

**TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION**

**TO BE COMPLETED BY STAFF**

*Town Clerk Stamp*

Case Number: \_\_\_\_\_

Submittal Accepted: \_\_\_\_\_ Date \_\_\_\_\_  
*Signature of Planning Dept. Staff for minimal requirements*

Determined to be complete and may now be filed with Town Clerk: \_\_\_\_\_  
*Signature of Principal Planner or Director*

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

**PROJECT / PROPERTY STREET ADDRESS:** 1197 & 1215 Washington Street

Assessor's Map Sheet, Block, & Lot: Sheet 35, Block 447, Lots 1 and 3

Zoning District: HT, B-1, R-1 Overlay District: CCOD

**OWNER OF RECORD (S) (print & sign):** Carin Marie Murley *Carin Marie Murley*  
(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: c/o Carin M. Gosselin, 203 Cross Street, Norwell, MA 02061

Norfolk County Registry of Deeds Book and Page No. 10319 / 447

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME OF APPLICANT (S) (print & sign):** Elksy Development, LLC

Applicant's Address: 180 Canton Avenue, Milton, MA 02186

Contact Information: Email TGBroderick@AOL.com Phone 617-281-1833

Check if you are an: owner(s) ☐ lessee(s) ☐ optionee (s) ☒

**NAME & AFFILIATION OF REPRESENTATIVE:** Jeffery A Tocchio, Esq., Drohan Tocchio & Morgan, PC

Address: 175 Derby Street, Suite 30, Hingham, MA 02043

Contact Information: Email jtocchio@dtm-law.com Phone 781-749-7200

**NAME OF ENGINEER AND / OR ARCHITECT:** Gabe Crocker, Crocker Design Group

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

*Jeffery A. Tocchio, Counsel for Elksy Development, LLC*  
Applicant / Petitioner - Date (sign & print)

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**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

**PROJECT / PROPERTY STREET ADDRESS:** 1197 & 1215 Washington Street

Assessor's Map Sheet, Block, & Lot: Sheet 35, Block 447, Lots 1 and 3

Zoning District: HT, B-1, R-1 Overlay District: CCOD

**OWNER OF RECORD (S) (print & sign):** Weymouth Lodge 2232; Benevolent and Protective Order of Elks of the United States of America, Incorporated  
(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: 1197 Washington Street, Weymouth, MA 02189

Norfolk County Registry of Deeds Book and Page No. 4127 / 307

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME OF APPLICANT (S) (print & sign):** Elksy Development, LLC

Applicant's Address: 180 Canton Avenue, Milton, MA 02186

Contact Information: Email TGBroderick@AOL.com Phone 617-281-1833

Check if you are an: owner(s) ☐ lessee(s) ☐ optionee (s) ☒

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I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

*Jeffery A. Tocchio counsel for Elksy Development, LLC, Applicant/Petitioner*  
*Kimberly Kohn Esq., Attorney for Owner*  
Owner \_\_\_\_\_  
Applicant / Petitioner - Date (sign & print) \_\_\_\_\_  
Weymouth Zoning Board Application, Revised November 2014

## NATURE OF REQUEST

Application is for:  X  Special Permit \_\_\_\_\_ Variance \_\_\_\_\_ Other: \_\_\_\_\_

**Applicable Section of Zoning Ordinance** (specify Section (s) of the Zoning Ordinance from which relief is sought):

The Applicant seeks a Special Permit under Section 120-25.15 B(1) of the Zoning Ordinance to construct a mixed-use independent senior living facility at the properties.

*The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of plan to accurately advertise the application before the Board.*

## PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Please see attached Supplement.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Please see attached Supplement.

3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Please see attached Supplement.

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).

Please see attached Supplement.

5. Any other additional information as relevant to the Variance or Special Permit:

Please see attached Supplement.



## ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing (Map 35, Block 447, Lot 1)	Existing (Map 35, Block 447, Lot 1)	Proposed
Use		Multi-Family Residential	Private Club / Lodge	Mixed-Use Senior Living Facility
Lot Area / Size (Sq. Ft.)	30,000 s.f.	11,415 s.f.	198,041 s.f.	209,456 s.f.
Dwelling Units		4	N/A	147
Frontage (ft.)	N/A	87' (Washington St) 169' (Pleasant St)	352' (Washington St) 405' (Pleasant St)	439' (Washington St) 574' (Pleasant St)
Lot Width (ft.)	N/A	N/A	N/A	N/A
Front Yard Setback (ft.)	Min: 25'	5.3' (Washington St)	52' (Washington St)	55.5' (Washington St)
Front Yard Setback (ft.)	Min: 25'	21.1' (Pleasant St)	109' (Pleasant St)	85.6' (Pleasant St)
Side Yard Setback (ft.)	10 ft. (min.) 20 ft. ("no build")	4.7' (to west)	119' (to west)	20' (to west)
Side Yard Setback (ft.)	10 ft. (min.) 20 ft. ("no build")	59' (to south)	313' (to south)	99' (to south)
Rear Yard Setback (ft.)	15 ft. (min.)	N/A	N/A	N/A
Height (ft.) & # of Stories	3 stories / 40' 3 Stories / 35' max w/in 45' of res use	2 stories / <40'	2 stories / <40'	3 stories / ≤40' 3 Stories / <35' max w/in 45' of res use
Lot Coverage	75%	68.4%	62.4%	60.1%
Building Coverage	60%	26.3%	6.4%	26.3%
Off-Street Parking	Unlisted Requirement	8± spaces	247± spaces	133 spaces
Off-Street Loading	N/A	N/A	N/A	1 delivery driveway with loading dock
Parking Setback	5 ft. along frontage 20 ft. buffer (existing res.)	5± ft. along Pleasant St frontage	0' to Washington St 23' ft. to Pleasant St 8' Buffer (abutting residential use)	20' to Washington St 5' ft. to Pleasant St 20' Buffer (abutting residential use)
Accessory Structure	N/A	N/A	N/A	N/A
Landscaping	15% min. open space	31.6% open space	37.6% open space	39.8% open space
Floor Area Ratio	0.50 (max.)	0.27±	N/A	0.50
Signage				
Other:				

## SPECIAL PERMIT APPLICATION

To be completed for Special Permit Applications only.

### SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The Special Permit Granting Authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Please see attached Supplement.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

Please see attached Supplement.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

Please see attached Supplement.

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Please see attached Supplement.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Please see attached Supplement.

**SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS**

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use  
(Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")**

To be completed by Applicants applying for a Special Permit under Section 120-40 Only.

**EXTENSION OR CHANGE FINDINGS OF FACT:**

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

Please see attached Supplement.

2. Indicate how long the nonconforming aspects of the structure have been in existence:

Please see attached Supplement.

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

Please see attached Supplement.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

Please see attached Supplement.

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

Please see attached Supplement.

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

Please see attached Supplement.



## VARIANCE APPLICATION

To be completed for Variance applications only.

### VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.

Not applicable.

2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.

Not applicable.

3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.

Not applicable.

4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

Not applicable.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

**SUPPLEMENT TO APPLICATION FOR SPECIAL PERMIT  
1197 & 1215 Washington Street**

**APPLICANT'S DESCRIPTION AND NARRATIVE:**

- 1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):**

The subject property consists of 4.81± acres of land, with 440± linear feet of frontage on the southerly side of Washington Street (Route 53) and 575± linear feet of frontage on the westerly side of Pleasant Street (hereinafter, the "Property"). The Property is comprised of two (2) currently developed parcels – 1197 Washington Street and 1215 Washington Street. The Property is located in the Highway Transition (HT), Limited Business (B-1), and Residential (R-1) zoning districts, as well as the Commercial Corridor Overlay District (CCOD) – Low-Density Subzone.

