

Board of Zoning Appeals Meeting Agenda

Wednesday, November 15, 2023 – 7:00 PM
Town Hall - Council Chambers
75 Middle Street

Old Business:

Case #3502–The petitioner, **Pond Street Acquisitions, LLC**, for property located at **505 Pond St. & 1537 Main St.** also shown on Weymouth Town Atlas sheet 61, block 639, lots 4 & 7, located in the B-1 District. The petitioner is seeking to:

Special Permit – 120-25 (A), (B), and (C)

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

The subject property is a 71,581 sf parcel of land with a 40,950 sf warehouse building that was previously Factory Paint & Decorating store and a 19,178 sf parcel with an unoccupied single family dwelling. Petitioner proposes two buildings, 9,710 sf and 7,916 sf, totaling 17,626 sf. The uses will include restaurant and retail operations, a drive through lane, a mobile-order pick-up window, and a modest outdoor seating area. The remainder would be parking, vehicle aisles, & landscaping.

Case #3511– The petitioner, **864 Broad Street, LLC**, for property located at **864-884 & 890 Broad St.**, also shown on Weymouth Town Atlas sheet 23, block 253, lots 14 & 16, located in the B-2 District in the Lower Jackson Square Overlay District. The petitioner is seeking to:

Special Permit AND/OR Variance – 120-25.39 Applicability
– 120-25.41 (C & D) Intensity of Use

The subject property is a 34,903 sf parcel of land with commercial structures used for a variety of commercial uses including funeral home, barber shop, law office and tanning salon. The applicant seeks to construct a new mixed use building with retail on grade level and 64 residential units and 218 parking spaces.

Case #3512– The petitioner, **910 Broad Street, LLC**, for property located at **910 & 920 Broad St.**, also shown on Weymouth Town Atlas sheet 23, block 253, lot 17, located in the B-2 District in the Upper Jackson Square Overlay District. The petitioner is seeking to:

Special Permit AND/OR Variance – 120-24.41 Intensity of Use
– 120-25.42 Required Parking Spaces

The subject property is a 17,812 sf parcel of land with multi-family residential structures. The applicant seeks to construct a new mixed use building with retail on grade level and 42 residential units.

Case #3513– The petitioner, **910 Broad Street, LLC**, for properties located at **881, 899 & 909 Broad St. and 1404 & 1406 Commercial St.**, also shown on Weymouth Town Atlas sheet 25, block 305, lots 1, 10, 9, 11 & 4, located in the B-2 District in the Lower Jackson Square Overlay District. The petitioner is seeking to:

Special Permit AND/OR Variance – 120-24.41 Intensity of Use
– 120-25.42 Required Parking Spaces

The subject property is a 26,552 sf parcel of land with commercial structures used for a variety of commercial uses including a restaurant. The applicant seeks to construct a new mixed use building with retail & a garage on grade level and 63 residential units above.

Case #3514– The petitioner, **1409 Commercial Street, LLC**, for properties located at **1409 Commercial St.**, also shown on Weymouth Town Atlas sheet 23, block 306, lot 11, located in the B-2 District in the Lower Jackson Square Overlay District. The petitioner is seeking to:

- Special Permit AND/OR Variance** – 120-24.41 Intensity of Use
- 120-25.42 Required Parking Spaces

The subject property is a 9,842 sf parcel of land with a commercial structure. The applicant seeks to construct a new mixed use building with retail & a garage on grade level and 31 residential units above.

New Business:

Case #3515– The petitioner, **David Sirois**, for property located at **11 Morell St.** also shown on Weymouth Town Atlas sheet 6, block 69, lot 4, located in the R-1. The petitioner is seeking to:

- Special Permit**– 120-40 Extension or change of a non-conformity

The subject property is a 6,000 sf parcel of land with a single family home with a one car garage. The applicant seeks to remove garage and rebuild a family room & ½ bath .

Case #3516– The petitioner, **Michael Munichiello**, for property located at **59-61 Sagamore Rd.** also shown on Weymouth Town Atlas sheet 7, block 25, lot 58, located in the R-1. The petitioner is seeking to:

- Special Permit**– 120-40 Extension or change of a non-conformity

The subject property is a 10,106 sf parcel of land with a two family home. The applicant seeks to add single story addition to rear of home .

Case #3517– The petitioner, **Antonio Teixeira**, for property located at **31 Park Ave.** also shown on Weymouth Town Atlas sheet 45, block 521, lot 8, located in the R-1. The petitioner is seeking to:

- Special Permit**– 120-40 Extension or change of a non-conformity

The subject property is a 13,731 sf parcel of land with a two family home. The applicant seeks to renovate existing 2-family dwelling and remove existing garage and replace with new 3-car garage.

Other Business:

1. Minutes: 10/11, 10/25 (if rec'd)
2. Next Meeting: December 6
3. Adjournment