

**BOARD OF ZONING APPEALS MEETING AGENDA**

**Wednesday, February 15, 2017 – 7:00 P.M.**

**McCulloch Building – Mary McElroy Room**

**182 Green Street, Weymouth, MA 02191**

**Old Business:**

1) **Case #3311** – Continued from 11/30/16, 1/4/17 - (EF, KD, CG, JM, BD) -The petitioner, Metro Sign & Awning, for property located at **35 Pleasant Street Street** also shown on the Weymouth Town Atlas sheet 49, block 558, lot 1, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;            120-64.3(A) Signs in business areas

Presently located on the lot is a retail shopping plaza with the main entrance at Rt 18/Main Street . The petitioner, representing Whole Foods Market, seeks to add a 19.5' x 1.3' lighted sign along the top of the wall on the left side of the building occupied by Whole Foods Market.

2) **Case #3313** - Continued from 11/30/16, 1/4/17, 1/25/17 - (EF, KD, CG, JM, BD) - The petitioner, Sandra Martel, for property located at **90 Main Street** also shown on the Weymouth Town Atlas sheet 29, block 329, lot 22, located in a B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance;                    120-64.3(B)(3) Height not to exceed 25'  
                                     120.39                    Continuation of non-conforming use

Presently located on the property is a McDonald's restaurant with a ~21.5 ft high free-standing sign located ~14.6 ft from the street. The abutting shopping plaza has relocated their sign, blocking the applicant's sign for north bound motorists. The applicant seeks to extend their existing sign to ~40 ft and above the neighboring signage.

3) **Case #3316** – Continued from 1/4/17, hearing not opened - The petitioner, Patrick Flaherty, for property located at **4 Mutton Lane**, also shown on the Weymouth Town Atlas sheet 35, block 444, lot 12, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Lot A**

Variance:            Table 1    Lot Size (9,686 sq ft)  
Variance:            Table 1    120' at the front and rear building line  
Variance:            120-48    120-48 Subdivision creating a new nonconforming lot  
Variance:            120-59.1    Measurement across lots

**Lot B**

Variance:            Table 1    Lot Size (17,026 sq ft)  
Variance:            120.56(c)    Frontage less than 40'  
Variance:            Table 1    120' at the front and rear building line  
Variance:            120-59.1    Measurement across lots

**Lot C**

Variance:            120-56(c)    Frontage less than 40'  
Variance:            120-53.1    Percent Upland (56%)  
Variance:            120-59.1    Measurement across lots

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Presently located at 4 Mutton Lane is a ~101,389 SF lot with an existing single family dwelling built in 1768. The petitioner seeks to preserve the historic home by subdividing the property creating two (2) additional buildable lots. Without the requested relief, the applicant intends to demolish the existing home and subdivide the property to create one (1) additional buildable lot.

**New Business:**

**1.) Case #3321** – The petitioner, Zero Front Street LLC c/o the Heritage Companies, for property located at **0 Front Street & 59 Washington Street** also shown on the Weymouth Town Atlas sheet 20, block 277, lot 23 & 1, located in a B-2 zoning district and within the Village Center Overlay District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

- 120-25.3 Special Permit for multi-family building(s) in excess of 19 units.
- 120-40 Special Permit for the extension of existing non conformity.
- 120-25.5 Special Permit for Intensity of Use (height, setback, transparency)
- 120-25.7 Variance from Required Parking & 120-25.9 (Special Permit Parking)
- 120-25.10 Variance from required landscaping.

Presently located at 59 Washington Street is a two-story commercial building with a first floor restaurant and vacant office space on the second story. Presently 0 Front Street consists of a sixteen (16) vehicle parking lot. The petitioner seeks to rehabilitate the existing commercial building at 59 Washington Street and convert the second story into two residential units, and construct a new three story residential building at the existing 0 Front Street parking lot, with 21 residential units and two levels of parking; the grade level parking to be shared with the commercial space at 59 Washington Street.

**2.) Case #3322** – The petitioner, DAI Property Management Company, Inc., for property located at **84-94 Broad Reach**, also shown on the Weymouth Town Atlas sheet 3, block 1, lot 1, located in a R-4 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

- 120-21.1 & 120-18(c) Special Permit for building exceeding 19 units

Presently located on the ~15.07 acre lot is an existing 72-unit residential condominium building. The petitioner seeks to construct a 6-story, 50-unit residential condominium building with 22 covered parking spaces on the first floor and 50 residences located on the second through sixth floors; 7 single story four-unit garages, and fifty-nine exterior parking spaces.

- Other Business:**
- 1. Minutes** – January 25, 2017 (if received)
  - 2. Upcoming Meetings** – March 1, 2017, March 22, 2017, April 19, 2017
  - 3. Adjournment**