

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, June 17, 2015 – 7:00 P.M.
McCulloch Building (Whipple Center) – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

- 1. Case # 3250 – 1434 Pleasant Street – Continued Public Hearing (postponed from 3/25/15, con't from 4/15/15, 5/6/15, 5/27/15) sitting members McLeod, Foley, Denizkurt, Golden, Moriarty**

The petitioner, Weymouth Pleasant Realty LLC, for property located at **1434 Pleasant Street**, also shown on the Weymouth Town Atlas Sheet 23, Block 304, Lots 14 & 15, located in a B-2 (General Business) and a portion in the Watershed Protection Overlay zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Multiple dwelling (Article VIII, Section 120-27 C “Special Permit Uses”).

Presently located on the premises is a ~1,993 SF two story building with one commercial unit on the first floor and one residence on the second floor. The petitioner is proposing to remove a portion of the existing building to construct a new 2.5 story building for 12 residential dwelling units and 33 off-street parking spaces. The residence and 600 SF of retail space in the existing building are proposed to remain for a total of 13 residences on the property. The applicant’s current proposal is for a total of 11 units.

- 2. Case # 3254 – For Deliberation - 1255 Main Street – Public Hearing Closed 5/27/15 sitting members McLeod, Foley, Denizkurt, Golden, Moriarty**

The petitioner, Bike Realty LLC, for property located at 1255 Main Street, also shown on the Weymouth Town Atlas Sheet 53, Block 593, Lot 7, located in a HT (Highway Transition) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Article VIB Section 120-22.8E Restaurant (less than 20 seats) with Drive Through and minimum lot size land area shall be 43,560 SF.

Presently located on the premises is a ~9500 SF single story building with five potential retail units. The petitioner is proposing to move the existing Dunkin Donuts from unit 1 & 2 to unit 5 on the south side of the building and seeks to add a drive through window.

New Business:

- 1. Case # 3255– The petitioner, Aldon Electric, Inc., for property located at 38 Greenwood Avenue, also shown on the Weymouth Town Atlas Sheet 25, Block 335, Lot 5, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:**

Special Permit: Article XIII Section 120-40 Extension of an existing non-conforming use or structure

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Weymouth Zoning Board of Appeals
c/o Department of Planning and Community Development
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The property is currently being used as an electrical contractor's yard with an existing ~3244 SF building. The petitioner seeks to construct a new ~1080 SF two-story building in the rear of the property to replace several existing storage trailers.

2. Case # 3256 – Brent May, for property located at 15 Canacum Road, also shown on the Weymouth Town Atlas Sheet 3, Block 2, Lot 21, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: Article XIII Section 120-40 Extension or change of an existing non-conforming use or structure

Presently located on the premises is a single-family residential dwelling on a ~4765 SF lot. The petitioner is proposing to raise the height of the second floor walls to increase the head-room; no change to the present footprint.

Other Business:

- 1. Review of Minutes** –May 27, 2015 (if received)
- 2. Other Business**
- 3. Upcoming Meetings** – July 8, 2015, August 5, 2015, September 2, 2015

Adjournment