

Board of Zoning Appeals Meeting Agenda
Wednesday, September 9, 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/onstage/g.php?MTID=eb1c6b2aac7df7f87b5bac3f1a20e9bf5>

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): **132 719 3856** Meeting password: **BZA090920***

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: **132 719 3856***

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.

Old Business:

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

Special Permit – 120-38.3, 38.4, 38.5 Floodplain District 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

New Business:

Case #3419 – The petitioner, Larry Antonellis, for property located at **129 Pleasant St.** also shown on Weymouth Town Atlas sheet 45, block 525, lot 2, located in the B-2 & R-1 Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Town of Weymouth

Department of Planning and Community Development
Weymouth Town Hall, 75 Middle Street, 3rd Floor, Weymouth, MA 02189
Telephone: (781) 340-5015 Fax: (781) 335-3283
Website: www.weymouth.ma.us

Special Permit – 120-27 (C) special permit use-multiple dwelling

The subject property is 10,431 SF parcel of land containing a 2-story medical office building being used as a 4-unit office building. Petitioner seeks to convert existing office units to 4 residential apartments.

Case #3420 – The petitioner, RK Weymouth LLC, for properties located at **110-140 Main St.** also shown on Weymouth Town Atlas sheet 29, block 329, lots 7, 10, 12, 15, 20 & 21, located in the B-1 & Commercial Corridor Overlay (CCOD) Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-24 (D) special permit use

Special Permit – 120-40 parking analysis

Special Permit – 120-122 Special Permit criteria

The subject property is currently permitted as a retail shopping center. Petitioner seeks to introduce a new use requiring a Special Permit in +/- 49,000 sf of the existing building. The new use will be a Stop and Shop/Peapod facility. Ocean State Job Lot will occupy the remaining +/- 40,000 sf of the former National Wholesale Liquidators space as of right. Parking requirements for both uses will be reevaluated.

Other Business:

1. Minutes: 8/19/20 (if received)
2. Next Meeting: September 30
3. Adjournment

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