

**BOARD OF ZONING APPEALS  
RECORD OF MINUTES AND PROCEEDINGS  
March 20, 2013**

The Board of Zoning Appeals of the Town of Weymouth held a public hearing on Wednesday, March 20 2013 at 7:00 pm at McCulloch Building, Mary McElroy Meeting Room, 182 Green Street, Weymouth, MA for the purpose of passing on the application of certain persons whose petitions were properly before the Board. Notice of public hearing had been given by mail to the parties in interest of the subject locus and by publication in the Weymouth News.

Present:                        Richard McLeod, Chairman  
                                      Kemal Denizkurt, Clerk  
                                      Chuck Golden  
                                      Jonathan Moriarty  
                                      Rob Stevens, Alternate Member

Not Present:                 Edward Foley, Vice Chairman

Staff:                         Bob Luongo, Principal Planner

Recording Secretary:     Mary Barker

The Chairman called the hearing to order at 7:00 PM and explained the procedures that would be followed to the people present.

**BZA CASE #3183, 0 Greenvale Ave., Public Hearing, (cont.)**

Application of Norman Hassan for property located at 0 Greenvale Ave., also shown on the Weymouth Town Atlas as Sheet 25, Block 335, Lots 28 & 29, located in R-1 zoning district, seeking to combine lots 28 & 20 to provide adequate land and frontage for the construction of a single family residence. Lots 28 & 29 will have a combined total of approximately 8,096 sq. ft..

Members sitting:         Richard McLeod, Chairman  
                                      Edward Foley, Vice Chairman  
                                      Kemal Denizkurt  
                                      Chuck Golden  
                                      Jonathan Moriarty

Bob Luongo reported that the applicant requested a continuance to the May 15, 2013 meeting to give him time to have a survey completed and to present a plan that shows the proposed footprint of the house. A motion was made by Kemal Denizkurt to continue the public hearing to May 15, 2013 and was seconded by Jonathan Moriarty. Unanimously voted.

**BZA CASE #3187-60 Mathewson Drive, Public Hearing**

Application of Kerry Gotell for property located at 60 Mathewson Dr., also shown on the Weymouth Town Atlas as Sheet 34, Block 444, Lot 24, located in I-1 zoning district, seeking to conduct a Boot Camp in one (1) bay.

Members sitting:      Richard McLeod, Chairman  
                                 Kemal Denizkurt  
                                 Chuck Golden  
                                 Jonathan Moriarty  
                                 Rob Stevens, Alt.

The public hearing was reopened. Kelly Gotell appeared again before the board with Ronald Ciccolo, the owner of the building. She has been running a boot camp business out of the one of the bays for 6 months.

Bob Luongo reported that the Health Department completed an inspection of the premises as requested by the board, and they were provided with a copy of the report (Exhibit A). He noted there does not appear to be any issues with the boot camp space. The inspection was done with the closed air system operational and no odors were detected. He noted the Health Department has an issue in principal with mixed-use buildings; however, zoning does allow it. The building owner's business is located in the adjacent space, and the owner would therefore need to be sensitive to the needs of his tenant.

A motion was made by Jonathan Moriarty to close the public hearing; seconded by Chuck Golden and unanimously voted.

**To vote on the of BZA Case No. 3187 to approve a Special Permit to conduct a Boot Camp in one (1) bay**

A motion was made by Chuck Golden to approve the application for a special permit and was seconded by Jonathan Moriarty.

**FINDINGS**

Further, the board finds that:

1. The specific site is an appropriate location for such a use.
2. The use involved will not be detrimental to the established or future character of the neighborhood or town.
3. There will be no nuisance or serious hazard to vehicles or pedestrians.
4. Adequate and appropriate facilities will be provided for the proper operation of the proposed use.
5. The public convenience and welfare will be substantially served.

**DECISION OF THE BOARD** - Due to the above findings, it was unanimously voted to approve a Special Permit.

**Minutes**

A motion was made by Kemal Denizkurt to approve the minutes from the March 6, 2013 meeting; seconded by Jonathan Moriarty and unanimously voted.

**Adjournment**

The next meeting of the Board of Zoning Appeals will be on Wednesday, April 24, 2013. At 7:10 PM, a motion to adjourn the meeting was made by Chuck Golden, seconded by Jonathan Moriarty and unanimously voted.

Approved:

---

Kemal Denizkurt, Clerk

---

Date