

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

Old Business:

Case #3472– CONTINUED BY APPLICANT TO 10/5/22 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 #3473–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 #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.

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.

New Business:

Case #3486 – The petitioner, **Frank J Mullaney**, for property located at **38 Driftway** 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 the house on the same footprint providing off street parking for 4 vehicles. This is a modification of case # 3447 that is being resubmitted to the Board of Zoning Appeals as per Planning Board decision dated 8/9/2022

Case #3487 – The petitioner, **Paula Stilphen & Nancy Higgins**, for property located at **7 & 11 Hill St.** also shown on Weymouth Town Atlas sheet 19, block 254, lots 23 & 26, located in the B-1 & R-1 Districts. The petitioners are 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 4,600 sf parcel with an existing single family dwelling and a 7,500 sf parcel with an existing single family dwelling. Petitioners seek to exchange a portion of 7 Hill St. with 11 Hill St. to straighten the common internal lot line.

Other Business:

1. Minutes: 4/27, 7/13, (8/10 if rec'd), (8/24 if rec'd)
2. Next Meeting: October 5
3. Adjournment