

Board of Zoning Appeals Meeting Agenda
Wednesday, September 6, 2023 – 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

Case #3473 - Remand in accordance with Land Court Docket Number 23MISC000052. 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, seeking relief from the Board of Zoning Appeals to grant a special permit for the expansion/alteration of its funeral home.

Case #3496–The petitioner, **NLTT, LLC**, for property located at **217-219 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 275, lot 19, located in the B-1, R-1 Village Center Overlay Districts. The petitioner is seeking to:

Special Permit – 120-25.3 Village Center Overlay District special permit use

Special Permit – 120-25.9 Village Center Overlay District shared parking

The subject property is a 28,750 sf parcel of land with a vacant building that was the former site of a bicycle shop and car parts store. Petitioner seeks to remove the existing structure and construct a 3 story multi-use building with parking under and on first level, commercial retail space and two additional stories of residential space totaling 27 units.

Case #3502– continued to 10/4/23 The petitioner, **Pond Street Acquisitions, LLC**, for property located at **505 Pond St. & 1537 Main St.** also shown on Weymouth Town Atlas sheet 61, block 639, lots 4 & 7, located in the B-1 District. The petitioner is seeking to:

Special Permit – 120-25 (A), (B), and (C)

Special Permit – 120-40 extension or change by special permit

The subject property is a 71,581 sf parcel of land with a 40,950 sf warehouse building that was previously Factory Paint & Decorating store and a 19,178 sf parcel with an unoccupied single family dwelling. Petitioner proposes two buildings, 9,710 sf and 7,916 sf, totaling 17,626 sf. The uses will include restaurant and retail operations, a drive through lane, a mobile-order pick-up window, and a modest outdoor seating area. The remainder would be parking, vehicle aisles, & landscaping.

New Business:

Case #3510– The petitioner, **Prayag Patel**, for property located at **915 Washington St.**, also shown on Weymouth Town Atlas sheet 30, block 382, lot 18, located in the HT District. The petitioner is seeking to:

Special Permit – 120-39 Continuation of a non-conforming use
AND/OR

Special Permit – 120-40 Extension or change of a non-conforming use by special permit

The subject property is a 10,518 sf parcel of land with a variety store and storage containers. The applicant seeks to remove and rebuild the building.

Case #3509– The petitioner, **Best Heavy Hauling, LLC**, for property located at **40 Moore Rd.**, also shown on Weymouth Town Atlas sheet 35, block 446, lot 36, located in the I-1 District. The petitioner is seeking to:

Special Permit – 120-29 (B) (C) Special Permit uses

The subject property is a 43,124 sf parcel of land with Auto Service, Towing and Storage with a 3300 SF commercial structure. The applicant seeks to add motor freight and open lot storage of new building materials for motor freight purposes

Other Business:

1. Minutes: 6/14, 7/12, 8/9 (if rec'd)
2. Next Meeting: October 4
3. Adjournment