

**BOARD OF ZONING APPEALS MEETING AGENDA**

**Thursday, March 16, 2017 – 7:00 P.M.**

**McCulloch Building – Mary McElroy Room**

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

**Old Business:**

**1) Case #3313** - Continued from 11/30/16, 1/4/17, 1/25/17, 2/15/17, 3/1/17 - Public Hearing closed 2/15/17 and continued to 3/1/17, 3/16/17 for Deliberation - (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.

**2) Case #3321** – Continued from 2/15/17, 3/1/17 - Public Hearing closed 3/1/17 and continued to 3/16/17 for Deliberation - (RM, EF, KD, CG, JM) 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.

**3) Case #3323** – Continued from 3/1/17 – Public Hearing not open - The petitioner, GND Realty Trust, for property located at **4-48 Commercial Street** also shown on the Weymouth Town Atlas sheet 20, block 202, lot 20, 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.  
120-25.5 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.

The property formerly consisted of seven (7) commercial/retail storefront units, which were demolished in anticipation of redevelopment. The applicant seeks to construct a new four (4) story mixed use building with ~10,588 SF of commercial/retail space on the ground floor level, two levels for use as a parking garage, and eighty-seven (87) residential units. A portion of grade level parking to be available for the commercial/retail units. Egress to be from two Commercial Street locations and one egress through the municipal parking lot to the Frank Lloyd Wright Connector.

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- Other Business:**
1. Minutes –February 15, 2017, March 1, 2017
  2. Upcoming Meetings – March 22, 2017, April 19, 2017, May 10, 2017
  3. Adjournment