

**TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS APPLICATION**

**TO BE COMPLETED BY STAFF**

Case Number: 3258

Town Clerk Stamp

Submittal Accepted: \_\_\_\_\_

Date \_\_\_\_\_

Signature of Planning Dept. Staff for minimal requirements

Determined to be complete and may now be filed with Town Clerk: \_\_\_\_\_

Signature of Principal Planner or Director

2015 JUL 28

PM 12:39

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

**PROPERTY INFORMATION - TO BE COMPLETED BY APPLICANT**

**PROJECT / PROPERTY STREET ADDRESS:** BURKHALL ST. WEYMOUTH

Assessor's Map Sheet, Block, & Lot: SHEETS 38, 42 BLOCK/LOTS 467/2+3 AND 469/2, 21, 22, 23

Zoning District: R-4 + R-2

Overlay District: \_\_\_\_\_

**OWNER OF RECORD (S) (print & sign):** SEE ATTACHED

(The owner of record is the person or entity who owns title to the property as of today's date)

Address of owner of record: \_\_\_\_\_

Norfolk County Registry of Deeds Book and Page No. \_\_\_\_\_

Or registered in Land Registration Office under Certificate No. \_\_\_\_\_

**NAME OF APPLICANT (S) (print & sign):** JOANNE MARQUES

Applicant's Address: 60 CIRCUIT BL. SOUTH WEYMOUTH, MA 02190

Contact Information: Email joanne\_marques@yahoo.com

Phone 781-337-9535

Check if you are an: owner(s) ☐

lessee(s) ☐

optionee (s) ☐

**NAME & AFFILIATION OF REPRESENTATIVE:** —

Address: \_\_\_\_\_

Contact Information: Email \_\_\_\_\_

Phone \_\_\_\_\_

**NAME OF ENGINEER AND / OR ARCHITECT:** —

Prior to submitting your application you must review this entire package and the Board Rules and Regulations outlining the Board's policies and procedures. Your signature signifies that you have read the required material and you will be expected to adhere to them.

I (we) hereby certify that I (we) have read the Board of Zoning Appeals Rules and Regulations and that the statements within my (our) application are true and accurate to the best of my (our) knowledge.

Applicant / Petitioner - Date (sign & print)

Joanne Marques 7/23/15  
JOANNE MARQUES

# **Alexan at Arbor Hill Property Owners**

Parcel 38-467-2

~~Verrochi Realty Trust  
c/o Michael Verrochi  
80L Washington Square  
Norwell, MA 02061-1729~~

JAMES E. BRISTOL III & ARTHUR SHARP, TRUSTEES  
S+B NOMINEE TRUST  
221 RALPH TALBOT ST  
WEYMOUTH, MA 02190

Parcel 42-467-3

Arthur H Sharp, Trustee  
S&B Nominee Trust  
105 Regatta Road  
Weymouth, MA 02191

Parcel 42-469-2

James E Bristol, III & Arthur H Sharp, Trustees  
S&B Nominee Trust  
221 Ralph Talbot Street  
Weymouth, MA 02190

Parcels 42-469 - 21, 22, 23

James E, III & David B Bristol, Trustees  
Pleasant Street Nominee Trust  
221 Ralph Talbot Street  
Weymouth, MA 02190

## **Recording Information – Norfolk County Registry of Deeds\***

Parcel 38-467-2	32613 340 Book <del>3960</del> , Page <del>148</del>
Parcel 42-467-3	Book 10562, Page 492
Parcel 42-469-2	Book 11160, Page 30
Parcel 42-469-21, 22, 23	Book 10821, Page 141

\* Book and Page numbers are for informational purposes only and were obtained from Town of Weymouth database. Actual Book and Page references would apply if different

## ZONING COMPUTATION WORKSHEET

(To be attached with all Board of Zoning Appeals Applications)

The Zoning Computation Worksheet must be completed by the Applicant / Petitioner. All information should be measured and calculated in accordance with the Weymouth Zoning Ordinance (Section 120-51 Table 1 "Schedule District Regulations" and other applicable sections of the Zoning Ordinance). The information should be based on engineer/surveyor/architectural prepared plans and or calculations. Further guidance can also be provided by the Board's step-by-step application instructions and by contacting the Planning or Building Department while completing this section.

