

**REVISED – LOCATION CHANGE**  
**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, March 30, 2016 – 7:00 P.M.**  
**Town Hall – Council Chambers**  
**75 Middle Street, Weymouth, MA 02191**

**Old Business:**

**1. Case #3270 – Continued Public Hearing from 1/6/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - 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           Minimum Required Spaces  
Special Permit; Table 1           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.

**2. Case #3271 – Continued Public Hearing from 1/6/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –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           Minimum Required Spaces  
Variance;           120-51, Table 1   Front Yard Setback  
Special Permit; 120-51, Table 1   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.

**3. Case #3272 – Continued Public Hearing from 1/6/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –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           Minimum Required Spaces  
Variance;           120-62           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.

**REVISED – LOCATION CHANGE**  
**BOARD OF ZONING APPEALS MEETING AGENDA**  
**Wednesday, March 30, 2016 – 7:00 P.M.**  
**Town Hall – Council Chambers**  
**75 Middle Street, Weymouth, MA 02191**

**4. Case #3273 – Continued Public Hearing from 1/6/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty –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.

**5. Case #3277 – Continued Public Hearing from 3/9/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioner, James Quinn, for property located at **230 Washington Street**, shown on the Weymouth Town Atlas sheet 20, block 274, lot 6, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-40 Extension or change of non-conformity

The petitioner seeks to remove an existing backlit business sign (the Bicycle Link) and install a new, updated, same-size replacement.

**6. Case #3278 – Continued Public Hearing from 3/9/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioners, Cayla and Daniel Ahern, for property located at **76 Fuller Road**, shown on the Weymouth Town Atlas sheet 8, block 110, lot 18, located in the R-1 zoning district. The petitioners are seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit;	120-40	Extension or change of non-conforming lot
	120-58	Exception for erection on previously recorded lots

The petitioner seeks to construct a ~860 SF two-story addition on the rear of an existing single family dwelling, located on a ~4953 SF lot.

**7. Case #3279 – Continued Public Hearing from 3/9/2016** - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty – The petitioner, Christopher Traietti, for property located at **36-50 Finnell Drive**, shown on the Weymouth Town Atlas sheet 36, block 452, lot 4, located in the I-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-29 E Use; Place of Recreation or Assembly

The petitioner seeks to open a non-contact cardio boxing studio in an existing building located in an industrial park.

**Other Business:**

1. **Minutes** – January 27, 2016, March 9, 2016
2. **Upcoming Meetings** – April 20, 2016, May 11, 2016, June 1, 2016

**Adjournment**