The property presently known as 1197 Washington Street contains 4.65± acres, and is known for its use as the Elks Local Lodge Weymouth #2232. The property is improved with a three-story, 22,750± square foot building, constructed in 1960, as well as an accessory concession stand building. The existing site has two (2) curb openings on Washington Street (Route 53) and one curb opening on Pleasant Street. There are expansive parking areas with 247± total parking spaces. The site relies entirely on sheet flow drainage toward the wetlands with no stormwater capture, treatment nor recharge occurring at the site today.

The property presently known as 1215 Washington Street contains 0.28± acres, and is improved with a 2,485± square foot dwelling initially constructed in 1878 and later converted to use as a multi-unit residential apartment building, and a detached garage with apartment unit above. The multi-unit building is nonconforming with the required front yard depth of 30 feet to both streets; being setback only 5.3± feet from Washington Street and 21± feet from Pleasant



Street. Additionally, the garage with apartment unit is nonconforming with the required side yard depth; being only 4.7± feet from the westerly side lot line. The property has separate curb openings on Washington Street (Route 53) and Pleasant Street, with 8± off-street parking within the driveway areas.

**2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):**

The Applicant seeks to redevelop the property to (i) demolish the existing buildings and structures at the Property, and (ii) construct a 3-story, mixed-use building containing 147 independent senior living units, consisting of 5 studios, 122 one-bedroom and 20 two-bedroom units, together with a significant component of commercial services exceeding 25% of the ground floor of the building. The commercial services on the ground floor of the building are for use by and for the residents of the senior living facility and include a pub, theater, salon, dining facilities, commercial kitchen, commercial laundry space, various administrative offices related to service jobs created by the senior living facility, as well as a chapel and activity area for residents. A sizeable exterior courtyard and onsite walking path and recreational facilities are also proposed for use by residents.

The Applicant proposes to remove the existing driveways at the 1215 Washington Street property, as well as easterly Washington Street driveway on the 1197 Washington Street property, and provide access to the site via two newly-constructed full access driveways, one on Washington Street (Route 53) and another on Pleasant Street, in the approximate location of the existing access drives to the site. The main entrance to the senior living facility will be via Washington Street, with a looped access drive and covered drop-off area. A total of 133 parking spaces, including

five (5) handicap accessible spaces, are proposed on site for residents, visitors and employees.<sup>1</sup> A loading dock and delivery driveway are proposed in proximity to the Pleasant Street access drive. Additionally, as recommended by the Department of Planning and Community Development, a new sidewalk spanning the entire perimeter of the site along Washington Street and Pleasant Street is proposed.

The proposed project will modernize the site infrastructure and provide full compliance with the MA Stormwater Management Standards. This will include new deep sump hooded catch basins, water quality units and subsurface stormwater detention/infiltration systems. The modernized site will (i) result in less total impervious area on the site compared to existing conditions, (ii) promote on-site stormwater recharge, (iii) improve water quality discharge toward the wetlands, and (iv) reduce both peak rates and volumes of runoff.

The proposed site improvements provide extensive buffering to neighboring properties. Extensive plantings are proposed along the westerly property line, as well as throughout the extensive open space at the Property. Dark-sky compliant, shielded LED site lighting is proposed for the site.

**3. Such a use is permitted by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).**

Such proposed use is permitted by Special Permit under Article VIIB – Commercial Corridor Overlay District, Section 120-25.15 B(1) of the Zoning Ordinance.

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<sup>1</sup> As the parking requirement for senior living is unlisted under the Zoning Ordinance, the Applicant has requested a determination that the 133 onsite parking spaces will be adequate for the senior living use from the Inspector of Building, pursuant to Section 120-74(R) of the Zoning Ordinance.

**4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions).**

The Applicant is not aware of previously granted approvals for the existing multi-unit apartment building, originally constructed in 1878, at 1215 Washington Street, or for the Elks Lodge #2232, constructed in 1960, at 1197 Washington Street.