Data	Required	Existing	Proposed
Use			
Lot Area / Size (Sq. Ft.)	LOT 467-3 LOT 469-2	170,755 SF 255,262 SF	
Dwelling Units			
Frontage (ft.)			
Lot Width (ft.)			
Front Yard Setback (ft.)			
Front Yard Setback (ft.) - corner lots			
Side Yard Setback (ft.)			
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)			
Height (ft.) & # of Stories	3 STORIES / 35' MAX	LOT 467-3	4 1/2 stories
Lot Coverage			
Off-Street Parking Spaces			
Off-Street Loading Spaces			
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio	.30 MAX	LOT 467-3 LOT 469-2	.7348 .4771
Signage			
Other:			

## BUILDING PERMIT APPEAL

### ALEXAN AT ARBOR HILL / BURKHALL STREET

On June 23, 2015 (11) NB Building Permits Applications were filed on the last day prior to the expiration date of the 2004 ZBA Decision, Case #2545, with all Permits being issued on the same day. (see attached).

- Nine (9) Building Permits on Lot 469-2 on the East side of Burkhall Street by Bristol Brothers Development, Inc. as "Townhome Units" and
- Two (2) Building Permits on Lot 467-3 on the West side of Burkhall Street by Upton Partners as "Podium Units" (this PP was not approved by the Town Engineering Division prior to this permit being issued and was still under review by various Town Departments as of July 20, 2015).

The NB Applications were for the most part incomplete of specific dimensional information by way of being left blank or inserting the words "see plan", while in some areas incorrect information was provided in violation of **Weymouth Zoning 120-109**.

The Conservation Commission Administrator was not given the opportunity to "sign off" prior to the issuance of the permits. (see attached)

The NB Permit Plan is substantially different from the Special Permit Plan that was approved by the ZBA in 2004. (see attached)

Changes in the configuration of buildings, major stormwater management system designs as well as the creation of new private ways were never filed or approved by the ZBA by way of a Notice of Project Change. (see attached)

In 1999 the Planning Board issued a "Certificate of Denial" of a Preliminary Subdivision. (see attached)

In 2001 the Planning Board issued a "Certificate of Denial" of a Definitive Subdivision. (see attached)

Calculating the information that was provided on the NB Applications and the balance that was obtained from the Weymouth GIS shows that the Floor Area Ratio on Lot 469-2 East of Burkhall and Lot 467-3 West of Burkhall exceeds the maximum allowed by **Weymouth Zoning 120.06**. (see attached)

The buildings on Lot 467-3 on the West of Burkhall abut the Weymouth High School property and therefore, exceed the maximum height allowed in **Weymouth Zoning 120-57**. (see attached)

Other violations may also exist but it is not possible to make that determination with the limited information that was provided on the NB Applications.

For the reasons stated above, the Building Inspector should not have issued these Permits since the Application/Plan does not comply with Weymouth Zoning as described in **Weymouth Zoning 120-108, Town of Weymouth Building Permit - Plot Plan Regulations and MGL 40A-7**.

Therefore, all Permits should be rescinded.



DEPARTMENT OF ENGINEERING  
WEYMOUTH, MASS.

Nº 004644

S 38-B 469-L 2

2,4,5,6,7,8,9,10,11,12,13,14,15,16,17,  
18,19,20,21,22,24 ALEXAN COURT  
8,10,12,14,16,18 ARBOR HILL DRIVE

Date

6/23/15

In accordance with the Building Code (By-Laws) Section 715 as amended and approved  
by the Attorney General July 2, 1957.

"All sill elevations of new structures will be set or approved by the Department  
of Engineering prior to the issuance of a building permit."

BRISTOL BROS. DEVELOPMENT CORP. has applied and received the proper  
Name of applicant  
sill grade elevation.

Department of Engineering  
Town of Weymouth

# NB

Department of Municipal  
Licenses and Inspections  
Jeffrey E. Richards, CBO  
Director  
75 Middle Street  
Weymouth, MA 02189-1396  
(781)340-5004/Fax (781)335-3283  
jrichards@weymouth.ma.us

Town of Weymouth,  
Massachusetts

Susan M. Kay  
Mayor



DATE: .....  
PERMIT NO.: 65852-AB  
PERMIT FEE: \$ 10,380 CL  
INSPECTOR APPROVAL: 7...

