

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, January 23, 2019 – 7:00 P.M.

McCulloch Building – Mary McElroy Room

182 Green Street, Weymouth, MA 02191

Old Business:

1. Case #3369 – Continued from 12/12/18 (RM,KD,BD,JM,EF) The petitioner, John M. Corcoran & Co., LLC, for property located at **1500 Main Street** also shown on the Weymouth Town Atlas sheet 61, block 627, lot 25, located in the B-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-25.15 (B) Commercial Corridor Overlay District

Presently located on the property is are two commercial/industrial buildings and parking areas. The applicant seeks to demolish the existing buildings and construct one multi-family building and two mixed-use buildings with residential units and commercial space, for a total of ~237 apartments and approximately 6,120 SF of commercial space, with associated parking and utilities.

2. Case #3370 - Continued from 12/12/18 (RM,KD,BD,JM,EF) The petitioner, Ryder Properties, LLC for property located at **660 Broad Street & 18 Filomena Street** also shown on the Weymouth Town Atlas sheet 18, block 249, Lot 1 & 29, located in the B-2 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-27 Special Permit

Variance: 120-74(Q) Mixed use parking

Presently located on the property are two industrial buildings. The applicant seeks to renovate the 660 Broad St structure as a mixed use building with 8 residential units, ~3,240 SF of retail space and a restaurant; remove a portion of the structure on Filomena Street and construct one 3-story mixed use building with 12 residential units, and parking, the existing warehouse/storage portion will remain.

New Business:

1. Case #3373 – The petitioner, John M. Corcoran & Co., LLC, for property located at **1500 Main Street** also shown on the Weymouth Town Atlas sheet 61, block 627, lot 25, located in the B-1 Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit: 120-38 D (1) Construction in a Flood Zone A per Article XHIA

This is an additional Special Permit request for the project being considered at 1500 Main Street under BZA Case #3369. This request does not alter the proposal but instead recognizes the need for this additional permit under the Town of Weymouth Zoning Ordinance. Presently located on the property is are two commercial/industrial buildings and parking areas. The applicant seeks to demolish the existing buildings and construct one multi-family building and two mixed-use buildings with residential units and commercial space, for a total of ~237 apartments and approximately 6,120 SF of commercial space, with associated parking and utilities.

BOARD OF ZONING APPEALS MEETING AGENDA
Wednesday, January 23, 2019 – 7:00 P.M.
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Case #3372 - The petitioner, Warren Sponsler for property located at **45 Regatta Road** also shown on the Weymouth Town Atlas sheet 2, block 12, Lot 19, 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 to a nonconforming lot. (Side setback)

The petitioner seeks to rebuild an existing attached garage. To accommodate a car, the width of the garage will need to be expanded by approximately 2' 4" further encroaching into the side setback which is currently 7' 9". The proposed garage will have a home office above.

Other Business:

1. **Minutes:** 12/12/2018 (if received)
2. **Upcoming Meetings** – February 13, 2019, March 6, 2019
3. **Adjournment**