

***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: Pond Plain Improvement Assoc., Case # 3391.

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
330 POND STREET**

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

2019 JUL 29 AM 11:37

Owner:	Pond Plain Improvement Assoc.	Date:	July 29, 2019
	330 Pond Street		
Address:	Weymouth, MA 02190		
Applicant:	Pond Plain Improvement Assoc.	Case #:	3391
Address:	330 Pond Street		
	Weymouth, MA 02190		
Representative:		Site Address:	330 POND STREET
		Sheet:	57
		Block:	592
		Lot:	13
Filing Date:	06/04/2019		
Hearing Date:	06/26/2019		
Advertised:	06/12/2019 & 06/19/2019		

Zoning District: R-1

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

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120-40* as per site plan by Hardy & Man Design Group dated 05/23/2019. Permit would allow the expansion and paving of an existing dirt parking lot and the installation of two (2) light poles.

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. *The Pond Plain Improvement Association has been at this site for over a century.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *Paving of the parking lot will more clearly define the parking area already in use. The Board added further conditions (see below) to its approval to minimize impact to abutting properties.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Paving and lighting the existing parking area will make the facility safer for both vehicles and pedestrians.*

4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *Applicant will demonstrate to the satisfaction of the Weymouth DPW that all storm water runoff will be contained on site.*
5. That the public convenience and welfare will be substantially served with the proposal. *The project creates a safer environment for users of the Pond Plain Improvement Association. The conditions placed on the approval by the Board of Zoning Appeals will increase protection and screening for abutters.*

CONDITIONS:

1. A 6 foot tall stockade fence will be installed along portions of the eastern and northern property lines as shown on the Site Plan submitted by Hardy and Man Design Group, PC and dated 05/23/2019. Adjustments to the location may be made at the time of installation to accommodate existing trees.
2. A maximum of two (2) LED light posts will be installed along the eastern property line abutting Abbot Street. Applicant will ensure that the lights will be shielded and not illuminate abutting properties.
3. Applicant will, to the satisfaction of Town of Weymouth Engineering Department, provide detail of a swale or other water management structure to ensure additional runoff is not directed toward abutting properties on Abbot Street.

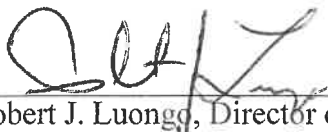
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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. Luong, 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 Pond Plain Improvement Assoc., 330 Pond Street, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 330 POND STREET also shown on the Weymouth Town Atlas Sheet 57, Block 592, Lots 13, 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 # 3391

Date of Hearing: 06/26/2019