

BOARD OF ZONING APPEALS MEETING AGENDA

Wednesday, February 13, 2019 – 7:00 P.M.

McCulloch Building – Mary McElroy Room

182 Green Street, Weymouth, MA 02191

Old Business:

1. Case #3369 and Case #3373– Continued from 12/12/18 & 1/23/19 (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

Special Permit: 120-38.4 Flood Plain Special Permit

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.

New Business:

1. 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.

2. Case #3378 – The petitioner, Hoang Nguyen as Trustee, for property located at **1055 Main Street** also shown on the Weymouth Town Atlas sheet 49, block 555, lots 27A and 27B, located in the B-1 and Commercial Corridor Overlay Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – Article VIIB Commercial Corridor Overlay District

Variance – 120-25.17 (B) Setbacks, 120-25.17 (C) abutting residential

The subject property is 36,400 sf and the site of an existing liquor store and closed bowling alley. Petitioner seeks to demolish both structures and to build a mixed use building comprised of approximately 7,000 square feet of retail with 24 one bedroom apartments above.

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3. Case #3374 – The petitioner, GND Realty Trust, for property located from **0 to 50 Commercial Street in Weymouth Landing** also shown on the Weymouth Town Atlas sheet 20, block 202, lots 13,17,20,19 located in the B-2 and Village Center Overlay Zoning District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit -120-25.3 (mixed use development with 20+ units), 120-25 (special permit parking)

Variance - 120-25.5 (Height), 120-25.7 and 120-71 (parking spaces), 120-25.10 (landscaping)

The subject property is 55,081 sf and currently vacant with the exception of one abandoned building. Petitioner seeks to clear lot and to build a mixed use building comprised of approximately 10,500 square feet of retail and 87 residential units above. Previous approval for this site have expired.

Other Business:

1. **Minutes:** None
2. **Upcoming Meetings** – February 13, 2019, March 6, 2019
3. **Adjournment**