

Board of Zoning Appeals Meeting Agenda
Wednesday, October 26, 2022 - 7:00 PM
Weymouth High School – Humanities Center
1 Wildcat Way, Weymouth, MA 02190

Old Business:

Case #3472–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 #3488 – CONTINUED BY APPLICANT TO 11/16/22 The petitioner, **Ryder Development Corp.**, for property located at **247-261 Pleasant St** also shown on Weymouth Town Atlas sheet 46, block 531, lots 8 & 9, located in the Open Space District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit – 120-37.1 reuse of surplus public and quasi-public properties

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

The subject property is a 114,688 sf parcel of land with a vacant church rectory with a separate garage and large parking lot. Petitioner seeks to remove the garage, renovate and move the rectory for separate residences and construct 14 separate single family homes with added landscaping.

New Business:

Case #3361 Major Modification– The petitioner, Letran Enterprises LLC, for property located at **254 Washington Street** also shown on the Weymouth Town Atlas sheet 20, block 282, lot 1, located in the B-1/R-1 Zoning District. The petitioner is seeking to convert first floor from commercial to residential.

Case #3490 – The petitioners, **Jon Willis & Jeannine Fabian**, for property located at **194 Broad St.** also shown on Weymouth Town Atlas sheet 20, block 219, lot 12, 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 9,692sf parcel of land with a single family home. Petitioner seeks to add a two story addition to increase living space. This will extend the existing non conformity in the side yard setback.

Other Business:

1. Minutes: 4/27, (9/7 if rec'd), (10/5 if rec'd)
2. Next Meeting: November 16
3. Adjournment