

**Board of Zoning Appeals Meeting Agenda**  
**Wednesday, October 27, 2021 - 7:00 PM**  
**McCulloch Building – Mary McElroy Room**  
**182 Green Street, Weymouth, MA 02191**

**Old Business:**

**Case #3445**– The petitioner, **Weathervane Massapoag LLC**, for property located at **Massapoag St** also shown on Weymouth Town Atlas sheet 44, block 504, lots 8, 9 & 40 and sheet 44, block 505, lots 1 & 2, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-63 Planned Unit Development  
**Variance** – Planned Unit Development

The subject property is 6.9 acres of land mostly vacant with two single family dwellings located on the property. Per section 120-119(3), petitioner is seeking a variance from the 25 acre minimum required for a planned unit development. Petitioner seeks to construct 8 single family homes under the PUD provision.

**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 #3461**– The petitioner, **Gerald O'Brien**, of 15 Thompson Road, has filed an application to Appeal a decision by the Inspector of Buildings for property located at **450 Green St.** also shown on Weymouth Town Atlas sheet 13, block 121, lot 16, located in the R-1 District. The petitioner is seeking to:

**Appeal:** Appeal of a decision of the Inspector of Buildings (Article XXIV, Section 120.119A(1))

The petitioner seeks to have the Board of Zoning Appeals annul the decision of the zoning enforcement officer, make a determination that the premises may only be used for those uses permitted as of right in the R-1 district because any prior non-conforming status has been lost by abandonment and direct the Building Inspector to enforce the provisions of the R1 district through injunction and the levying of daily penalties.

**Case #3462**– The petitioner, **Edward Wolforth**, for property located at **125 Lake Shore Drive** also shown on Weymouth Town Atlas sheet 26, block 339, lot 15, located in the R-1 & Watershed Protection 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 property consists of a 4,300 SF parcel with a vacant blighted single family home. Petitioner seeks to expand existing structure to cover footprint and add second floor.

**Case #3463**– The petitioner, **Richard Burns**, for property located at **28 Reservoir Run** also shown on Weymouth Town Atlas sheet 48, block 508, lot 103, located in the R-1 & Watershed Protection 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 property consists of a 15,001 SF parcel with a single family home. Petitioner seeks to exchange a portion of 28 Reservoir Run with 38 Reservoir Run. The proposed reconfiguration would reduce the lot width at the building line.

**New Business:**

**Case #3378 – (MINOR MODIFICATION)** The petitioner, Hoang Nguyen as Trustee, for property located at **1055 Main Street** also shown on the Weymouth Town Atlas sheet 49, block 555, lots 27A and 27B, located in the B-1 and Commercial Corridor Overlay Zoning District. The petitioner is seeking to add balconies to the south and east facades.

**Other Business:**

1. Minutes: 10/6
2. Next Meeting: November 17
3. Adjournment