

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, August 10, 2022 - 7:00 PM**  
**Weymouth High School – Humanities Center**  
**1 Wildcat Way, Weymouth, MA 02190**

**Old Business:**

**Case #3480 – CONTINUED BY APPLICANT TO 8/24/22** The petitioner, **Elksy Development LLC**, for property located at **1197 & 1215 Washington St.** also shown on Weymouth Town Atlas sheet 35, block 447, lots 1 & 3, located in the HT, B-1, R-1 and Commercial Corridor Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit – 120-25.15B Commercial Corridor Overlay District Special Permit**

The site consists of two parcels. One of the subject properties is a 4.65 acre parcel of land with a 22,750 sf three story Elks Local Lodge located on the property as well as an accessory concession stand building. The other subject property is a 0.28 acre parcel of land with a 2,485 sf multi-unit residential apartment building with a detached garage containing an additional unit. Petitioner seeks to demolish building and construct a mixed use facility containing 147 independent senior living units.

**Case #3473– CONTINUED BY APPLICANT TO 9/7/22** 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 9/7/22** 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.

**Case #3481 –** The petitioner, **Elizabeth Cameron & Christopher Kilbridge**, for property located at **406 Union St.** also shown on Weymouth Town Atlas sheet 55, block 575, lot 3, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance – 120-51 Schedule of District Regulations - side and rear setback**

The subject property is 15,000 sf parcel of land with the single-family home located on the property. Petitioner seeks to add an attached two story two car wood framed garage with office storage above at the existing driveway.

### **New Business:**

**Case #3482 –** The petitioner, **Anton Cela**, for property located at **352-360 Bridge St.** also shown on Weymouth Town Atlas sheet 7, block 92, lots 5 & 6, located in the B-2 and R-1 Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit – 120-27 C Special Permit Uses by Board of Zoning Appeals –  
*multiple dwelling***

**Variance - Table 1 Schedule of District Regulations**

The site consists of two parcels that are vacant formerly used as commercial properties. One of the subject properties is a 9,528 SF parcel of land with open parking and a structure. The other subject property is a 24,959 SF parcel of land with a former commercial building. Petitioner seeks to raze all existing structures and build a mixed use structure with commercial use on the ground level and two levels above totaling 20 units.

**Case #3483** – The petitioner, **Gregory & Michelle Banks**, for property located at **16 Cherry Lane** also shown on Weymouth Town Atlas sheet 43, block 503, lot 73, 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 site consists a 8,400 SF parcel of land with a single family home. Petitioner seeks to demolish existing family room and garage and replace with a family room, dining area and entry area.

**Case #3484** – The petitioner, **John Christopher & Jennie MacKenzie**, for property located at **90 Tower Ave.** also shown on Weymouth Town Atlas sheet 45, block 523, lot 14, 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 site consists a 10,500 SF parcel of land with a two family home. Petitioner seeks to assemble and install a gazebo kit.

**Case #3485** – The petitioner, **Bridget Kittredge & Jim Miller**, for property located at **180 Green St.** also shown on Weymouth Town Atlas sheet 8, block 119, lot 8, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Variance** - Table 1 Schedule of District Regulations

The site consists a 17,500 SF parcel of land with a single family home. Petitioner seeks to demo existing non-conforming dwelling and build a new single family residence.

**Other Business:**

1. Minutes: 4/27, 5/18, 6/15 (7/13 if rec'd)
2. Next Meeting: Aug 24
3. Adjournment