**5. Any other additional information as relevant to the Variance or Special Permit.**

The proposed independent senior living facility provides critically needed senior housing options for the Town of Weymouth, and is consistent with the housing needs and goals identified in the Weymouth Housing Production Plan (HPP). As observed in the HPP, the highest concentration of housing demand in Weymouth is for senior housing options. This is in part because of the significant increase in the population of adults over 65 in the community, which is anticipated to reach up to 45 percent of all households in Weymouth by 2030. This projected trend in householder age suggests an increased demand for smaller units, empty-nester housing, and units with supportive services. The HPP concludes that Weymouth's existing housing stock is not necessarily well suited to serve this specific population, and that improvements and modernizations will be particularly necessary within its rental housing inventory.

Additionally, the proposed independent senior living project is consistent with the housing vision and five-year goals of the HPP. The expressed goals of the HPP include: (1) encouraging the development of a mix of housing types appropriate for an aging population, including service enriched housing, and continue to provide resources and support for those long-time senior homeowners who choose to age in place; and (2) recognizing and addressing the unique housing quality, suitability, and service needs of seniors and residents with physical, cognitive, and mental



disabilities. Moreover, the creation of alternative housing options for the increasing senior population will create turnover opportunities for younger families to purchase the existing single-family housing stock within Weymouth, thus conferring the economic benefits of homeownership to rising generations of Weymouth residents.

## **SPECIAL PERMIT APPLICATION**

### **SPECIAL PERMIT FINDINGS OF FACT**

#### **1. Is the specific site an appropriate location for such use? Please explain.**

Yes. The Property is located at the intersection of Washington Street (Route 53) and Pleasant Street within the Commercial Corridor Overlay District – Low-Density Subzone. The property at 1197 Washington Street is presently operated as the Elks Lodge #2232 and the 1215 Washington Street is used for multi-family housing. The proposed redevelopment consolidates that two lots into a single 4.81± acres lot, with over 440± linear feet of frontage on the southerly side of Washington Street (Route 53) and 575± linear feet of frontage on the westerly side of Pleasant Street. The proposed project is in keeping with the intent of the Commercial Corridor Overlay District by redeveloping the existing underutilized properties with a mix of independent senior living units and associated commercial services/facilities within a 3-story building that complies with all dimensional requirements of the Low-Density Commercial Corridor Subzone.

The project is proposed to contain 147 independent senior living units, consisting of 5 studios, 122 one-bedroom and 20 two-bedroom units. The commercial services for the residents of the senior living facility include a pub, theater, salon, dining facilities, commercial kitchen, commercial laundry space, various administrative offices related to service jobs created by the senior living facility, as well as a chapel and activity area for residents. A sizeable outdoor courtyard located interior to the site, and onsite walking path and recreational facilities are also proposed for use by residents.

Access to the site will be via two newly-constructed full access driveways, one on Washington Street (Route 53) and another on Pleasant Street, in the approximate location of the existing access drives to the site. A total of 133 parking spaces are proposed on site for residents,

visitors and employees. The proposed project will modernize the site infrastructure and provide full compliance with the MA Stormwater Management Standards. This will include new deep sump hooded catch basins, water quality units and subsurface stormwater detention/infiltration systems. The modernized site will (i) result in less total impervious area on the site compared to existing conditions, (ii) promote on-site stormwater recharge, (iii) improve water quality discharge toward the wetlands, and (iv) reduce both peak rates and volumes of runoff. The proposed site improvements also provide extensive buffering to neighboring properties, as well as dark-sky compliant, shielded LED site lighting.

**2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.**

No. The redevelopment of the Property will not be detrimental or adversely affect the character of the neighborhood or Town as: (1) the independent senior living facility is appropriate for the corner of Washington Street (Route 53) and Pleasant Street, within the Low-Density Commercial Corridor Subzone, and is compatible with the character of the surrounding area; (2) the redevelopment of the site is to a state-of-the-art structure, which incorporates many of the design and architectural recommendations expressed throughout the CCOD; (3) the proposed independent senior living project is consistent with the housing vision and five-year goals of the HPP and provides much needed senior, empty-nester housing units with supportive services. Appropriate screening/buffering is provided to abutting residential uses. Additionally, the proposed project will decrease the amount of impervious area onsite. Finally, the proposed redevelopment will eliminate existing dimensional nonconformities associated with the 1215 Washington Street buildings, and construct a “pocket park” at the corner of Washington and Pleasant Street.



