

**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, January 6, 2016 – 7:00 P.M.**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**1. Case #3265 – Continued Public Hearing from 11-4-2015, 12-2-2015** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioner, Jennifer Porter, for property located at **73 Cain Avenue**, also shown on the Weymouth Town Atlas Sheet 18, Block 246, Lot 1, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-13A Single-Family to a Two-Family

Presently located on the premises is a single-family residential dwelling on a 15,376 SF lot. The petitioner is proposing to demolish an existing detached garage and construct a ~ 1,104 SF addition with a separate entrance, kitchen, bath, two-bedrooms; and to construct a ~13'x 24' deck onto the rear of the dwelling.

**2. Case #3268 – Continued Public Hearing from 12-2-2015** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty The petitioner, Hang Zhang, for property located at **352-360 Bridge Street**, also shown on the Weymouth Town Atlas Sheet 7, Block 92, Lots 5 & 6, located in the B-2 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; Dimensional Variance: 120-101 Service Stations, Repair Garages  
and Car Washes

Presently located on lot 5 is a ~3,984 SF single-story building formerly used for retail sales, lot 5 is ~24,959 SF; presently located on lot 6 is a ~2,183 two-story building formerly used for retail sales, lot 6 is ~9,528 SF. The petitioner is proposing to open an automobile sales and repair business.

**New Business:**

**1. Case #3269** – The petitioner, South Shore Hospital, for property located at **55 Fogg Road**, also shown on the Weymouth Town Atlas Sheet 45, Block 519, Lot 1, located in the Medical Services District, and the Watershed Protection District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-22.13 A	Gross Floor Area in excess of 20,000 ft.
Special Permit; Table 1	Maximum Height
Special Permit; 120-22.13 B	Required off street parking more than one lot

Presently located on the ~700,000 SF lot is the existing main campus of South Shore Hospital, consisting of multiple buildings. The petitioner is proposing to add two stories to the existing three story Messina Building, a two story connector to the existing Pratt Building and new twin emergency generators adjacent to 62 Columbian Street.

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Weymouth Zoning Board of Appeals  
c/o Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, Weymouth, MA 02189  
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**2. Case #3270** – The petitioner, Foxrock Properties LLC, for property located at **97 Libbey Industrial Parkway and 7 Performance Drive**, shown on the Weymouth Town Atlas Sheet 33, Block 432, Lot 2, and Sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196

Variance; 120-74 I

Special Permit; Table 1

Minimum Required Spaces

Maximum Height

Presently located at 97 Libbey Parkway is an existing ~ 101,200 SF building with 321 parking spaces, 7 Performance Drive has 183 parking spaces for use at 97 Libbey Parkway per Variance granted in BZA case #3196, for a total of 504 parking spaces. The petitioner is proposing to separate the 7 Performance Drive parking lot from BZA Case #3196, and construct a 4-story parking garage with 248 parking spaces for a total of 569 spaces on site.

**3. Case #3271** – The petitioner, Foxrock Properties LLC, for property located at **7 Performance Drive**, also shown on the Weymouth Town Atlas sheet 34, Block 433, Lot 17, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance; 120-74 I

Variance; 120-51, Table 1

Special Permit; 120-51, Table 1

Minimum Required Spaces

Front Yard Setback

Maximum Height

Presently located on the property is a 183-space open parking lot for use at 97 Libbey Parkway. The petitioner is proposing to construct a ~80,000 SF, 5-story office building, and a 6-story, 403 space parking garage.

**4. Case #3272** – The petitioner, Foxrock Properties LLC, for property located at **0 Performance Drive and 90 Libbey Parkway**, shown on the Weymouth Town Atlas Sheet 34, Block 433, Lot 16, and Sheet 33, Block 433, Lot 4, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Amend BZA Case #3196

Variance; 120-74 I

Variance; 120-62

Minimum Required Spaces

Location on Lot of Structure

Presently 0 Performance Drive is a vacant lot; a ~81,000 SF 2-story building, with 372 parking spaces presently exists at 90 Libbey Parkway. The petitioner seeks to construct a 2-story, 26,000 SF building with 183 new parking spaces at 0 Performance Drive, and retain 349 existing parking spaces at 90 Libbey Parkway, for a total of 532 parking spaces.

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**5. Case #3273** – The petitioner, Foxrock Properties LLC, for property located at **200 Libbey Parkway**, shown on the Weymouth Town Atlas sheet 34, Block 435, Lot 14, located in the Planned Office Park zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;	120-74 I	Minimum Required Spaces
Variance;	120-62	Front Yard Landscaping
Special Permit;	120-51, Table 1	Maximum Height

Presently located on the lot is a 2-story building. The petitioner seeks to demolish the existing building and construct a new 120,000 SF 4-story building, a new 6-story, 558 space parking garage, with an additional 60 parking spaces at grade.

**6. Case #3274** – The petitioner, Steven Trudeau, for property located at **49 Fort Point Road**, shown on the Weymouth Town Atlas sheet 2, block 9, Lot 3, located in the R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-38.3 D Substantial Renovation Within the Floodplain

Presently located on the ~3956 SF lot within the floodplain, is a ~1208 SF single family dwelling. The petitioner seeks to renovate the interior of the existing dwelling.

**Other Business:**

**1. Review of Minutes** – November 4, 2015, December 2, 2015 (if received)

**2. Upcoming Meetings** – January 27, 2016, February 17, 2016, March 9, 2016

**Adjournment**