

**Board of Zoning Appeals Meeting Agenda  
Wednesday, March 24, 2021 - 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=mc118350950311c2fd3bb12329b34d079>

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): 132 691 0827 Meeting password: BZA0324*

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: 132 691 0827*

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](mailto:eschneider@weymouth.ma.us) and [mkenedy@weymouth.ma.us](mailto:mkenedy@weymouth.ma.us) and your correspondence will be read into the public record at the hearing.

**Old Business:**

**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 #3434** – The petitioner, **Trinity Green Development LLC**, for property located at **655 Washington St.** also shown on Weymouth Town Atlas sheet 29, block 329, lot 9, located in the B-1 and Commercial Corridor Overlay Districts. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit** – 120-25.15B Commercial Corridor Overlay District Special Permit

**Town of Weymouth**

Department of Planning and Community Development  
Weymouth Town Hall, 75 Middle Street, 3<sup>rd</sup> Floor, Weymouth, MA 02189  
Telephone: (781) 340-5015 Fax: (781) 335-3283  
Website: [www.weymouth.ma.us](http://www.weymouth.ma.us)

The subject property is 3.7 acre parcel of land with the 21,265 sf two story Boston Motel located on the property. Petitioner seeks to demolish remaining building and construct a 4-story mixed use building containing 160 dwelling units and 4,000 sf commercial space.

**New Business:**

**Case #3436**– The petitioner, **Lindsay Larkin**, for property located at **10 Mountain View Rd.** also shown on Weymouth Town Atlas sheet 30, block 350, lot 57, 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

The subject property is 3,150 sf parcel of land with single family dwelling located on the property. Petitioner seeks to demolish existing building and rebuild a 2 story home to include a basement.

**Case #3437**– The petitioner, **FoxRock 200 Libbey, LLC**, for property located at **200 Libbey Industrial Parkway** also shown on Weymouth Town Atlas sheet 34, block 435, lot 141, located in the POP District. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

**Special Permit and/or Variance as follows:**

1. Section 120-51 Schedule of District Regulations, Table 1: Schedule of District Regulations:
  - a. Special Permit: Height: 3 stories, not to exceed 35 feet; up to 6 stories, not to exceed 80 feet, by Special Permit.
  - b. Variance: Lot Coverage Area: Variance to exceed 60% lot coverage area
2. Section 120-38.3/120-38.4 - Flood Plain Special Permit;
3. Section 120-62.1 Landscaping – Variance from Front Yard Landscaping requirement;
4. Section 120-64.4 Signs in Industrial Districts – Variances from the square footage and location limitations for Wall Signs and Freestanding Signs
5. Section 120-74.I. – Off-Street Parking – Variance from Minimum Required Spaces for Medical Office

The subject property is 187,308 sf parcel of land with a mostly vacant industrial building located on the property. Petitioner seeks to replace 2 story building with a 3 story medical office building.

**Other Business:**

1. Minutes: 2/24, 3/10 if rec'd
2. Next Meeting: April 14
3. Adjournment