

BOARD OF ZONING APPEALS (BZA)  
RECORD OF MINUTES AND PROCEEDINGS  
May 18, 2022, 7:00 p.m.  
Weymouth High School - Humanities Center  
1 Wildcat Way, Weymouth, MA 02190

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
2022 AUG 16 AM 11:41

**Members Present:** Kemal Denizkurt, Acting Chairman  
Jonathan Moriarty, Clerk  
Brandon Diem  
Carsten Snow-Eikelberg  
Jon Lynch

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

Acting Chairperson, Kemal Denizkurt, called the Board of Zoning Appeals meeting to order at 7:00 p.m. at Weymouth High School, Humanities Center, 1 Wildcat Way, Weymouth, MA and explained the procedures that would be followed to the people present.

**Old Business:**

- ✓ 1. **Case #3470** - The petitioner, Edward Page, for properties located at **550 Broad Street** also shown on Weymouth Town Atlas sheet 22, block 238, lots 17 & 15, located in the B-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                |
| Variance       | 120-74 | parking requirements                                 |
| Variance       | 120-57 | Height limits on structures<br>abutting R-1 district |

The subject property consists of a 5,800 SF parcel with a mixed use property, 2 story structure with two residential units above and a full-service restaurant on the first floor. Petitioner seeks to add third floor of residential apartments such that the new building will contain three stories with six one-bedroom apartments.

Mr. Moriarty made a motion to allow the applicant to WITHDRAW WITHOUT PREJUDICE the application for **Case #3470** and was seconded by Ms. Snow-Eikelberg.  
UNANIMOUSLY VOTED.

2. **Case #3473- CONTINUED BY APPLICANT TO 7/13/2022** The petitioners, McDonald Keohane Funeral Home, Inc, for properties located at 809 Main St. also shown on Weymouth Town Atlas sheet 45, block 515, lots 4, 5 & 14 located in the Medical Services, R-1 & Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

|                |             |   |
|----------------|-------------|---|
| Special Permit | 120-40      | (to the extend applicable) extension or change by special permit  |
| Special Permit | 120-13 A    | (as in effect on December 2, 2021)  |
| Special Permit | 120-13 B    | special permit use - funeral home (to the extend applicable)  |
| Special Permit | 120-22.12.A | special permit use - garage space for or storage of more than three automobiles<br>Special Permit Uses - funeral home |

The subject properties consist of three parcels consolidated to 2.81 acres with a licensed funeral establishment. Petitioner seeks to expand the existing licensed funeral establishment with a single story addition including a transfer bay, a 2,840 SF chapel area, and a 2,112 SF lobby area. The proposal also includes construction of a detached 1,950 SF garage and site improvements to add onsite parking and improve circulation and stormwater management. Applicant proposes to demolish 636 SF of existing funeral home, the garage and shed at **809 Main Street** and the existing dwelling at **19 Cypress Street**.

Mr. Moriarty made a motion to CONTINUE the public hearing on **Case #3473** until July 13, 2022, and was seconded by Ms. Snow-Eikelberg. UNANIMOUSLY VOTED.

2. **Case #3472**-The petitioners, James Andrew, for properties located at **180 Pilgrim Road** also shown on Weymouth Town Atlas sheet 4, block 30, lot 5, 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 consists of a 2,680 SF parcel with a single family home. Petitioner seeks to enclose existing front porch, excavate the front hillside to create a carport, and raise the roof to accommodate an additional story.

Former Chairman McLeod previously sat on this case but has since stepped down from the Board of Zoning Appeals. His replacement, Jonathan Lynch, signed a Mullin Statement stating that he was in attendance at the present hearing.

Ms. Snow-Eikelberg made a motion to re-open the public hearing on **Case #3472** and was seconded by Mr. Moriarty. UNANIMOUSLY VOTED.

Gina McDonald appeared before the Board on behalf of the applicant, Jim Andrews who is unable to attend this evening. Ms. McDonald stated that she has submitted a plot plan, a multi-page list of adjacent properties with their size, and the location of the proposed deck.

Mr. Denizkurt reviewed the submitted documents and noted that information previously requested is missing. He noted that the Board had requested a certified plan that showed the existing structure and any dimension with an overlay of the proposed work with lot lines, setbacks, site features, and dimensions, all drawn to scale including parking.

Ms. McDonald stated that she had a survey from 2004 and 2022. Mr. Denizkurt stated that the plans are illegible on the copies received by the board.

Mr. Denizkurt stated that the plot plan submitted has already been received which is part of the 2004 plan, blown up.

Mr. Denizkurt stated that the Board is requesting a certified plan with the existing structure and all of the dimensions marked out as far as how they will relate to the lot line, set back requirements, and other features on the property. Also, the plan is to have overlayed on that plan, the proposed structure and how those dimensions fit onto the property, as well as parking shown.

Mr. Diem stated that the architect needs to give the background to the surveyor so that the surveyor can plot it on the plan.

Mr. Denizkurt stated that the plan also needs to show two parking spaces located fully on the applicants property per current zoning laws.

Mr. Schneider explained to the applicant that by requesting a continuance, she is waiving the time limits of the Board to make a decisions. The applicant acknowledged that she is waiving the time limits.

Mr. Schneider stated that the ability to share parking does exist but only in the retail/business district at the discretion of the Board.

Mr. Schneider stated that this is an expansion of a preexisting nonconforming. The Board is expansion detrimental, has not approved projects without two parking spaces on site.

Nancy Cameron, 169 Pilgrim Road, stated that parking in the neighborhood is difficult. She asked about AirBNB's as she is concerned that this could happen and it is not something she would like to see encouraged in this neighborhood. Mr. Denizkurt stated that this Board has no authority over this and that she should contact her town councilor as the Council set the zoning regulations.

Mr. Moriarty made a motion to continue Case #3472 to July 13, 2022 and was seconded by Ms. Snow-Eikelberg. UNANIMOUSLY VOTED.

**New Business:**

**Case #3476- CONTINUED BY APPLICANT TO 6/15/22** The petitioner, Hao Luong, for property located at **39 Weybosset Street** also shown on Weymouth Town Atlas sheet 6, block 53, lot 28, 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 consists of a 4,983 SF parcel with a single family dwelling. Petitioner seeks to convert a half bath into a full bath, adding a stand up shower.

**Other Business:**

1. Minutes: 3/16/2022

Mr. Moriarty made a motion to approve the minutes from March 16, 2022 and was seconded by Ms. Snow-Eikelberg. UNANIMOUSLY VOTED.

2. Next Meeting: June 15, 2022

3. Adjournment

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

Approved by:  
Mr. Moriarty, Clerk

  
Date

8/10/2022