

Board of Zoning Appeals Meeting Agenda

Wednesday, February 28, 2024 – 6:30 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth

Executive Session: per MGL Chapter 30A, Section 21

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares.

PUBLIC HEARING 7:00 PM

Old Business:

Case #3502– Hearing Continued Until 3/20/2024 The petitioner, **Pond Street Acquisitions, LLC**, for property located at **505 Pond St. & 1537 Main St.** also shown on Weymouth Town Atlas sheet 61, block 639, lots 4 & 7, located in the B-1 District. The petitioner is seeking to:

Special Permit – 120-25 (A), (B), and (C)

Special Permit – 120-40 extension or change by special permit

The subject property is a 71,581 sf parcel of land with a 40,950 sf warehouse building that was previously Factory Paint & Decorating store and a 19,178 sf parcel with an unoccupied single-family dwelling. Petitioner proposes two buildings, 9,710 sf and 7,916 sf, totaling 17,626 sf. The uses will include restaurant and retail operations, a drive-through lane, a mobile-order pick-up window, and a modest outdoor seating area. The remainder would be parking, vehicle aisles, & landscaping.

New Business:

Case #3521–The petitioner, **Patrick J. Foley Esq.**, for property located at **64 Pond St.** also shown on Weymouth Town Atlas sheet 49, block 555, lot 4, located in the R-2 district. The petitioner is seeking to:

Variance– dimension Table 1

The subject property is a 13,819.6 sf parcel of land with a two family home. The applicant seeks to demolish existing two family and build three townhouses.

Case #3522– The petitioner, **Ralph Jaeger – 36 Pond St Development LLC**, for property located at **36 Pond St.** also shown on Weymouth Town Atlas sheet 49, block 555, lot 9, located in the R-2 & Watershed Protection districts. The petitioner is seeking to:

Special Permit-120-13.3 special permit uses
and/or

Variance– dimension Table 1

The subject property is a 22,100 sf parcel of land with a multi-family home. The applicant seeks to have the current use of the property as 7 units approved. Presently the property is approved for 6 units

Case #3523– The petitioner, **Ryder Development Corp**, for property located at **30 Park Ave.** also shown on Weymouth Town Atlas sheet 41, block 491, lot 15, located in the R-1 district. The petitioner is seeking to:

Special Permit– 120-40 extension or change by special permit

The subject property is a 21,000 sf parcel of land with a two-family dwelling with detached garage. The applicant seeks to remove the garage and add a road to the back parcel.

Other Business:

1. Minutes: 1/31
2. Next Meeting: March 20
3. Adjournment