

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, January 27, 2021 - 7:00 PM**  
**VIA WEBEX**

*Governor Charles Baker has declared a State of Emergency in Massachusetts to support the state's response to COVID-19 (Coronavirus). Per the directive of Mayor Hedlund and the Town of Weymouth's "Emergency Declaration and Town-Wide Guidance in Response to COVID-19 of March 13, 2020", the Board of Zoning Appeals will meet remotely for the health and safety of the board members and the public during the Massachusetts State of Emergency.*

The Board of Zoning Appeals will be using WebEx software to conduct meetings on-line for the immediate future.

Please click the link below to join this WebEx Meeting @ 7:00 PM Eastern Standard Time.

<https://weymouth.webex.com/weymouth/j.php?MTID=m404d7eac6f93fb57466f76364814fb27>

Join this WebEx Meeting @ 7:00 PM by going to webex.com and clicking Join on the top right. Enter these meeting details:

*Meeting number (access code): **132 445 5731** Meeting password: **BZA0127***

If you are more comfortable calling in from your telephone, you can do so using the below number and by entering the ID when prompted.

*Dial In - **1-844-992-4726** Toll Free Meeting ID: **132 445 5731***

Please also note, if you are unable to participate at the scheduled time for any reason, you may send comments by email to [eschneider@weymouth.ma.us](mailto:eschneider@weymouth.ma.us) and [mkennedy@weymouth.ma.us](mailto:mkennedy@weymouth.ma.us) and your correspondence will be read into the public record at the hearing.

**New Business:** *(case being taken out of order due to scheduling conflict)*

**Case #3429** – The petitioner, **Atlantic Development LLC**, for property located at **1431-1449 Main St.** also shown on Weymouth Town Atlas sheet 57, block 624, lots 12, 13, 29, 30, 31 & 32, located in the HT, R-1 & Commercial Corridor Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-25.15 Commercial Corridor Overlay

The Proposed Redevelopment consolidates five (5) current lots into a single 2.76-acre site. Petitioner seeks relief required to demolish the existing site structures and construct a new senior living facility along with associated paved parking areas, landscaped areas, utilities, and stormwater management components.

**Old Business:**

**Case #3422** – The petitioner, Michael McGough, for property located at **15-17 Front St** 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.

**Case #3426** – The petitioner, Ryder Development Corp, for property located at **640 Union St.** 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.

**New Business:**

**Case #3430** – The petitioner, **South Shore Hospital**, for property located at **60 Winter St.** also shown on Weymouth Town Atlas sheet 29, block 375, lot 30, located in the B-1, Watershed Protection & Groundwater Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-24 D dispatching establishment

**Special Permit** – 120-10.3 D Watershed Protection District

**Special Permit** – Groundwater Protection District

The subject property is 3.13 acre parcel of land with two concrete block buildings. Petitioner seeks to use the front one story building for its Emergency Medical Service ambulance facility for dispatch and operations

**Case #3431** – The petitioner, **Atlantic Mechanical**, for property located at **1047 Washington St.** also shown on Weymouth Town Atlas sheet 30, block 402, lots 4 and 5, located in the HT and R-1 Districts. 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 Use**

The subject properties total 1.65 acres of land with an existing light industrial warehouse building. Petitioner seeks to add an addition 2,500 sf warehouse building to the property.

**Other Business:**

1. Minutes: 12/9 & 1/6 if rec'd
2. Next Meeting: February 24
3. Adjournment