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

February 9, 2022

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 December 8, 2021 on APPLICATION OF: Todd Stone, case #3467.

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

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TOWN OF WEYMOUTH
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TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
522 BRIDGE ST

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

Owner:	Todd Stone	**Date:**	January 20, 2022
Address:	522 Bridge St. Weymouth, MA 02191		
Applicant:	Todd Stone	**Case #:**	3467
Address:	522 Bridge St. Weymouth, MA 02191		
Representative:	Gregory Galvin 775 Pleasant St. Weymouth, MA 02189	**Site Address:**	522 Bridge St
		Sheet:	7
		Block:	25
		Lot:	10
Filing Date:	10/28/2021		
Hearing Date:	11/17/2021 12/8/2021		
Advertised:	11/3/2021 & 11/10/2021		

Zoning District: NCD

At a public hearing on 12/8/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT VARIANCES under *Weymouth Zoning Ordinance Table 1 Height Limitation and Maximum Allowable FAR* to demo existing abandoned service station and erect a new 3 story multi use structure as shown on plans prepared by Toland Construction Management (TCM) and dated 2/26/2019.

FINDINGS:

The applicant was able to demonstrate a hardship based on existing conditions unique to this parcel. First, the parcel is encumbered by an easement that provides access to three properties located directly behind the subject property that would otherwise be landlocked. A sewer easement also traverses the property. Due to this impediment, the ability to develop much of the lot is not possible. The proposal does not exceed the footprint of the existing, abandoned gas station but, due to the physical and financial constraints caused by the easements, it is necessary to build above the maximum allowable height and FAR. Given that the parcel is located along a busy commercial corridor, the Board found that this relief could be provided without derogating from the intention of the zoning ordinance. Per this decision, an FAR of .57 is permitted along with a height of 3 full stories.

CONDITIONS:

1. During site work, the applicant agrees to work with the rear abutters and the Town to identify the cause of low water pressure. If it be determined that the pipe needs to be replaced the applicant agrees to provide the Town with access to perform needed work.
2. Siding will be of a cement board material. No vinyl will be accepted.
3. No signage is proposed for the building. Should signage be needed, it will be reviewed and approved by the Director of Planning and Community Development prior to installation.
4. A lighting and landscape plan will be provided to the Planning Department.
5. No combustible materials will be stored on site.
6. In the event of a snow event, the applicant will have snow removed from the site to ensure access to the residential homes in the rear.
7. Comments listed in a memo dated December 6, 2021 from James McGrath, Assistant Town Engineer, shall be addressed.
8. Any balconies will be limited to 4 feet in depth and will be of either metal or drawn cable construction.
9. The applicant shall, at all times, provide unfettered access to the properties located to the rear via an easement of the same or greater width.

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 **January 20, 2022**
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

January 20, 2022

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 Todd Stone, 522 Bridge St., Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 522 Bridge St also shown on the Weymouth Town Atlas Sheet 7, Block 25, Lots 10, 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 A. Deree

Kathleen Deree, Town Clerk

Case # 3467
Date of Hearing: 12/8/2021