

**Board of Zoning Appeals Meeting Agenda  
Wednesday, February 24, 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=m6276129ef206f8122a14d491fdcf101b>

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): 132 549 5968 Meeting password: BZA022421*

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: 132 549 5968*

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 [mkenedy@weymouth.ma.us](mailto:mkenedy@weymouth.ma.us) and your correspondence will be read into the public record at the hearing.

**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:

**Town of Weymouth**

Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015 Fax: (781) 335-3283  
Website: [www.weymouth.ma.us](http://www.weymouth.ma.us)

**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.

**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.

**New Business:**

**Case #3432** – The petitioner, **Sokol Kosova**, for property located at **82 Broad St.** also shown on Weymouth Town Atlas sheet 20, block 269, lots 19, located in the B-1 & Village Center Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit and/or Variance** – 120-25.3 Village Center Overlay District Table – conversion between 2,000-5000 SF of gross floor area

The subject property is 10,000 sf former site of a Town of Weymouth fire station. Petitioner seeks to convert the building to all residential use by constructing 5 units.

**Case #3435** – The petitioner, **Qiang (Jon) Lu**, for property located at **26 Weybosset St.** also shown on Weymouth Town Atlas sheet 6, block 56, lot 4, 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 to a Nonconforming Use

The subject property is a 3,600 sf parcel of land with a single family dwelling. Petitioner seeks to convert the current deck into a one-story sunroom.

**Other Business:**

1. Minutes: 1/27 if rec'd
2. Next Meeting: March 10
3. Adjournment