**3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.**

No. The project site has extensive frontage along both Washington Street (Route 53) and Pleasant Street. The Applicant proposes to remove the existing driveways at the 1215 Washington Street driveway, and the easterly Washington Street driveway on the 1197 Washington Street property, and to provide access to the site via two full access driveways, one on Washington Street (Route 53) and another on Pleasant Street, in the approximate location of the existing access drives to the site. The Applicant proposes to upgrade the parking areas and circulation to include 133 parking spaces on site, including five (5) handicap accessible spaces. As recommended by the Department of Planning and Community Development, a new sidewalk around the entire perimeter of the site along Washington Street and Pleasant Street are proposed. The project site has been designed in accordance with applicable standards for vehicular and pedestrian access and circulation. A comprehensive Traffic Assessment, prepared by Ron Müller, P.E. and Kirsten Braun, P.E., of Ron Müller & Associates (“RMA”), is submitted herewith, and will be reviewed by the Town’s Traffic Engineer. MassDOT District 6 will review on behalf of the Commonwealth.

**4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.**

Yes. Domestic water, fire protection, sewer, gas, electric, and telecommunications services are all available to the site, and new services will be installed to serve the proposed building. Electric vehicle charging stations will be installed on site as well as adequate bike racks as required in Section 120-25.21 of the CCOD ordinance.

Additionally, the proposed independent senior living facility includes a pub, theater, salon, dining facilities, commercial kitchen, commercial laundry space, administrative offices, as well as

a chapel and activity area for residents. A sizeable outdoor courtyard located interior to the site, and onsite walking path and recreational facilities are also proposed for use by residents. Upgraded stormwater measures are being proposed that will significantly improve what currently exists onsite and will serve to better protect the adjacent areas and resources. Appropriate screening/buffering is provided to abutting residential uses.

**5. Will the public convenience and welfare be substantially serviced with this proposal?**

**Please explain.**

The public convenience and welfare will be substantially served by the proposed project as it will redevelop the site into a modern independent senior living facility. The proposed independent senior living facility provides critically needed senior housing options for the Town of Weymouth, and is consistent with the housing needs and goals identified in the Weymouth Housing Production Plan (HPP). As observed in the HPP, the highest concentration of housing demand in Weymouth is for senior housing options. This is in part because of the significant increase in the population of adults over 65 in the community, which is anticipated to reach up to 45 percent of all households in Weymouth by 2030. This projected trend in householder age suggests an increased demand for smaller units, empty-nester housing, and units with supportive services. The proposed independent senior living project is consistent with the housing vision and five-year goals of the HPP; including the expressed goals of the HPP of: (1) encouraging the development of a mix of housing types appropriate for an aging population, including service enriched housing, and continue to provide resources and support for those long-time senior homeowners who choose to age in place; and (2) recognizing and addressing the unique housing quality, suitability, and service needs of seniors and residents with physical, cognitive, and mental disabilities. Moreover, the creation of alternative housing options for the increasing senior

population will create turnover opportunities for younger families to purchase the existing single-family housing stock within Weymouth, thus conferring the economic benefits of homeownership to rising generations of Weymouth residents.



## **SUPPLEMENTARY QUESTIONS – SECTION 120-40 SPECIAL PERMITS**

**Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use (Article XIII “Nonconforming Uses” Section 120-40 “Extension or Change”)**

### **EXTENSION OR CHANGE FINDINGS OF FACT:**

- 1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):**

Not applicable.

- 2. Indicate how long the nonconforming aspects of the structure have been in existence:**

Not applicable.

- 3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinances are available for research at the Town Clerk’s office and Planning Department. Past zoning maps are available at the Planning Department.**

Not applicable.

- 4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:**

Not applicable.

- 5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:**

Not applicable.

- 6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:**

Not applicable.