

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, June 15, 2022 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3473– CONTINUED BY APPLICANT TO 7/13/22** 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 extend 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 extend 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 exiting funeral home, the garage and shed at 8-9 Main St. and the existing dwelling at 19 Cypress St.

**Case #3472– CONTINUED BY APPLICANT TO 7/13/22** 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 #3476–**The petitioner, **Hao Luong**, for property located at **39 Weybosset St.** also shown on Weymouth Town Atlas sheet 6, block 53, lot 28, 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 4,983 SF parcel with a single family dwelling. Petitioner seeks to convert a half bath into a full bath, adding a stand up shower.

**Case #3477–** The petitioner, **Brianne Walsh**, for property located at **396 Green St.** also shown on Weymouth Town Atlas sheet 10, block 121, lot 21, 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 7,500 SF parcel with a single family dwelling. Petitioner seeks to demo existing garage & foundation to install a new foundation, garage & second story living space.

**Case #3478–** The petitioner, **Alder Partners LLC/Planet Fitness**, for property located at **944 Middle St.** also shown on Weymouth Town Atlas sheet 33, block 432, lot 1, located in the POP District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Major Modification – BZA Case #2440**

The subject property consists of a 2.94 acre parcel with Planet Fitness Health Club. Petitioner seeks to modify hours of operation to a 24hr/5days schedule (12am Monday to 5pm Friday) and 7am-7pm Saturday & Sunday.

**Case #3479–** The petitioner, **Christopher Monaghan**, for property located at **1196 Pleasant St.** also shown on Weymouth Town Atlas sheet 27, block 355, lot 2, and **41 Village Rd.** also shown on Weymouth Town Atlas sheet 27, block 355, lot 16 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 23,267 sf parcel with an existing single family dwelling and a 7,620 sf parcel with an existing single family dwelling. Petitioner seeks convey a portion of 1196 Pleasant St. to 41 Village Rd.

**Other Business:**

1. Minutes: 3/16, 4/13 (if rec'd), 5/18 (if rec'd)
2. Next Meeting: July 13
3. Adjournment