

Board of Zoning Appeals Meeting Agenda
Wednesday, April 13, 2022 - 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

Case #3470–The petitioner, **Edward Page**, for properties located at **550 Broad St.** 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 abutting R-1 district

The subject property consists of a 5,800 SF parcel with a mixed use property, 2 story structure with 2 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.

Case #3473– **CONTINUED BY APPLICANT TO 4/27/22** 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 extent applicable) extension or change by special permit

Special Permit –120-13 A (as in effect on December 2, 2021), special permit use – funeral home

Special Permit –120-13 B (to the extent applicable), special permit use – garage space for or storage of more than three automobiles

Special Permit –120-22.12.A Special Permit Uses – funeral home

The subject properties consist of 3 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 8-9 Main St. and the existing dwelling at 19 Cypress St.

Case #3472–The petitioners, **James Andrew**, for properties located at **180 Pilgrim Rd** 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.

New Business:

Case #3399 - Remand in accordance with Superior Court Docket Number 2082CV00014. The petitioner, Shannon Randlett, for property located at **15 Canacum Road**, also shown on the Weymouth Town Atlas sheet 3, block 2, lot 21, located in an R-1 Zoning District, seeking relief from the Board of Zoning Appeals to add the following condition to the variance: "There shall be no storage of liquid combustible items in the shed."

Case #3475– The petitioners, **John Cedarstrom**, for properties located at **192-194 North St.** also shown on Weymouth Town Atlas sheet 7, block 108, 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
Variance – Table 1 front yard setback

The subject property consists of a 14,740 SF parcel with a two family. Petitioner seeks to add a new entryway/mudroom to 192 North St. and a front porch across both 192 & 194 North St.

Other Business:

1. Minutes: 1/26
2. Next Meeting: April 27
3. Adjournment