

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, August 11, 2021 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**CONTINUED TO 8/25/21**

**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.

**CONTINUED TO 8/25/21**

**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.

**New Business:**

**Case #3456**– The petitioner, **SRH Broad LLC**, for property located at **125 Broad St.** also shown on Weymouth Town Atlas sheet 20, block 274, lots 16 & 10, located in the R-4 and R-1 Districts. 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  
**Variance** – 120-74 C minimum require parking spaces

The subject property is the former 210 bed, Colonial Nursing Home comprised of two parcels consisting of 2.34 acres. Petitioner seeks to renovate the interior into 80 studio/one bedroom units, refurbish the exterior, and improve site to add and improve both onsite parking (120 spaces) and circulation.

**Case #3457**– The petitioner, **Charles Parnell/ Calpine Fore River Energy Center, LLC**, for property located at **9 Bridge St.** also shown on Weymouth Town Atlas sheet 6, block 64, lot 1, located in the I-2 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** - 120-37A special permitted uses

The subject properties consist of a 57 acre parcel with a combined cycle electric power plant. Petitioner seeks to install a Lithium Ion Battery Storage System to store electric energy being charged during non-peak demand periods and provide clean electric energy during seasonal peak demand periods.

**Case #3458**– The petitioner, **Robert Petrucci**, for property located at **16 Jay Rd.** also shown on Weymouth Town Atlas sheet 44, block 507, lot 40, 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 – front yard setback

The subject properties consist of a 15,011 sf parcel with an existing single family dwelling. Petitioner seeks construct a garage within the front yard setback.

**Other Business:**

1. Minutes: 5/5, 5/26, 6/16 if rec'd
2. Next Meeting: August 25
3. Adjournment