

*Town of Weymouth
Massachusetts*

Kathleen A. Deree
Town Clerk

Town Clerk's Department
781-340-5017
781-682-6129 (FAX)



Robert L. Hedlund
Mayor

75 Middle Street
Weymouth, MA 02189

August 18, 2019

To Whom It May Concern:

I, Kathleen A. Deree, Town Clerk of the Town of Weymouth do hereby certify this to be the action taken by the Board of Zoning Appeals at their meeting held on June 26, 2019 on APPLICATION OF: Bruce Hanson, Case # 3390.

No appeal was filed within the twenty (20) day appeal period.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
16 CENTRAL ST**

2019 JUL 29 AM 11:37

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

Owner:	Bruce Hanson	Date:	July 29, 2019
Address:	16 Central Street Weymouth, MA 02190		
Applicant:	Bruce Hanson	Case #:	3390
Address:	16 Central Street Weymouth, MA 02190		
Representative:		Site Address:	16 CENTRAL ST
		Sheet:	49
		Block:	526
		Lot:	35
Filing Date:	5/31/2019		
Hearing Date:	06/26/2019		
Advertised:	06/12/2019 & 06/19/2019		

Zoning District: B-2

At a public hearing on 06/26/2019 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120-27(A)* use by special permit to convert an existing office building to a single family home.

FINDINGS:

The Board further found that the proposal met the requirements for a Special Permit under Section 120-27 (A) based on the below criteria set forth in Section 120-122 (D):

1. The specific site is an appropriate location for such a use. *This is the reuse of an existing building within a neighborhood consisting of a mix of commercial, single family and multifamily uses.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The foot print of the building will not be expanded. The use is in keeping with the existing character of the area.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The lot has the required frontage and adequate vehicular access to Central Street.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The project will adhere to all current building codes and fire codes and will be subject to the approval of both.*

5. That the public convenience and welfare will be substantially served with the proposal. *The building is currently vacant. This proposal will reuse the existing building and provided additional housing in the area.*

CONDITIONS:

1. The subject property abuts another property under the same ownership that is currently used as a tow yard. Prior to the issuance of a Certificate of Occupancy, the Building Inspector and the Director of Planning and Community Development will review the site to ensure that the existing gate separating the properties is adequate to ensure the safety of the residents.


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. 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 July 29, 2019

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.



Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

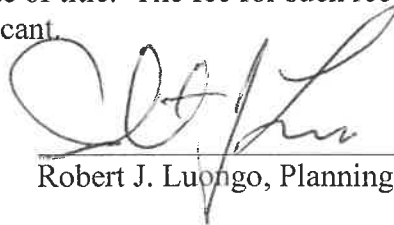
BOARD OF APPEALS

July 29, 2019

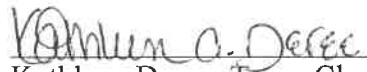
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Bruce Hanson, 16 Central Street, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 16 CENTRAL ST also shown on the Weymouth Town Atlas Sheet 49, Block 526, Lots 35, 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 # 3390

Date of Hearing: 06/26/2019