

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, September 7, 2016 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

Case #3297 – Continued from 7/27/2016 (Public Hearing not yet opened) - The petitioner, BJ's Wholesale Club, Inc., for property located at **110 Main Street and 559 Washington Street**, also shown on the Weymouth Town Atlas sheet 29, block 329, lot 10, 12, 15, & 21, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-24 (A) Use by Special Permit – Service Station
120-40 Extension or change to a non-conformity – Sign Height (120-64.3)

The petitioner seeks to construct a service station for the sale of gasoline and related products on a vacant ~57,797 SF lot (lot 21) to the rear of an existing retail shopping mall and several other retail businesses, and to extend an existing non-conforming sign located on Washington Street by ~5.333'.

New Business:

1. **Case #3301** – The petitioner, John Hylan, for property located at **41 Barnes Avenue**, also shown on the Weymouth Town Atlas sheet 55, block 611, lot 14, located in an R-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-53 Lot Size less than 25,000 but greater than 17,500

Application to reconfigure several contiguous lots along Barnes Avenue into 2 lots. Proposed Lot 1 will be 29,681 SF. Proposed Lot 2 will be 23,677 SF.

2. **Case #3302** – The petitioner, Stephen Goldman, for property located at **75 Finnell Drive**, also shown on the Weymouth Town Atlas sheet 36, block 452, lots 5 & 12, located in the I-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-29E Use (Place of recreation or assembly)
120-39 Continuation of nonconforming use
120-40 Extension or change of nonconforming use
Variance; 120-51 (Table 1) Front yard set-back
120-74Q Minimum required parking spaces

Presently located on the property is a multi-use fitness and recreational facility. The petitioner seeks to reconfigure the front entrance by moving the drop-off from the left side of the entrance roadway to the right side; and to remove approximately 24 parking spaces located on an unfinished roadway and relocate them onto the applicant's property.

Page 1 of 2

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

Sign up for E-Alerts to receive agendas, minutes, & other announcements at www.weymouth.ma.us

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, September 7, 2016 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

3. Case #3303 – The petitioner, Jane Cleary for property located at **24 Caldwell Street**, also shown on the Weymouth Town Atlas sheet 2, block 5, lot 10, located in the R-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 use, non-conforming lot
Variance;	120-52	Lot size under 5,000 SF

Presently located on the ~2800 SF lot is an existing single-family dwelling. The petitioner seeks to construct a ~7' X ~44' wrap-around deck located above the roof of a first floor extension.

4. Case #3304 – The petitioners, Jason Kennedy and Sheila Buchanan, for property located at **29 Arnold Street**, also shown on the Weymouth Town Atlas sheet 10, block 124, Lot 15, located in the R-1 zoning district. The petitioners are seeking the following relief from the requirements of the Weymouth zoning Ordinance:

Variance; Required Street Frontage

Formerly located on the ~26,484 SF lot was a ~943 SF dwelling destroyed by fire; presently located on the lot are the decaying remains of the original foundation. The petitioners are seeking to construct a new ~2,000 SF 2-story, single family dwelling, with a new foundation on the lot, accessible only by the existing right-of-way to North Street.

Other Business:

- 1. Minutes** – August 24, 2016 (if received)
- 2. Upcoming Meetings** – September 28, 2016, October 19, 2016, November 9, 2016

Adjournment