ZONING - BUILDING - ELECTRICAL - PLUMBING & GAS - LICENSING - WEIGHTS & MEASURES

## APPLICATION FOR PERMIT TO BUILD

✓ Location: 2, 4 & 6 Alexan Court

Sheet: S38 Block: B469 Lot(s): L2

Name of Owner: Bristol Brothers Dev. Inc. Telephone No. 781-249-2010  
Address: 37 Derby St. Hingham, MA 02043

Name of Contractor: Weatherlane Construction Corp Telephone No. 781-337-1777  
Address: 14 Sandtrap Circle, S. Weymouth MA License #: CS-063911

Name of Architect: HPA Design Inc. (Henry Arnaudo) Telephone No.: 508-384-8838  
Address: 200 Stonewall Circle #5, Wrentham, MA 02093

Building to Be Occupied for Residential Apts. Basement NO Baths 3.5 per unit  
If a Dwelling: No. of Bedrooms 2 How Many Families 1 No. Rooms 6 per unit  
Size of Lot 6 ACRES Area - Square Feet See plans Area of Lot Covered See plans %  
Size of Lot, Feet Front See plans Feet Rear See plans Feet Deep See plans  
Size of Building, Gross Area Per Floor See plans Square Feet Total Gross Area See plans

No. of Stories 2 Garage / # Cars 27 Under ✓ Attached    Detached     
Size of Building 60 x 56 Feet Wide by See plans Feet Long See plans  
Number of Feet in Height from the Mean Grade to the Highest part of the Roof: See plans  
Distance from Lot Lines: Front See plans Right side See plans Left side See plans Rear See plans  
Material and Thickness of Foundation: concrete 10" wide

### Description of Proposed Building

60 x 56 2 bed. 3.5 bath 1-car garage  
1 Building consisting of 3 Apts. each  
R B2A 2543

Estimated Cost: \$ 435,000  
692,000

Will the building comply with the requirements of statutes? YES  
Zoning R-4 Type Residential Use Group Multi-Family Lot Area 6 ACRES  
Flood Plain Zone NO Board of Appeals Case No. 2545 (6-0-04)

Signature of Owner or Authorized Representative James E. Bristol III  
Name (PRINT): James E. Bristol III Telephone No.: 781-249-2010  
Address: 37 Derby St. Hingham, MA 02043

Location, ownership and detail must be correct, complete, and legible. Separate application required for every building. Duplicate plans must be filed with this application. All distances must be exact. Building Inspector: The undersigned hereby applies for a permit to build, according to the Laws of the Town of Weymouth. Plans must be submitted in duplicate, one set to be filed with the Department, and the duplicate set (bearing the approval of the Building Inspector) shall be kept on the work and exhibited on demand of the Building Inspector or his representative. Permit must be obtained before starting work.

Mayor Susan M. Kay

# BUILDING PERMIT

Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65852 N

Applicant: Weatherlane Construction Corp. Address 14 Sandrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)

At: 2, 4, 6 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code: Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK

Remarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and a 1 car garage under per unit as per  
plan and application. BZA#2543.

Owner: Bristol Brothers Dev. Inc.  
Address: 37 Derby Street  
Hingham, MA 02643

Building Dept. By: Jeffrey E Richards

Jeffrey E Richards, CBO  
Inspector of Buildings

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the Department of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection before occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such building shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

**POST THIS CARD SO IT IS VISIBLE FROM THE STREET**

BUILDING INSPECTION APPROVALS

PLUMBING INSPECTION APPROVALS

ELECTRICAL INSPECTION APPROVALS

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FIRE DEPARTMENT

OTHER

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Work shall not proceed until the inspector has approved the various stages of construction. **PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK NOT STARTED WITHIN SIX MONTHS OF THE DATE THE PERMIT IS ISSUED AS NOTED ABOVE.** Inspections indicated on this card can be arranged by telephone or written notification. Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c.142A)



# BUILDING PERMIT

Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65854 N

Applicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)

At: 8,10, 12 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code: 5A Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK

Remarks: Construct 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per plan and application. BZA#2543.

Owner: Bristol Brothers Dev  
Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: Jeffrey E. Richards  
Jeffrey E Richards, CBO  
Inspector of Buildings

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the Department of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection prior occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such building shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

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TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65856 N
 Applicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
 (No.) (Street) (Contr's License)

 At: 14,16,18 Alexan Court 38 469 2 Zoning District: R-4  
 (No.) (Street) (Sheet, Block, Lot)
Code: \_\_\_\_\_ Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK
 Remarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per  
plan and application. BZA#2543.

