

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

The Board of Zoning Appeals of the Town of Weymouth held a public hearing on Wednesday, February 20, 2013 at 7:15 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: Edward Foley, Vice Chairman
 Jonathan Moriarty
 Robin Moroz, Alternate Member
 Brandon Diem, Alternate Member

Not Present: Richard McLeod, Chairman
 Kemal Denizkurt, Clerk
 Chuck Golden

Staff: Bob Luongo, Principal Planner

Recording Secretary: Mary Barker

The Vice Chairman called the hearing to order at 7:15 PM and explained the procedures that would be followed to the people present. A motion was made to take Minutes out of order by Robin Moroz, seconded by Brandon Diem and unanimously voted.

Minutes

A motion was made by Robin Moroz to approve the minutes from the February 6, 2013 meeting, Case # 3183, 3184, 3185 and 3180; seconded by Brandon Diem and unanimously voted.

At 7:50 PM, Jonathan Moriarty arrived.

A motion was made to open the public hearing and waive the reading of the legal advertisement, and was seconded and unanimously voted.

BZA CASE #3186–75 Finnell Drive, Public Hearing,

Application of Weymouth Club, Inc. for property located at 75 Finnell Dr., also shown on the Weymouth Town Atlas as Sheet 36, Block 452, Lot 5, located in an I-1 zoning district, seeking to add approximately 650 sq. ft. of office and conference space in an alcove at the south side of the building above the entrance to the mechanical room.

Members sitting: Edward Foley, Vice Chairman
 Jonathan Moriarty
 Brandon Diem
 Robin Moroz

Attorney Gregory Galvin, with offices at 775 Pleasant Street, Weymouth, appeared with owner Steve Goldman. The plan is to construct office space for the two owners who are currently working out of a closet, and running meetings in the cafeteria. The office space will be in the area above the mechanical room and Atty. Galvin outlined it on the drawings. The proposed space will include two small offices with conference space between them. It is not designed to increase membership, nor adding space for the members. Since it will not affect the membership, no additional parking is required. Vice Chairman Foley asked if there is any intent to lease the space. Mr. Goldman responded no. There are other offices about the conference space and these are used by their Marketing department. Vice Chairman Foley asked if the proposed plan will stay within the current footprint. Atty. Galvin responded that it will come out, but it will be above the parking grade and there is room to drive under it. It will not be above parking spaces, nor take any parking away from members. Brandon Diem asked if the cladding for the new construction will be the same as the rest of the building. Atty. Galvin responded that it will blend with the rest of the building.

Abutter Kenneth Bechis, 46 Waterford Drive addressed the application for himself and other residents of Waterford Drive and asked if the applicant could consider reducing the amount of illumination spilling into their yards from the parking lot. The lights on poles in the lot are not shielded and he provided photographs taken of his property. Bob Luongo and Vice Chairman Foley responded that the staff could address this concern. Mr. Goldman responded that he will contact his electrician to make the necessary changes to the lighting to alleviate the spillage. He has no problem having new lights installed with shields.

Bob Luongo reported that the application was routed to the various departments and reviewed the comments.

A motion was made by Jonathan Moriarty to close the public hearing, seconded by Robin Moroz and unanimously voted.

To vote on the of BZA Case No. 3186 to approve a Special Permit to add approximately 650 sq. ft. of office and conference space in an alcove at the south side of the building above the entrance to the mechanical room.

A motion was made by Vice Chairman Foley 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. The use will not increase membership.
3. There will be no nuisance or serious hazard to vehicles or pedestrians. There will be no need to add additional parking.
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 to add approximately 650 sq. ft. of office and conference space in an alcove at the south side of the building above the entrance to the mechanical room and it was noted that the applicant has agreed to satisfy the abutter's request to shield lighting in the parking lot. Exterior lighting shall be shielded or reflected so that the light source is not visible from any residential dwelling.

Other Business

BZA CASE #3157– 1090 Washington Street

Bob Luongo reminded the board that this application was approved in a prior meeting however, the material on the barn is metal siding and the plans approved by the Board called for wood siding placed over the metal. The plans that were submitted to the Building Department do not include wood siding. The builder indicates the design would have affected water integrity. He urged the board members to go by and look at it and they can discuss at the next meeting.

Adjournment

The next meeting of the Board of Zoning Appeals will be on Wednesday, March 6, 2013. At 8:00 PM, there being no further business, a motion to adjourn the meeting was made by Jonathan Moriarty, seconded by Robin Moroz and unanimously voted.

Approved:

Richard McLeod, Chairman

Date