

**TOWN OF WEYMOUTH, MASSACHUSETTS  
BOARD OF ZONING APPEALS  
NOTICE OF DECISION ON SPECIAL PERMIT  
230 WASHINGTON STREET**

(To be mailed forthwith to the owner and applicant, if not the owner.)

<b>Owner:</b>	Union Congregational Church	<b>Date:</b>	April 14, 2016
<b>Address:</b>	Of Weymouth & Braintree 74 Commercial Street Braintree, MA 02184		
<b>Applicant:</b>	James B. Quinn	<b>Case #:</b>	3277
<b>Address:</b>	230 Washington Street Weymouth, MA 02188		
<b>Representative:</b>	N/A	<b>Site Address:</b>	230 Washington St
		<b>Sheet:</b>	20
		<b>Block:</b>	274
		<b>Lot:</b>	6

**Zoning District: B-1**

Board of Zoning Appeals application filed on February 18, 2016

After a public hearing on March 9, 2016, continued to March 30, 2016, advertised in the Weymouth News on February 24, and March 2, 2016, the Board of Zoning Appeals at its meeting of March 30, 2016

**VOTED TO GRANT THE SPECIAL PERMIT** under Weymouth Zoning Ordinance 120-40 Extension or change of non-conformity, to allow the petitioner to remove an existing backlit business sign (the Bicycle Link) and install a new, updated, same-size replacement.

**FINDINGS:**

**Special Permit Criteria for Approval.** The Board of Zoning Appeals may approve any Special Permit applications only if it finds that, in its judgment, all of the following conditions are met in accordance with Zoning Ordinance Section 120-122D.

1. The specific site is an appropriate location for such a use. **Replacing existing sign.**
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. **This is a more appealing sign that will fit well with the neighborhood.**
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. **The sign will be lit.**

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TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE  
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4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

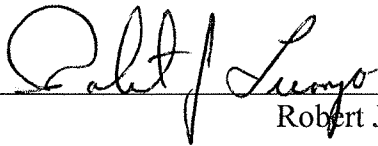
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

**After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. (3) record of proceedings. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA, with the appropriate filing fee.**

When a receipt from the Registry of Deeds is presented to the Building Inspector (to show that the decision has been recorded), the proper permit will be issued.

Decision filed with the Town Clerk on April 14, 2016

IMPORTANT: Notice is further given that any person aggrieved by this decision may appeal, according to MGL Chapter 40A, Section 17, and said appeal, if any, must be filed with the Town Clerk within twenty (20) days after the filing of the decision with the Town Clerk.



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Robert J. Luongo, Planning Director

**BOARD OF ZONING APPEALS (BZA)**  
**RECORD OF MINUTES AND PROCEEDINGS**  
**Wednesday, March 9, 2016**

**Members Present:** Richard McLeod, Chairman  
Kemal Denizkurt  
Chuck Golden  
Jonathan Moriarty  
Ed Foley

**Also Present:** Bob Luongo, Planning Director  
Eric Schneider, Principal Planner  
Lee Hultin, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:00 p.m. at the McCulloch Building and explained the procedures that would be followed to the people present.

**Case #3277** – The petitioner, James Quinn, for property located at **230 Washington Street**, shown on the Weymouth Town Atlas sheet 20, block 274, lot 6, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-40 Extension or change of non-conformity

The petitioner seeks to remove an existing backlit business sign (the Bicycle Link) and install a new, updated, same-size replacement.

**Sitting Members:** Richard McLeod  
Kemal Denizkurt  
Chuck Golden  
Jonathan Moriarty  
Ed Foley

Ed Foley made a motion to open the public hearing on Case # 3277 and was seconded by Jonathan Moriarty.

VOTED UNANIMOUSLY

Ed Foley made a motion to waive the reading of the public notice on Case # 3277 and was seconded by Chuck Golden.

VOTED UNANIMOUSLY

Appearing before the board was Jim Quinn, Owner of Bicycle Link. He has been there since 1987 and it is time for a new sign. The new sign will be in the exact same spot and size of the existing sign and will be illuminated from within.

