

# BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, April 26, 2017 – 7:00 P.M.

McCulloch Building – Mary McElroy Room  
182 Green Street, Weymouth, MA 02191

## Old Business:

1) **Case #3326** – continued from 3/22/2017 – (RM,EF,KD,JM,BD) 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.

2) **Case #3323** – Continued from 3/1/17 Public Hearing not open – Public Hearing open 3/16/17, continued to 4/19/17, 4/26/17 (RM,KD,CG,JM,BD) - 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.

3) **Case #3329** – continued from 4/19/2017 (RM,KD,CG,JM,EF) The petitioner, RMLE Realty LLC for property located at **143-145 Washington Street**, also shown on the Weymouth Town Atlas sheet 20, block 276, lot 39 & 40, located in the B-2 Zoning District and Village Center overlay district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning ordinance:

120-25.3 Special Permit: Multi-family dwelling units (20 or more)  
120-25.5 Variance: Height and lot coverage  
120-25 Special Permit: Parking Requirements dictated in 120-25.7

Presently located at 143-145 Washington Street is a two-story building and adjacent parking lot. The petitioner seeks to construct a 4-story mixed use building with retail space on the street level, 2 levels of parking and 42 residential, 1-bedroom apartments.

## Other Business: 1. Minutes:

2. Upcoming Meetings – May 10, 2017, June 7, 2017, June 28, 2017
3. Adjournment