

**BOARD OF ZONING APPEALS MEETING AGENDA**  
Wednesday, July 8, 2015 – 7:00 P.M.  
**McCulloch Building (Whipple Center) – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Business:**

1. Reorganization

**Old Business:**

1. **Case # 3250 – For Deliberation - 1434 Pleasant Street – Public Hearing Closed 6/17/15 (postponed from 3/25/15, con't from 4/15/15, 5/6/15, 5/27/15, 6/17/15-closed)** *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; Deliberation 6/17/17** *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.

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Weymouth Zoning Board of Appeals  
c/o Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015

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**3. Case # 3255 – For Deliberation – 38 Greenwood Avenue – Public Hearing Closed 6/17/15**  
*sitting members McLeod, Diem, Denizkurt, Golden, Moriarty*

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

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.

**New Business:**

1.        **Case # 3257**– The petitioner, George W. Brewster, for property located at **25 Main Street**, also shown on the Weymouth Town Atlas Sheet 29, Block 327, Lots 24 & 35, located in a B-1 (Limited Business) zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit:            Article VII Section 120-24, (A) Indoor maintenance and washing of vehicles & (D) Dispatching

The petitioner seeks to demolish an existing block building last used for an automobile dealership and proposes to construct an ~80'x 60' metal pre-fabricated building meeting all setback requirements. Proposed building will be used for ambulance maintenance as well as dispatch center. Plan would also close the northernmost entrance/exit to Main Street.

**Other Business:**

1. **Review of Minutes** –June 17, 2015 ( if received )
2. **Upcoming Meetings** – August 5, 2015, September 2, 2015, September 16, 2015

**Adjournment**