Bob Luongo's concern is that back in 2013 the design guidelines were adopted by this board. This location is just outside the "Village Center" and the town encourages perpendicular signs, externally lit sign and discourage internally lit signs. We are also trying to discourage plastic signs. This idea is to make Weymouth more aesthetically pleasing. He has no objection to a perpendicular sign if they are done right. He would like to work with him to help him come up with something more cost effective and be in line with the town's guidelines.

The applicant asked if there is an example along Route 53 he could look at and Mr. Luongo said he was not sure but will get back to him on this.

Unfortunately Mr. Luongo was not here when the application came in and in the future he will be able to give his comments prior to the meetings and apologizes for this.

Ed Foley suggested that the board continue this public hearing so Bob Luongo and the applicant can discuss the details on materials and lighting.

The applicant said he is committed to an internally lit sign because it is more vibrant and has depth.

Ed Foley made a motion to continue Case #3277 to March 30, 2016 and was seconded by Chuck Golden.

VOTED UNANIMOUSLY

**BOARD OF ZONING APPEALS (BZA)  
RECORD OF MINUTES AND PROCEEDINGS  
Wednesday, March 30, 2016**

**Members Present:** Richard McLeod, Chairman  
Kemal Denizkurt  
Chuck Golden  
Jonathan Moriarty- **Absent**  
Ed Foley

**Also Present:** Bob Luongo, Planning Director  
Eric Schneider, Principal Planner  
Lee Hultin, Recording Secretary

Chairman McLeod called the Board of Zoning Appeals meeting to order at 7:00 p.m. at the Town Hall, Council Chambers, 75 Middle Street and explained the procedures that would be followed to the people present.

. **Case #3277** – Continued Public Hearing from 3/9/2016 - sitting members: McLeod, Foley, Denizkurt, Golden, Moriarty - The petitioner, **James Quinn, for property located at 230 Washington Street**, shown on the Weymouth Town Atlas sheet 20, block 274, lot

6, located in the B-1 zoning district. The petitioner is seeking the following relief from the requirements of the Weymouth Zoning Ordinance:

Special Permit; 120-40 Extension or change of non-conformity

The petitioner seeks to remove an existing backlit business sign (the Bicycle Link) and install a new, updated, same-size replacement.

Sitting Members: Richard McLeod  
Kemal Denizkurt  
Chuck Golden  
Jonathan Moriarty - Absent  
Ed Foley

Appearing before the board is James Quinn, Owner of the Bicycle Link, 230 Washington Street, Weymouth.

Bob Luongo stated that he met with the owner, James Quinn and since he was already in the process of replacing his sign and is not within the Village Center Mr., Luongo has no objections to this sign.

Ed Foley said now that Bob Luongo is on board the town will try to stay with the new designs of the zoning bylaws for signs.

The public was given the opportunity to speak and there were no public comments.

Ed Foley made a motion to close the public hearing on Case #3277 and was seconded by Chuck Golden.

VOTED UNANIMOUSLY

Ed Foley made a motion to approve this application for a special permit.

**Special Permit Criteria for Approval.** The Board of Zoning Appeals may approve any Special Permit applications only if it finds that, in its judgment, all of the following conditions are met in accordance with Zoning Ordinance Section 120-122D.

1. The specific site is an appropriate location for such a use. **Replacing existing sign.**
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. **This is a more appealing sign that will fit well with the neighborhood.**
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. **The sign will be lit.**
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

**Hopefully the applicant will be able to continue to serve the community with his bike store.**

Chuck Golden seconded this motion.  
VOTED UNANIMOUSLY

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

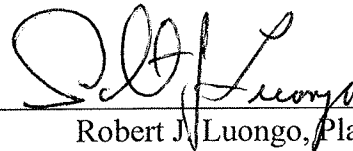
BOARD OF APPEALS

April 14, 2016

Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the town of Weymouth hereby certifies that a Variance or Special Permit has been granted to James B. Quinn, 230 Washington Street, Weymouth, MA 02188, affecting the rights of the owner with respect to land or buildings at 230 Washington Street, also shown on the Weymouth Town Atlas Sheet 20, Block 274, Lot 6, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.



Robert J. Luongo, Planning Director

Kathleen Deree, Town Clerk

Case # 3277

Date of Hearing: 3/9/2016, 3/30/2016