

BOARD OF ZONING APPEALS (BZA)  
RECORD OF MINUTES AND PROCEEDINGS

January 6, 2021, 7:00 p.m.

VIRTUAL

Cisco Webex Meetings

**Members Present:** Richard McLeod, Chairman  
Kemal Denizkurt  
Jonathan Moriarty  
Ed Foley  
Brandon Diem

**Also Present:** Eric Schneider, Principal Planner  
Monica Kennedy, Assistant Planner  
Janet P. Murray, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:00 p.m. via Cisco Webex Meetings and explained the procedures that would be followed to the people present.

**Old Business:**

1. **Case #3422** - The petitioner, Michael McGough, for property located at **15-17 Front Street** also shown on Weymouth Town Atlas sheet 20, block 278, lots 7 & 8, located in the B-2 and Village Center Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** - 120-25.3 special permit in Village Center Overlay District  
**Special Permit** - 120-27 special permit in B-2 District

The subject property is 17,072 SF parcel of land which was the site of an office for the sale of insurance products. Petitioner seeks to remove the existing office building and construct a four-story mixed use building consisting of 22 units.

Mr. Foley made a motion to CONTINUE the public hearing to January 27, 2021, for **Case #3422** at the request of the applicant and was seconded by Mr. Moriarty.  
UNANIMOUSLY VOTED.

2. **Case #3426** - The petitioner, Ryder Development Corp, for property located at **640 Union Street** also shown on Weymouth Town Atlas sheet 59, block 612, lot 45, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance** - 120-51 Schedule of District Regulations Minimum Lot Width  
**Variance** - 120-53.2 Lot Shape Factor

The subject property is 94,090 SF parcel of land with a single family dwelling. Petitioner seeks relief required to divide the property into 2 single family lots each

with more than 25,000 SF.

The public hearing for Case #3426 was not opened. The applicant requested that the hearing be continued to January 27, 2021.

**New Business:**

1. **Case #3428** - The petitioner, **George Catalonia**, for property located at **50 Squanto Road** also shown on Weymouth Town Atlas sheet 4, block 31, lot 24, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit - 120-40 Extension or change by special permit**

The subject property is 3,204SF parcel of land with a single family dwelling. Petitioner seeks relief required to add a bedroom above the kitchen on to an existing second floor.

Mr. Foley made a motion to open the public hearing on **Case #3428** and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Mr. Foley made a motion to waive the reading of the public notice and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Mr. Foley asked who owns the property. Mr. Catalonia stated that it is owned by his company, SuperServe Inc. and he has owned the property for approximately seven months.

Mr. Foley asked about the piece of rubber on the roof. Mr. Catalonia stated that he did this work. He stated that he had a permit to do this work. The applicant wants to expand the second floor over the kitchen to increase the living area; however this addition will not exceed the existing footprint.

Mr. Foley pointed out that there is no certified plot plan.

Mr. McCloud asked if there was anyone present who would like to speak. There was no response.

Mr. Foley made a motion to close the public hearing and was seconded by Mr. Denizkurt. UNANIMOUSLY VOTED.

Mr. Foley made a motion to APPROVE the request for a SPECIAL PERMIT for **Case #3428**.

**SPECIAL PERMIT**

1. The specific site is an appropriate location for such a use.

2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians.
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

With the following conditions:

- A certified plot plan will be submitted
- Water and sewer lines will be upgraded per DPW requirements.

The motion was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

### Other Business

1. **Minutes:** 12/9/2020 (if rec'd). Minutes not received.
2. **Upcoming Meetings:** January 27, 2021
3. **ADJOURNMENT**

Mr. Denizkurt made a motion to adjourn at 7:30 p.m. and was seconded by Mr. Moriarty. VOTED UNANIMOUSLY.

Approved by:

Mr. Denizkurt, Clerk



2/1/2021

Date