

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, June 16, 2021 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3448–** The petitioner, **Cove Outdoor, LLC**, for property located at **611 Pleasant St.** also shown on Weymouth Town Atlas sheet 39, block 476, lot 8, located in the I-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 the site of an existing non-conforming billboard. Petitioner seeks to lower the metal pole 20 feet and replace the current sign faces with light blocking technology.

**Case #3443–** The petitioner, **Hanover RS**, for property located at **1325 Washington St.** also shown on Weymouth Town Atlas sheet 35, block 448, lots 7, 8, 9 & 25, located in the HT, R-2, I-1 & CCOD Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-25.14-23 Commercial Corridor Overlay District by special permit

The subject property is a 9.78 acre parcel of land with single family residential houses, private road, former quarries and quarry roads, exposed ledge and woods. Petitioner seeks to construct two 4-story mixed use buildings with 270 residential apartments, first floor commercial space, site amenities, associated parking access, and utility infrastructure.

**Case #3447–** The petitioner, **Frank & Peggy Mullaney**, for property located at **38 Driftway Rd.** also shown on Weymouth Town Atlas sheet 3, block 2, lot 10, 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 5,062sf parcel of land with a single family home. Petitioner seeks to remove the home and foundation and rebuild a slightly larger house providing off street parking for 4 vehicles and slightly extending into the side yard setback.

**Case #3450–** The petitioner, **Nick Beaujean**, for property located at **16 Paomet Rd.** also shown on Weymouth Town Atlas sheet 4, block 34, lot 26, 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

AND/OR

**Variance** – Table 1 Dimensional requirements

The subject property is 3200 sf parcel of land with two single family dwellings located on the property. Petitioner seeks to convert the two legal single family residences into one duplex.

**New Business:**

**Case #3449**– The petitioner, **Justin Ryder**, for property located at **734 Pleasant St.** also shown on Weymouth Town Atlas sheet 35, block 444, lot 36, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance** - Table 1 Dimensional requirements - minimum lot size; rear yard set back

The subject property was part of a 3-lot subdivision with each lot having a minimum of 25,000 sf. Petitioner seeks to subdivide the land contested in land court leaving the lot with a partially constructed home with 21, 942 sf and a contested lot of approximately 3,065 sf.

**Case #3452**– The petitioner, **James Calabro**, for property located at **234 River St.** also shown on Weymouth Town Atlas sheet 3, block 2, lot 34, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance** - Table 1 Dimensional requirements - maximum lot coverage

The subject property is a 5,485 sf parcel with a two family home. Petitioner seeks to construct a single story garage.

**Case #3453**– The petitioner, **Laura Bergemann**, for property located at **58 Old Country Way** also shown on Weymouth Town Atlas sheet 17, block 226, lot 31, 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 a 9,467 sf parcel with a single family home . Petitioner seeks to replace an existing non-permitted shed in side yard

**Other Business:**

1. Minutes: 4/14, 5/5, 5/26 if rec'd
2. Next Meeting: July 14
3. Adjournment