

***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**

July 21, 2021

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 May 26, 2021 on APPLICATION OF: 665 Broad Street, LLC, Case # 3451.

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  
665 BROAD STREET**

2021 JUN 30 PM 3:21

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

**Owner:** 665 Broad Street, LLC  
**Address:** 190 Willard St.  
Quincy, MA 02169

**Date:** June 30, 2021

**Applicant:** Michael Ahern  
**Address:** 190 Willard St.  
Quincy, MA 02169

**Case #:** 3451

**Representative:**

**Site Address:** 665 Broad Street

**Sheet:** 22  
**Block:** 299  
**Lot:** 1

**Filing Date:** 5/6/2021

**Hearing Date:** 5/26/2021

**Advertised:** 5/12/2021 & 5/19/2021

**Zoning District: B-2, R-1**

At a public hearing on 5/26/2021 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance 120.40 - Extension or Change by Special Permit to convert existing structure into 5 units with required parking.*

The decision of the Board is based on a plan set titled *Proposed Apartment Renovation* dated 3/26/21 prepared by Jakka Design Build.

**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 property is in the B-2 zoning district which allows for multi-family via Special Permit at an FAR of .30.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *No changes to the exterior of the building are proposed.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The applicant has demonstrated the ability to provide the required two parking spaces per unit as required by bylaw,*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The project will be constructed in adherence to all applicable building codes and DPW requirements.*
5. That the public convenience and welfare will be substantially served with the proposal. *The project meets all requirements for a Special Permit under Section 120-40.*

#### CONDITIONS:

1. A landscape plan will be submitted to the Office of Planning and Community Development for review and approval prior to the issuance of building permits.
2. The applicant agrees to explore the condition and materials existing under the vinyl siding and, if no asbestos is found, will replace vinyl with cement board product or other product agreeable to the Office of Planning and Community Development.

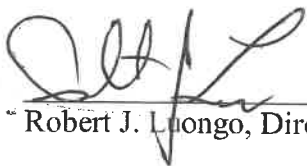
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

**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 June 30, 2021

**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**

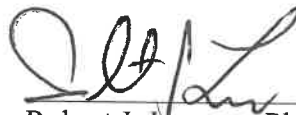
**BOARD OF APPEALS**

June 30, 2021

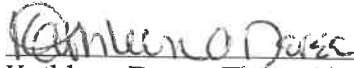
Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Michael Ahern, 190 Willard St., Quincy, MA 02169, affecting the rights of the owner with respect to land or buildings at 665 Broad Street also shown on the Weymouth Town Atlas Sheet 22, Block 299, Lots 1, 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 # 3451

Date of Hearing: 5/26/2021