

Board of Zoning Appeals Meeting Agenda
Wednesday, September 8, 2021 - 7:00 PM
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

Case #3449 CONTINUED to 10/6/21– 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.

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.

New Business:

Case #3459– The petitioner, **Lester R. Fulton & Sons**, for property located at **81R Hawthorne Rd.** also shown on Weymouth Town Atlas sheet 23, block 316, lot 2, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

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

Variance – 120-56 Frontage width

The subject parcel is 2.4 acres with 30.1 ft. of frontage and an existing 2900 sf commercial building. Petitioner seeks to extend the non-conforming use by adding a residential use, a single family home, and maintaining the carpentry shop as an auxiliary use.

Case #3460– The petitioner, **Georges Kairouz**, for property located at **4 Hollis St.** also shown on Weymouth Town Atlas sheet 49, block 552, lot 6, located in the B-2 & 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

The subject properties consist of a 13,500 SF parcel with a gas station consisting of 2 gas pumps and a structure with 3 service bays and an office. Petitioner seeks to add an additional service bay.

Other Business:

1. Minutes: 8/11 & 8/25 if rec'd
2. Next Meeting: October 6
3. Adjournment