

Board of Zoning Appeals Meeting Agenda
Wednesday, October 21, 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=eea044574e0dd9507b24bacbbcb3f18d8>

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): 132 584 1127 Meeting password: BZA10212020

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: 132 584 1127

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 #3402 – Request for Modification The petitioner, Brant Mcgettrick, for property located at **46 Union St.** also shown on Weymouth Town Atlas sheet 46, block 525, lot 21, located in the B-2 and R-1 Watershed Zoning Districts. The petitioner is seeking to modify the previous decision by adding two (2) additional units within the previously approved footprint. The modified approval would allow for up to **14** residential units. Adequate parking is provided for the additional two units.

Case #3405 – Request for Modification The petitioner, JS Barry Development LLC, for property located at **1193 Commercial St.** also shown on Weymouth Town Atlas sheet 19, block 249, lot 34, located in the OSD district. The petitioner is seeking to modify access to the building by eliminating the proposed addition which was to house a lobby and elevator. Access to the building will instead be via stairs and in compliance with 521CMR.

New Business:

Case #3422 – The petitioner, Michael McGough, for property located at **15-17 Front St** also shown on Weymouth Town Atlas sheet 20, block 278, lots 7 & 8, located in the B-2 and Village Center Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

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

Special Permit – 120-27 special permit in B-2 District

The subject property is 17,072 SF parcel of land which was the site of an office for the sale of insurance products. Petitioner seeks to remove the existing office building and construct a four-story mixed use building consisting of 22 units.

Case #3424 – The petitioner, EJS Investments, for property located at **122 Washington St.** also shown on Weymouth Town Atlas sheet 20, block 266, lot 8, located in the B-2, R-1 & Village Center Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-25.13 Village Center Overlay District VCOD special permit

The subject property is 27,443 SF lot containing a an older two-story wood frame mixed use dwelling which is 2,096 SF in size. Petitioner seeks to construct a 4 story mixed use building consisting of 30 condominium units.

Case #3425 – The petitioner, Diane Pompeo-Maltby, for property located at **145 Wessagussett Rd.** also shown on Weymouth Town Atlas sheet 4, block 36, lot 6, 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

Special Permit – 120-38.3 Floodplain District Special Permit

Variance– 120-52 – Lot less than 5000 SF

The subject property is 3,121 SF lot containing a 913 SF single family 1 ½ story dwelling with attached deck. Petitioner seeks to partially demolish existing structure and rebuild.

Other Business:

1. Minutes: 9/9/20
2. Next Meeting: November 18
3. Adjournment