 Owner: Bristol Brothers Dev  
 Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: \_\_\_\_\_

Jeffrey E Richards  
 Jeffrey E Richards, CBO  
 Inspector of Buildings

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the Department of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection before occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such building shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

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BUILDING INSPECTION APPROVALSPLUMBING INSPECTION APPROVALSELECTRICAL INSPECTION APPROVALS

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FIRE DEPARTMENTOTHER

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# BUILDING PERMIT

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65858 NApplicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)At: 20,22,24 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)Code: \_\_\_\_\_ Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECKRemarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per  
plan and application. BZA#2543.Owner: Bristol Brothers Dev.Address: 37 Derby Streete  
Hingham, MA 02043Building Dept. By: Jeffrey E Richards  
Jeffrey E Richards, CBO  
Inspector of Buildings

s permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically mitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the partment of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three ed inspections required for all contruction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection ore occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such lding shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

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# BUILDING PERMIT

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65853 N

Applicant: Weatherlane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)

At: 5, 7, 9 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code: 5A Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK

Remarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and a 1 car garage under per unit as per  
plan and application. BZA#2543.

Owner: Bristol Brothers Dev. Inc.  
Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: Jeffrey E Richards

Jeffrey E Richards, CBO  
Inspector of Buildings

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Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65855 N

Applicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)

At: 11,13,15 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code: 5A Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK

Remarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per plan and application. BZA#2543.

Owner: Bristol Brothers Dev.  
Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: Jeffrey E Richards

Jeffrey E Richards, CBO  
Inspector of Buildings

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## BUILDING INSPECTION APPROVALS

## PLUMBING INSPECTION APPROVALS

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## FIRE DEPARTMENT

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# BUILDING PERMIT

Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 - Tel. (781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65857 N

Applicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)

At: 17,19,21 Alexan Court 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code: 5A Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECK

Remarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per  
plan and application. BZA#2543

Owner: Bristol Brothers Dev.  
Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: Jeffrey E Richards

Jeffrey E Richards, CBO  
Inspector of Buildings

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# BUILDING PERMIT

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65859 NApplicant: Weathervane Construction Address 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)At: 8,10,12 Arbor Hill Drive 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)Code: \_\_\_\_\_ Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECKRemarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per  
plan and application. BZA#2543Owner: Bristol Brothers Dev.Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: \_\_\_\_\_

*Jeffrey E Richards*  
Jeffrey E Richards, CBO  
Inspector of Buildings

This permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically nitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the arment of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three ed inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection re occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such ding shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

<b>POST THIS CARD SO IT IS VISIBLE FROM THE STREET</b>
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BUILDING INSPECTION APPROVALSPLUMBING INSPECTION APPROVALSELECTRICAL INSPECTION APPROVALS

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FIRE DEPARTMENTOTHER

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Work shall not proceed until the inspector has approved the various stages of construction. **PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK NOT STARTED WITHIN SIX MONTHS OF THE DATE THE PERMIT IS ISSUED AS NOTED ABOVE.** Inspections indicated on this card can be arranged by telephone or written notification. Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c.142A)

# BUILDING PERMIT

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65860 NApplicant: Weathervane Construction Address: 14 Sandtrap Circle Weymouth MA 063911  
(No.) (Street) (Contr's License)At: 14,16,18 Arbor Hill Drive 38 469 2 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)Code: \_\_\_\_\_ Type 5A Use Group R-2 Estimated Cost \$ \$692,000.00 Permit Fee : \$10,380.00 CHECKRemarks: Construct a 60' X 56' apartment building with 2 bedrooms, 3.5 baths and 1 car garage under per unit as per  
plan and application. BZA#2543.Owner: Bristol Brothers Dev.  
Address: 37 Derby Street  
Hingham, MA 02043

Building Dept. By: \_\_\_\_\_

*Jeffrey E Richards*  
Jeffrey E Richards, CBO  
Inspector of Buildings

is permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the department of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three led inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection before occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such building shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET
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Town of Weymouth,  
Massachusetts

NB

Department of Municipal  
Licenses and Inspections  
Jeffrey E. Richards, CBO  
Director  
75 Middle Street  
Weymouth, MA 02189-1396  
(781)340-5004/Fax (781)335-3283  
jrichards@weymouth.ma.us

