

Board of Zoning Appeals Meeting Agenda
Wednesday, August 19, 2020 - 7:00 PM
VIA WEBEX

Governor Charles Baker has declared a State of Emergency in Massachusetts to support the state's response to COVID-19 (Coronavirus). Per the directive of Mayor Hedlund and the Town of Weymouth's "Emergency Declaration and Town-Wide Guidance in Response to COVID-19 of March 13, 2020", the Board of Zoning Appeals will meet remotely for the health and safety of the board members and the public during the Massachusetts State of Emergency.

The Board of Zoning Appeals will be using WebEx software to conduct meetings on-line for the immediate future.

Please click the link below to join this WebEx Meeting @ 7:00 PM Eastern Standard Time.

<https://weymouth.webex.com/weymouth/j.php?MTID=m353f3493b78c51a667e5bf6da3e54b5b>

Join this WebEx Meeting @ 7:00 PM by going to webex.com and clicking Join on the top right. Enter these meeting details:

Meeting number (access code): 132 368 3232 Meeting password: BZA081920

If you are more comfortable calling in from your telephone, you can do so using the below number and by entering the ID when prompted.

Dial In - 1-844-992-4726 Toll Free Meeting ID: 132 368 3232

Please also note, if you are unable to participate at the scheduled time for any reason, you may send comments by email to eschneider@weymouth.ma.us and mkenedy@weymouth.ma.us and your correspondence will be read into the public record at the hearing.

New Business:

Case #3379 Request for Minor Modification – The petitioner, Ron Cavallo, for property located at **137 Wessagusset Rd.** also shown on Weymouth Town Atlas sheet 4, block 36, lot 3, located in the R-1 district. The petitioner is seeking to modify previously approved variance for the internal side setback as previous plan included a calculation error.

Case #3380 Request for Minor Modification – The petitioner, Ron Cavallo, for property located at **141 Wessagusset Rd.** also shown on Weymouth Town Atlas sheet 4, block 36, lot 4, located in the R-1 district. The petitioner is seeking to modify previously approved variance for the internal side setback as previous plan included a calculation error.

Case #3329 Request for Minor Modification – The petitioner, Tom Le, Letran Enterprises LLC, for property located at **254 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 282, lot 1, located in the B-1 and R-1 districts. The petitioner is seeking to clarify previously approved the special permit to memorialize

the creation of a small office in the basement level. Also, the main floor use will be retail, not office as originally proposed. The parking required is unchanged.

Case #3416 – The petitioner, Wharf Associates LLC, for property located at **44 Wharf St.** also shown on Weymouth Town Atlas sheet 19, block 172, lot 25, located in the I-2 & Historic Mill Overlay (HMOD) Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-25.29 HMOD Special Permit

The subject property is 155,276 SF parcel of land containing a large commercial warehouse. Petitioner seeks to rehabilitate the existing commercial building into a multifamily residential use for 66 residential units. The petitioner also seeks to replace a removed section with a new building on the rear corner of the site for an additional 18 units. The proposal will include parking for 146 vehicles

Other Business:

1. Minutes: 7/22/20 (if received)
2. Next Meeting: September 9
3. Adjournment