

Board of Zoning Appeals Meeting Agenda
Wednesday, November 17, 2021 - 7:00 PM
McCulloch Building – Mary McElroy Room
182 Green Street, Weymouth, MA 02191

Old Business:

Case #3445 WITHDRAWN BY APPLICANT– The petitioner, **Weathervane Massapoag LLC**, for property located at **Massapoag St** also shown on Weymouth Town Atlas sheet 44, block 504,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 petitioners, **Richard & Mary Burns and Ed & Jane Meehan**, for properties located at **28 & 38 Reservoir Run** also shown on Weymouth Town Atlas sheet 48, block 508, lots 103 & 105, located in the R-1 & Watershed Protection Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance- 120-48 change in shape

Variance- 120-59.1 measurement across lots

Variance- minimum lot area

Variance- minimum lot width

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.

Case #3464– The petitioner, **New Ground Development, LLC**, for property located at **59 Lake View Rd.** also shown on Weymouth Town Atlas sheet 30, block 386, lot 1, located in the R-1 & Floodplain Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-38 Floodplain

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

Special Permit - 120-41 exception to limitation on restoration by special permit

The subject properties consist of a 7,379 SF parcel with an outdated single family home. Petitioner seeks to remove existing house and construct a new single family home in the same general area and rebuild the shed.

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

Case #3465– CONTINUED to 12/8 The petitioner, **Kevin and Kathy Kelly**, of 445 Green St., 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 #3466– The petitioner, **Jeff Reale**, for property located at **875 Washington St.** also shown on Weymouth Town Atlas sheet 30, block 380, lot 11, located in the Highway Transition District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit - 120-22.8 A (2) service use in a pre-existing building

The subject properties consist of a 39,041 sf parcel. Petitioner seeks to reuse existing building to house a computer service business.

Case #3467– The petitioner, **Todd Stone**, for property located at **522 Bridge St.** also shown on Weymouth Town Atlas sheet 7, block 25, lot 10, located in the NCD District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance - Height

Variance - FAR

The subject properties consist of a 7,728 sf parcel with a abandoned service station. Petitioner seeks to demo existing building and erect a new 3 story multi use structure.

Other Business:

1. Minutes: 10/6
2. Next Meeting: December 8
3. Adjournment