

Board of Zoning Appeals Meeting Agenda
Wednesday, April 14, 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=m11ee82d849002638c74fedc867a64187>

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): **132 811 9884** Meeting password: **BZA0414***

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: **132 811 9884***

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 and mkenedy@weymouth.ma.us and your correspondence will be read into the public record at the hearing.

Old Business:

Case #3437– The petitioner, **FoxRock 200 Libbey, LLC**, for property located at **200 Libbey Industrial Parkway** also shown on Weymouth Town Atlas sheet 34, block 435, lot 141, located in the POP District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit and/or Variance as follows:

1. Section 120-51 Schedule of District Regulations, Table 1: Schedule of District Regulations:
 - a. Special Permit: Height: 3 stories, not to exceed 35 feet; up to 6 stories, not to exceed 80 feet, by Special Permit.
 - b. Variance: Lot Coverage Area: Variance to exceed 60% lot coverage area
2. Section 120-38.3/120-38.4 - Flood Plain Special Permit;
3. Section 120-62.1 Landscaping – Variance from Front Yard Landscaping requirement;
4. Section 120-64.4 Signs in Industrial Districts – Variances from the square footage and location limitations for Wall Signs and Freestanding Signs
5. Section 120-74.I. – Off-Street Parking – Variance from Minimum Required Spaces for Medical Office

Town of Weymouth

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The subject property is 187,308 sf parcel of land with a mostly vacant industrial building located on the property. Petitioner seeks to replace 2 story building with a 3 story medical office building.

New Business:

Case #3433– The petitioner, **William Panarello**, for property located at **245 Sea St.** also shown on Weymouth Town Atlas sheet 4, block 49, lot 17 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 is a 7,567 sf parcel of land with a single family home. Petitioner seeks to extend the existing third floor.

Case #3438– The petitioner, **88 Pleasant St LLC**, for property located at **88 Pleasant St.** also shown on Weymouth Town Atlas sheet 45, block 518, lot 26, and **22 Fogg Rd.** also shown on Weymouth Town Atlas sheet 45, block 518, lot 18, located in the B-2, R-1. MSD and WPD Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-27C Multiple dwelling by special permit

Variance – Table 1 FAR requirement

The subject property is a 25,656 sf parcel of land with a two story 12,181 sf former bank building and a 8,250 sf parcel of land. Petitioner seeks to demolish the existing building and construct a mixed-use building of 30 residential units and two commercial units facing Pleasant Street. The new building will be 29,950 square feet.

Case #3439– The petitioner, **Ann Fairchild**, for property located at **125 Fort Point Rd.** also shown on Weymouth Town Atlas sheet 2, block 12, lot 6, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – Table 1 Maximum height requirement

The subject property is 8,596 sf parcel of land with single family dwelling located on the property in the Coastal A flood zone. Petitioner seeks to raise the existing structure in order to meet the minimum FEMA floodzone requirements.

Case #3440– The petitioner, **Brianna Mederios**, for property located at **40 Nelson Rd.** also shown on Weymouth Town Atlas sheet 61, block 639, lot 3, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-13 B(2) Garage structure made of prefabricated metal

The subject property is a 10,028 sf parcel of land with single family dwelling located on the property. Petitioner seeks to build a 30'x30'free standing metal garage.

Case #3441– The petitioner, **John Larmey**, for property located at **69 Old Country Way** also shown on Weymouth Town Atlas sheet 17, block 226, lot 70, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-54 Confinement of Accessory Uses to rear yard

The subject property is 9,700 sf parcel of land with single family dwelling located on the property. Petitioner seeks to install an above ground pool, deck and 6ft fence.

Other Business:

1. Minutes: 2/24, 3/10, 3/24 if rec'd
2. Next Meeting: May 5
3. Adjournment