

# Board of Zoning Appeals Meeting Agenda

Wednesday, December 13, 2023 – 7:00 PM  
Weymouth High School – Humanities Center  
1 Wildcat Way, Weymouth

## Old Business:

**Case #3502– (Hearing Continued Until 1/31/2024)** 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** – 120-25.41 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** – 120-25.41 Intensity of Use

– 120-25.42 Required Parking Spaces

– 120-25.39 Applicability

## Town of Weymouth

Department of Planning and Community Development  
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Website: [www.weymouth.ma.us](http://www.weymouth.ma.us)

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** – 120-25.41 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.

**Case #3518**– The petitioner, **Viking Development LLC**, for property located at **739 Pleasant St.**, also shown on Weymouth Town Atlas sheet 35, block 446, lot 3, located in the R-1 District. The petitioner is seeking to:

**Variance**– 120-74 M (2) Minimum Required Spaces - Day-Care Centers

The subject property is a 106,554 sf parcel of land with a single-family residence and a frame shed used for landscaping business. The applicant seeks to construct a 16, 200 sf daycare center including a parking lot for 55 cars, a fenced-in playground, trash enclosure, lighting, landscaping and stormwater management basins.

**New Business:**

NONE

**Other Business:**

1. Minutes: 11/15, 12/6 (if rec'd)
2. Next Meeting: January 10
3. Adjournment