

**BOARD OF ZONING APPEALS
MINUTES AND RECORD OF PROCEEDINGS
Wednesday, March 19, 2014**

Present: Kemal Denizkurt, Acting Chairman
Chuck Golden
Jonathan Moriarty
Rob Stevens, Alternate Member

Absent: Richard McLeod, Chairman
Edward Foley, Vice Chairman

Also Present: Abby McCabe, Principal Planner
Lee Hultin, Recording Secretary

Acting Chairman Kemal Denizkurt called the Board of Zoning Appeals meeting to order at 7:15 p.m. at the McCulloch Building in Mary McElroy Meeting Room at 182 Green Street in Weymouth.

BZA Case #3221 – 85 Park Avenue – Public Hearing (Continued from 01/29/14)

Application of Anthony Merlino for property at 85 Park Avenue, also shown on the Weymouth Town Atlas Sheet 45, Block 494, Lot 9, located in a R-1 (Residential, Low Density/Single Family) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance: Relief of 13,874 SF from the 25,000 SF minimum lot area requirements for the 1 (11,124 provided) (Table 1 – schedule of District Regulations).

Variance: Relief of 12,874 SF from the 25,000 SF minimum lot area requirements for lot 2 (11,124 SF provided) (Table 1 – Schedule of District Regulations).

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

The petitioner is proposing to subdivide the existing lot into two (each 11,124 SF) to create a buildable lot to construct a 1,850 SF single-family dwelling in the rear that will front on the unnamed private way as shown on the submitted plan.

Johnathan Moriarty made a motion to re-open the public hearing on Case #3221 85 Park Avenue and was seconded by Chuck Golden. VOTED UNANIMOUSLY 3-0.

Johnathan Moriarty made a motion to waive the reading of the published advertisement on Case #3221-85 Park Avenue and was seconded by Chuck Golden. VOTED UNANIMOUSLY 3-0.

Appearing before the Board was Attorney Greg Galvin representing the applicant. Attorney Galvin stated that the applicant has terminated the purchase and sales agreement with the seller and would like to withdraw the variance application without prejudice.

Chuck Golden made a motion to accept the withdrawal without prejudice on Case #3221 and was seconded by Johnathan Moriarty. VOTED UNANIMOUSLY 3-0.

BZA Case #3225 – 186 Main Street, Public Hearing – Discussion and deliberation on a public hearing closed on 2/19/214 (Continued from 2/19/14 and 3/5/14)

The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Storage in a roofed structure (Article VII, Section 120-24D)

Presently located on the premises is a vacant 35,500 SF office building. The petitioner is proposing to redevelop the site for a self-storage facility in two phases. The first phase proposes to demolish the existing building to construct a 21,950 SF building for the storage of 502 units of self-storage, fourteen (14) off-street parking spaces, drainage improvements and other associated site work. Phase two will consist of the construction of 2,400 building to the south of the main storage building.

Members sitting: Richard McLeod, Chairman (Absent)
 Edward Foley, Vice Chairman (Absent)
 Chuck Golden
 Jonathan Moriarty
 Rob Stevens, Alternate Member

This is a Special Permit application to demolish the old Massachusetts Electric building and construct a new Castle Self-Storage. The building will be three stories and have a glass façade with metallic panels. The foot print of the new building is 21,950 SF. There will be 119 units on the 1st floor and 164 units on the second floor and 219 units on the third floor for a total of 502 units.

The Chairman stated that due to the lack of sitting board members present this case will need to be continued to the next meeting because only three members are present and the special permit application requires four affirmative votes in order for the application to be granted.

Chuck Golden made a motion to continue this to the April 2, 2014 meeting and was seconded by Johnathan Moriarty. VOTED UNANIMOUSLY 3-0.

APPROVAL OF PRIOR MINUTES

A motion was made by Chuck Golden to accept the minutes of February 19, 2014 and was seconded by Johnathan Moriarty. VOTED UNANIMOUSLY.

A motion was made by Chuck Golden to accept the minutes of March 5, 2014 as amended and was seconded by Johnathan Moriarty. VOTED UNANIMOUSLY.

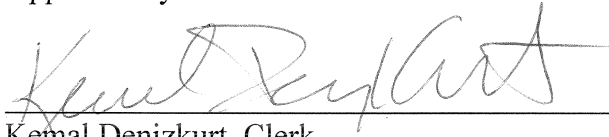
ADJOURNMENT

Chuck Golden made a motion to adjourn at 7:19 p.m. and was seconded by Johnathan Moriarty. VOTED UNANIMOUSLY.

Respectfully submitted by,

Lee Hultin
Recording Secretary

Approved by:


Kemal Denizkurt, Clerk

4/2/14
Date