

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, July 14, 2021 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3445**– The petitioner, **Weathervane Massapoag LLC**, for property located at **Massapoag St** also shown on Weymouth Town Atlas sheet 44, block 504, lots 8, 9 & 40 and sheet 44, block 505, lots 1 & 2, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-63 Planned Unit Development  
**Variance** – Planned Unit Development

The subject property is 6.9 acres of land mostly vacant with two single family dwellings located on the property. Per section 120-119(3), petitioner is seeking a variance from the 25 acre minimum required for a planned unit development. Petitioner seeks to construct 8 single family homes under the PUD provision.

**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 #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 #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.

**Case #3452– WITHDRAWN BY APPLICANT** 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.

**New Business:**

**Case #3454–** The petitioner, **New Cingular Wireless PCS LLC (AT&T)**, for property located at **87 Wharf St.** also shown on Weymouth Town Atlas sheet 19, block 172, lot 2, located in the PIP 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 389,949 sf parcel with two buildings on the site. One building has an attached 160 ft above ground level smokestack upon which is located wireless communications services facility antennas. Petitioner seeks to temporarily install a 120' above ground level temporary and removable monopole style ballasted tower with 6 panel antennas mounted to be located within a Cell on Wheels shelter within a temporary fenced compound area.

**Case #3455–** The petitioner, **Lynne & Martin Barnes**, for property located at **94 & 96 Prospect Hill Dr.** also shown on Weymouth Town Atlas sheet 3, block 4, lots 30 & 31, 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 - Table 1 Dimensional requirements – minimum lot size

The subject properties consist of a 7,467 sf parcel with an existing single family dwelling and a 21,228 sf parcel with an existing single family dwelling. Petitioner seeks convey a portion of 96 Prospect Hill Dr to 94 Prospect Hill Dr.

**Other Business:**

1. Election of officers
2. Minutes: 4/14, 5/5, 5/26, 6/16 if rec'd
3. Next Meeting: August 11
4. Adjournment