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Seascape at Weymouth receives final approval from zoning board - developers are David and Joseph Iantosca of DAI Property Management

May 05, 2017 - Owners Developers & Managers

Weymouth, MA Seascape at Weymouth, a \$20 million project consisting of a six-story waterfront condominium property, received unanimous approval for a special permit from the Weymouth Zoning Board of Appeals to build 50 residences on Weymouth Neck. The vote culminates more than a year of meetings with town officials, condominium associations and residents by developers David and Joseph Iantosca of DAI Property Management.

“We’re pleased and excited to be moving forward on developing Seascape,” said DAI president Joseph Iantosca. “Mayor Hedlund, town officials and the various committees and boards we’ve met with have asked excellent questions regarding everything from traffic to conservation and our team of experts has worked diligently to answer those questions and assure them that the open communication we have established during the approval process will continue as we develop the property and build Seascape.”

Designed by Shesky Architects, the 50 residences will feature one and two-bedroom designs with recessed balconies and parking for 109 vehicles including 22 parking spaces in the building and 28 parking spaces in garages, and 59 surface spaces. Further attention was devoted to the building exterior with traditional masonry elements rising up from the base to the center of the main façade’s fourth floor, then transitioning to lighter materials and colors as the building reaches the upper floors including sloped roof elements.

“Our development team has focused on minimizing Seascape’s impact on the over 15-acre site and surrounding neighbors,” said director David Iantosca. “The majority of this waterfront area will remain undeveloped and with a covenant to ensure no further residential, commercial or industrial development after Seascape is completed. We believe this final residential building will give prospective buyers the opportunity to live in an attractive building with a unique setting.”

Seascape will also provide a financial boost for the town. Building permit fees are expected to be \$125,000 and at full assessment, Seascape is expected to produce positive net real estate tax revenue to the town each year.

The developers of Seascape also addressed community support items in North Weymouth including extending the northerly Broad Reach sidewalk to the area of a bus stop, financial contributions to the Town for use in a boardwalk connector project between Wessagusset and Lane Beaches.

Additional contributions will be allocated to the Back River trails program and a tot play area.

The developer will have the option to build amenities on site such as a pool or cabana or tennis court for the exclusive use of residents and their guests.

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