

Board of Zoning Appeals Meeting Agenda
Wednesday, December 9, 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/j.php?MTID=mcceb25ac79fb3ca5b3953f102a3649cb6>

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): **132 674 4125** Meeting password: **BZA1209***

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: **132 674 4125***

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 #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 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.

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 #3426 – The petitioner, Ryder Development Corp, for property located at **640 Union St.** also shown on Weymouth Town Atlas sheet 59, block 612, lot 45, located in the R-1 District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Variance – 120-51 Schedule of District Regulations Minimum Lot Width

Variance – 120-53.2 Lot Shape Factor

The subject property is 94,090 SF parcel of land with a single family dwelling. Petitioner seeks relief required to divide the property into 2 single family lots each with more than 25,000 SF.

New Business:

Case #3427 – The petitioner, Matthew Caissie, for property located at **91 Lakehurst Ave.** also shown on Weymouth Town Atlas sheet 24, block 441, lot 3, 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

Variance- Table 1 Schedule of District Regulations – lot coverage, front setback

The subject property is 4,553 SF parcel of land with a single family dwelling. Petitioner seeks relief required to construct a single car attached garage.

Other Business:

1. Minutes: 9/30/20, 10/21 if rec'd
2. Clarification of Mullen Rule
3. Next Meeting: January 6
4. Adjournment

Town of Weymouth

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