

***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**

April 20, 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 February 24, 2021 on APPLICATION OF: Sokol Kosova, Case # 3432.

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
82 BROAD ST**

RECEIVED
TOWN OF WEYMOUTH
TOWN ENGINEERING OFFICE

(To be mailed forthwith to the owner and applicant, if not the owner.) 2021 MAR 31 PM 2:13

Owner: Sokol Kosova **Date:** March 31, 2021
Address: 122 Rustic Dr.
Weymouth, MA 02190

Applicant: Sokol Kosova **Case #:** 3432
Address: 122 Rustic Dr.
Weymouth, MA 02190

Representative: Gregory F. Galvin, Esq. **Site Address:** 82 Broad St
775 Pleasant St. **Sheet:** 20
Weymouth, MA 02189 **Block:** 269
Lot: 19

Filing Date: 12/30/2020

Hearing Date: 2/24/2021

Advertised: 2/10/2021 & 2/17/2021

Zoning District: B-1, Village Center Overlay District

At a public hearing on 2/24/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-25.3 – Village Center Overlay District special permit to allow for the conversion of the existing structure into five (5) residential units.*

The decision of the Board is based on a plan set entitled Proposed Building Renovation: 82 Broad Street dated 10/20/20 and prepared by Urban Determination

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 building is in the Village Center Overlay which allows for a mix of residential and commercial uses.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *No substantial change to the building façade or footprint is proposed.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Adequate off-street parking has been provided.*

4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The renovation will be in accordance with all Town of Weymouth Building Codes and all DPW sewer and water requirements.*
5. That the public convenience and welfare will be substantially served with the proposal. *The former fire house has been under utilized for several years.*

CONDITIONS:

1. Remaining comments from Jim McGrath, Assistant Town Engineer from a memo dated 02/22/21 will be addressed to the Town's satisfaction.
2. The dumpster will be located as per plan and will be fully screened.
3. No parking spaces will be placed in the area reserved for snow storage.
4. A decorative black wrought iron fence of five (5) feet in height to be installed along the Washington Street property line.
5. A landscape and decorative lighting plan will be submitted to Office of Planning and Community for approval prior to the issuance of a Building Permit.
6. The applicant is aware that an historic covenant is in place and that any proposed exterior alterations to the building must be in conformance with that document.
7. A final circulation plan will be submitted to the Town Traffic Engineer demonstrating the proposed use of both the Washington Street and Fields Avenue curb-cuts.

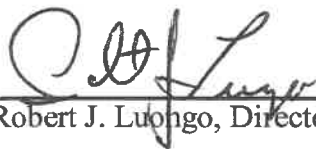
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **March 31, 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

March 31, 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 Sokol Kosova, 122 Rustic Dr., Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 82 Broad St also shown on the Weymouth Town Atlas Sheet 20, Block 269, Lot 19, 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 # 3432

Date of Hearing: 2/24/2021

BZA Decision – 82 Broad St
(Case 3432)