

*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

September 4, 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 July 24, 2019 on APPLICATION OF: Lisa Nollet & Paula Ayers, Case # 3393.

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
28 BRADMERE WAY**

AUG 15 2019
Received
Town Clerk's
Office

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

Owner:	Lisa Nollet & Paula Ayers 28 Bradmere Way Weymouth, MA 02191	Date:	August 15, 2019
Address:			
Applicant:	Lisa Nollet & Paula Ayers	Case #:	3393
Address:	28 Bradmere Way Weymouth, MA 02191		
Representative:		Site Address:	28 BRADMERE WAY
		Sheet:	5
		Block:	12
		Lot:	55
Filing Date:	06/20/2019		
Hearing Date:	07/24/2019		
Advertised:	07/17/2019 & 07/24/2019		

Zoning District: R-1

At a public hearing on 07/24/2019 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120-40* as per site plan by Hoyt Land Surveying and dated 7/12 /2019 and generally per architectural plans prepared by Noseworthy Residential Design, dated 06/06/2019. Permit allows the expansion and renovation of the existing home on the property.

FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *This is an addition to an existing single family home in the R-1 zoning district.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The proposal is in keeping with the character of the neighborhood. The proposal received written support from the abutter.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *There is no proposed change to the existing parking layout.*
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.

CONDITIONS:

1. A certified copy of the plot plan will be provided to staff. (Done as of 8/15).

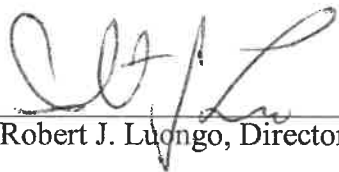
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 August 15, 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

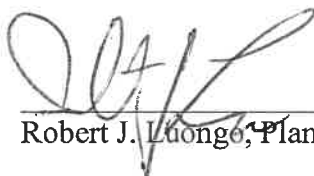
BOARD OF APPEALS

August 15, 2019

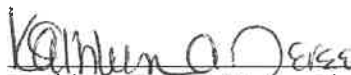
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Lisa Nollet & Paula Ayers, 28 Bradmere Way, Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 28 BRADMERE WAY also shown on the Weymouth Town Atlas Sheet 5, Block 12, Lots 55, 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 # 3393

Date of Hearing: 07/24/2019