

Board of Zoning Appeals Meeting Agenda
Wednesday, June 14, 2023 - 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

Case #3503– The petitioner, **James Cugini**, for property located at **1675 Commercial St.** also shown on Weymouth Town Atlas sheet 19, block 260, lot 6, located in the R-1 District. The petitioner is seeking to:

Variance – table 1 height

The subject property is a 12,730 sf parcel of land with a two family dwelling. The applicant seeks to construct a shed dormer turning the attic into a third story.

Case #3497– The petitioner, **Raymond D. Jennings, III**, for property located at **550-560 Washington St.** also shown on Weymouth Town Atlas sheet 29, block 330, lot 3, located in the B-1, Commercial Corridor Overlay Districts. The petitioner is seeking to:

Special Permit – 120-25.15B Commercial Corridor Overlay District special permit

The subject property is a 74,100 sf parcel of land with a single family home and a 1,500 sf restaurant. Petitioner seeks to demolish existing structures and build a new structure containing 36 residential units with a 3,000 sf restaurant on the ground level

Case #3496– **continued by the applicant to 7/12/23** The petitioner, **NLTT, LLC**, for property located at **217-219 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 275, lot 19, located in the B-1, R-1 Village Center Overlay Districts. The petitioner is seeking to:

Special Permit – 120-25.3 Village Center Overlay District special permit use

Special Permit – 120-25.9 Village Center Overlay District shared parking

The subject property is a 28,750 sf parcel of land with a vacant building that was the former site of a bicycle shop and car parts store. Petitioner seeks to remove the existing structure and construct a 3 story multi-use building with parking under and on first level, commercial retail space and two additional stories of residential space totaling 27 units.

Case #3502– **continued by the applicant to 7/12/23** 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 #3505– The petitioner, **Clear Lake LLC, Darragh Kealey**, for property located at **450 Green St.**, also shown on Weymouth Town Atlas sheet 13, block 121, lot 16, located in the R-1 District. The petitioner is seeking to:

Special Permit – 120-39 Continuation of a non-conforming use
AND/OR

Special Permit – 120-40 Extension or change of a non-conforming use by special permit

The subject property is a 26,020 sf parcel of land with an office and garage building. The applicant seeks to park construction trucks and dispatch them to job sites during the day, and store landscape and construction supplies to be used on applicant’s construction company jobs

Case #3505– The petitioner, **FoxRock Libbey Realty**, for property located at **90 Libbey Parkway**. also shown on Weymouth Town Atlas sheet 33, block 433, lot 4, located in the POP District. The petitioner is seeking to:

Special Permit – 120-76 Off-Street Loading Spaces Required for non-residential uses

The subject property is a 369,129 sf parcel of land with a medical office building. The applicant seeks amend special permits #3008 and #3069 to construct a loading dock on the southeast side of the building that fronts on Performance Drive.

Case #3500–The petitioner, **Ryder Development**, for property located at **0 Green St.** also shown on Weymouth Town Atlas sheet 11, block 119, lot 9, located in the R-1 District. The petitioner is seeking to:

Variance – minimum lot size

The subject property is a vacant 70,500 sf parcel of land. Petitioner seeks to subdivide the parcel into three buildable lots each in excess of 23,000 sf.

Case #3501–The petitioner, **Fiore & Francesca Tammaro**, for property located at **41 Union St.** also shown on Weymouth Town Atlas sheet 45, block 527, lot 2, 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 16,300 sf parcel of land with a two-family dwelling along with a secondary building. Petitioner seeks to add 820 sf. addition adding a bathroom to unit 1 and a second bedroom to unit 2.

Other Business:

1. Minutes: 4/26, 5/17
2. Next Meeting: July 12
3. Adjournment