

REVISED
BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, March 22, 2017 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

1) **Case #3316** – Continued from 1/4/17, Hearing not opened, Public Hearing opened 2/15/17, continued to 3/1/17, 3/22/17 - (RM, EF, KD, CG, JM) - 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

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.

2) **Case #3322** – Continued from 2/15/17 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.

3) **Case #3324** – Continued from 3/1/17, Public Hearing not opened -The petitioner, Jessica Murray-Sisson for property located at **79 Granite Street**, also shown on the Weymouth Town Atlas sheet 16, block 205, lot 14, located in a R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-40 Special Permit for Extension or change to a nonconforming structure
120-52 Variance – Lot under 5000 Ft

Presently located on the ~4790 SF lot is an existing single-family dwelling with a ~850 SF footprint. The petitioner seeks to demolish the existing structure and construct a new single family dwelling with a ~1176 SF footprint. Setbacks of current structure are nonconforming. The proposed new house will lessen or eliminate these encroachments.

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New Business

1) **Case #3326** – The petitioner, Petro Realty Corp. c/o Aaron Cutler, for property located at **981 & 995 Main Street and 10 Pond Street** also shown on the Weymouth Town Atlas sheet 49, block 555, lots 12, 13 & 29, located in a B-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

120-51	Table 1	Variance from minimum front yard depth.
120-51	Table 1	Variance from maximum lot coverage
120-62.1		Variance from front yard landscaping
120-70.C		Variance from minimum parking setback
120-64.3.A		Variance from wall signs

The property presently consists of three (3) separate parcels containing three (3) structures with a variety of uses. The applicant seeks to consolidate the three existing parcels into one parcel, demolish the three (3) existing structures, and construct a new ~5,185 SB building for use as an urgent care medical facility (ConvenientMD) with associated ~30-space parking lot and utilities.

- Other Business:**
1. **Minutes**
 2. **Upcoming Meetings** –April 19, 2017, May 10, 2017, June 7, 2017
 3. **Adjournment**