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October 12, 2022

Via In-Hand Delivery

Jonathan Moriarty, Acting Chair
Board of Zoning Appeals
Town of Weymouth
75 Middle Street
Weymouth, MA 02189

Re: Application for Special Permit for McDonald Keohane Funeral Home
Applicant: McDonald Keohane Funeral Home, Inc.

Dear Chair Moriarty and Members:

As you know, this office represents McDonald Keohane Funeral Home, Inc. ("McDonald Keohane") in connection with its application for Special Permit (Case No. 3473) for the alteration/extension of the existing Licensed Funeral Establishment for the properties at 809 Main Street, 19 Cypress Street, and 0 Cypress Street, in Weymouth, Massachusetts.

Since the last public hearing in September, McDonald Keohane and its project team have modified the project based on comments received from the Board and neighbors, as reflected in the material submitted herewith. McDonald Keohane and its project team believe that the project modifications and materials submitted herewith improve the project and affirmatively address the comments and concerns voiced at the last hearing. Specifically, the proposed project has been modified from the plans presented and reviewed at the September hearing in order to:

- Eliminate the patio and shift the parking lot east away from Cypress Street and to the westerly side of the chapel;
- Reduce the number of parking spaces within the R-1 from 31 to only 17 (14 parking spaces in R-1 eliminated), which is accomplished by:
 - Eliminating all proposed R-1 parking spaces along the southerly lot line (7 spaces eliminated);
 - Moving the closest parking space within the R-1 to over 72 linear feet from the lot line of 143 Columbian Street; and

- Eliminating 4 spaces in the southerly R-1 portion of the lot that faced west (adjacent to 151 Columbian Street), resulting in elimination of paving and parking in the entire southwest corner;
- Site the 8-foot-tall cedar fence in an arc along the southwest corner, plant canopy trees and fifteen (15) Green Giant Western Arborvitae interior to the fence, and retain the entire southwest corner that is outside of the solid cedar fence in its current state with existing trees and vegetation to be preserved;
- Shift parking out of the R-1 to the northerly portion of the site by:
 - Adding 9 spaces to the north of the funeral home – all within the MS District; and
 - Eliminating spaces within the southerly portion of the site as outlined above;
- Move the garage an additional 15± feet away from Cypress Street and toward Main Street and reduce the garage in height by 4± feet;
- Eliminate nearly 4,000 square feet of pavement and hard surfaces within the R-1; and
- Relocate the 100-year emergency overflow to the front of the site toward Main Street rather than the rear facing toward Cypress Street.

Enclosed for filing, please the following materials:

1. Updated Site Plans for Chapel Addition, Crocker Design Group;
2. Updated Landscape Plans, Hawk Design, Inc.;
3. Updated Architectural Renderings and Floorplan Exhibit, DJSA Architecture;
4. Updated Stormwater Report, Crocker Design Group; and
5. Supplemental Transportation Impact Assessment, Vanasse & Associates, Inc.

Electronic copies of the above documents will be provided separately. We look forward to appearing before the Board to review the modifications and improvements to the proposed project. Thank you for your attention to this matter.

Very truly yours



Jeffery A. Tocchio, Esq.
Drohan Tocchio & Morgan, P.C.

Enclosure(s)