discussed.

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

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 two SPECIAL PERMITs for Case #3416.

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, utilities 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 conditions from the Memorandum from September 30, 2020 from Eric Scheider listing nine conditions will apply:

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

2. **Case #3419** - The petitioner, Larry Antonellis, for property located at **129 Pleasant St.** also shown on Weymouth Town Atlas sheet 45, block 525, lot 2, located in the B-2 & R-1 Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit 120-27 (C) special permit use-multiple dwelling

The subject property is 10,431 SF parcel of land containing a 2-story medical office building being used as a 4-unit office building. Petitioner seeks to convert existing office units to 4 residential apartments.

Mr. Antonellis stated that he has been working with Mr. Schneider and a structural engineer and surveyor.

The plot plan and landscape sketch were viewed on screen by the Board. Mr. Antonellis stated that there is no parking spaces planned to the rear as this will be the location of the dumpster. This area can also be use to plow snow into as needed.

Mr. Schneider asked what will happen to the façade. Mr. Antonellis stated that they plan to put shutters on the windows.

Mr. Antonellis stated that the building will be switched to gas. The meters will be located in the front of the building and be hidden by shrubbery.

Mr. Denizkurt asked about fencing.

Mr. Antonellis stated that he plans to install a low-profile fence to the left of the property where there is a residential property.

Mr. Christian asked about the landscaping. Mr. Antonellis stated that the old-growth shrubs will be removed and replaced with low profile ones.

Mr. Schneider asked if the front yard will be irrigated. Mr. Antonellis agreed to install an irrigation system.

Mr. Luongo asked what type of fence will be installed. Mr. Antonellis stated he planned to go with white vinyl

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

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 #3419.

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, utilities 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 following conditions will apply:

- Comments from Jim McGrath dated September 3, 2020 must be addressed to the satisfaction of Weymouth's Engineering Division.
- Before a certificate of occupancy is issued, parking must be striped and must in conformance with the plan submitted by Peter Hoyt dated September 28, 2020.
- A dumpster is required on the site, although is not shown on the plot plan. It is to be placed at the far rear corner of the property and will be fully screened.
- A lighting plan for the parking lot to be approved by the Director of Planning prior to issuance of a permit.
- The fencing plan will be submitted and approved by the Director of Planning prior to the issuance of a permit.
- Irrigation to the front lawn will be installed prior to the issuance of a permit.

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

New Business:

Case #3421 - The petitioner, John Mento, Mento Corp, for property located at **322-324 Commercial Street** also shown on Weymouth Town Atlas sheet 16, block 152, lot 28, located in the R-1 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

The subject property is 10,511 SF parcel of land which was the site of a two-family dwelling until a fire destroyed the building. Petitioner seeks to rebuild the two-family upon most of the same footprint. There are three corners of the foundation that are slightly setback and the applicant is seeking to square off the indented corners to make the building rectangular.

Other Business

1. **Minutes:** 8/19/2020, 9/9/2020 (if received)

Mr. Moriarty made a motion to approve the minutes from August 19, 2020 and was seconded by Mr. Denizkurt. UNANIMOUSLY VOTED.

2. **Upcoming Meetings:** October 21, 2020

3. ADJOURNMENT

Mr. Moriarty made a motion to adjourn at 7:35 p.m. and was seconded by Mr. Denizkurt. VOTED UNANIMOUSLY.

Approved by:

Mr. Kemal Denizkurt, Clerk



12-10-2020
Date