

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

January 4, 2023, 7:00 p.m.
Weymouth High School - Humanities Center
1 Wildcat Way, Weymouth, MA 02190

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2023 APR -7 AM 10:17

Members Present: Kemal Denizkurt, Chairperson
Jonathan Moriarty, Vice-Chairperson
Brandon Diem, Clerk
Nicole Chin
Not Present: John Lynch, Alternate
Also Present: Eric Schneider, Principal Planner
Monica Kennedy, Assistant Planner
Recording Secretary: Janet P. Murray

Chairperson, Kemal Denizkurt, called the Board of Zoning Appeals meeting to order at 7:00 p.m. in the Weymouth High School - Humanities Center, 1 Wildcat Way, Weymouth, MA 02190, and explained the procedures that would be followed to the people present.

Old Business:

Case #3493 - The petitioner, **Michael Grehan**, for property located at **158 Park Avenue West** also shown on Weymouth Town Atlas sheet 44, block 512, lot 1, located in the B-2 & Watershed Protection Districts. The petitioner is seeking to:

Special Permit	120-27 C	Special Permit Uses by Zoning Board of Appeals- Multiple Dwelling
Special Permit	120-38	Floodplain Special Permit

The subject property is a 33,106 SF parcel of vacant land. Petitioner seeks to construct 12 two-story townhouse-style dwelling units in three buildings.

Mr. Denizkurt stated that the applicant has requested a continuance to the January 25, 2023, meeting.

Mr. Moriarty made a motion to open the public hearing on case **#3493** which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to CONTINUE the public hearing on case **#3493** until January 25, 2023, which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

New Business:

Case #3495 - The petitioner, **Keith & Keerstin Lohnes**, for property located at **68 Gilmore Street**, also shown on Weymouth Town Atlas sheet 10, block 81, lot 15, located in the R-1 District. The petitioner is seeking to:

Special Permit	120-40	Extension or change by special permit
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The subject property is a 3,467 SF parcel of land with a single-family home. Petitioner seeks to add a 12' x 26' front farmer's porch.

Mr. Moriarty made a motion to open the public hearing on **Case #3495** which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to waive the reading of the public notice which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

Mr. Denizkurt explained to the applicants that there were only four members of the Board present this evening and that this application would need a unanimous vote in order to pass. He further explained that they could go forward this evening or continue to the next meeting. The applicants chose to go forward with their application this evening.

Ms. Lohnes stated that the house faces the river and there is currently a concrete patio in front of the house. She is looking to put a porch on the front of the house. She pointed out that the front yard setback is 14.3 feet instead of the required 18 feet. She further noted that the previous owner had an order of taking with the town and what was a sewer easement was paved over by the town which created the non-conformity.

Mr. Lohnes stated that they do not have an architectural plan yet as their architect suggested getting approval to build the porch before designing it.

Ms. Lohnes stated that the porch would have a roof but otherwise would not be enclosed. The stairs would be inset. There will not be a rooftop deck.

Mr. Moriarty asked about the material to be used.

Mr. Lohnes stated that the house has architectural shingles and they would use similar materials to match with pressured treated wood.

The existing concrete pad is 17'x12' and the proposed porch would be 26' x 12'. The porch will replace the patio.

Ms. Lohnes stated that they need to go before the Conservation Commission for further approval. Whether the concrete patio is removed or built over will be determined at that point.

Mr. Denizkurt asked about the dwelling in the rear of the property.

Ms. Lohnes stated that there was a home there but it has been demolished and the foundation has been removed. She added that they park their cars in the driveway on the right side of the house.

Mr. Diem stated that he is concerned about the lack of architectural design presented to the Board.

The proposed porch would be 2.46 feet from the street. There is currently a retaining wall with a fence.

Mr. Lohnes submitted a picture of the existing front yard which was marked Exhibit 1.

Mr. Diem asked about the design of the roof and how it will tie in with the existing house.

Ms. Lohnes stated that they would likely remove the upper deck and start the porch roof from there.

Mr. Schneider suggested that the applicants get letters of support from their neighbors.

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

Mr. Moriarty made a motion to CONTINUE the public hearing on **Case #3495** to January 25, 2023 which was seconded by Mr. Diem. UNANIMOUSLY VOTED.

Other Business

1. Minutes: 10/26/2022, 11/16/2022

Mr. Moriarty made a motion to approve the minutes from 10/26/2022 which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

Mr. Moriarty made a motion to approve the minutes from 11/16/2022 which was seconded by Ms. Chin. UNANIMOUSLY VOTED.

2. Upcoming Meetings: January 25, 2023

3. ADJOURNMENT

Mr. Moriarty made a motion to adjourn at 7:20 p.m. which was seconded by Ms. Chin. VOTED UNANIMOUSLY.

Approved by:  4.5.23
Mr. Diem, Clerk Date