Susan M. Kay  
Mayor



DATE: 6/23/15  
PERMIT NO.: 65850-NB  
PERMIT FEE: \$ 1,800 ck  
INSPECTOR APPROVAL: [Signature]

ZONING - BUILDING - ELECTRICAL - PLUMBING & GAS - LICENSING - WEIGHTS & MEASURES

134 Burkhall APPLICATION FOR PERMIT TO BUILD

Location: Alexan at Arbor Hill, 140 Burkhall Street, Weymouth, MA Prdium Bldg. 2

Sheet: 38+42 42 Block: 457 467 Lot(s): 21+22+23 3 Foundation

Name of Owner: S+B Nominee Trust Telephone No. 781-780-8660  
Address: 610 Bristol Brothers Development Corp. 37 Denby Street Hingham MA

Name of Contractor: Jeff Bergeron, Plumbhouse, Inc. Telephone No. 508-458-1500  
Address: 10 Industrial Road, Milford, MA 01757 MA License #: 13022

Name of Architect: Tim Wentz, Gate 17 Architects Telephone No.: 856-429-2001  
Address: 35 Grove Street, Haddonfield, NJ 08033

Building to Be Occupied for residential apartments Basement yes Baths yes  
If a Dwelling: No. of Bedrooms \_\_\_\_\_ How Many Families \_\_\_\_\_ No. Rooms 20  
Size of Lot 9.78 AC Area - Square Feet 425,974 Area of Lot Covered \_\_\_\_\_ %  
Size of Lot, Feet Front See plan Feet Rear See plan Feet Deep See plan  
Size of Building, Gross Area Per Floor \_\_\_\_\_ Square Feet Total Gross Area \_\_\_\_\_

No. of Stories 28 Foundry Garage / # Cars \_\_\_\_\_ Under \_\_\_\_\_ Attached \_\_\_\_\_ Detached \_\_\_\_\_  
Size of Building 28 202 SF Feet Wide by 157 Feet Long 188  
Number of Feet in Height from the Mean Grade to the Highest part of the Roof: \_\_\_\_\_  
Distance from Lot Lines: Front \_\_\_\_\_ Right side \_\_\_\_\_ Left side \_\_\_\_\_ Rear \_\_\_\_\_  
Material and Thickness of Foundation: concrete w rebar - see plans

Description of Proposed Building

Foundation plan for parking for 79 units of  
multi family rental apartments PERMIT IN PART  
780 CMR 107.3 Estimated Cost: \$ 120,000

Will the building comply with the requirements of statutes? yes  
Zoning R-4 Type Residential SA Use Group multi-family Lot Area 9.78 AC  
Flood Plain Zone no Board of Appeals Case No. 2545

Signature of Owner or Authorized Representative John R. Upton  
Name (PRINT): John R. Upton Telephone No.: 617-797-0010  
Address: 191 Bowden Street Dedham MA 02026

Location, ownership and detail must be correct, complete, and legible. Separate application required for every building. Duplicate plans must be filed with this application. All distances must be exact. Building Inspector: The undersigned hereby applies for a permit to build, according to the Laws of the Town of Weymouth. Plans must be submitted in duplicate, one set to be filed with the Department, and the duplicate set (bearing the approval of the Building Inspector) shall be kept on the work and exhibited on demand of the Building Inspector or his representative. Permit must be obtained before starting work.

Mayor Susan M. Kay

# BUILDING PERMIT

Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65850 N

Applicant: John Upton Address 191 Lowder Street Dedham MA 73022  
(No.) (Street) (Contr's License)

At: 134 Burkhall Street 42 467 3 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)

Code:    Type 5A Use Group R-2 Estimated Cost \$ \$120,000.00 Permit Fee : \$1,800.00 CHECK

Remarks: Construct foundation for 79 units in multifamily rental apartments as per permit in part CMR 780 107.3.3 and  
per plan and application.

Owner: S & B Nominee Trust

Address: 37 Derby Street  
Hingham, MA

Building Dept. By: Jeffrey E Richards

Jeffrey E Richards, CBO  
Inspector of Buildings

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**POST THIS CARD SO IT IS VISIBLE FROM THE STREET**

BUILDING INSPECTION APPROVALS

PLUMBING INSPECTION APPROVALS

ELECTRICAL INSPECTION APPROVALS

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Permit shall not proceed until the inspector has approved the various stages of construction. PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK NOT STARTED WITHIN SIX MONTHS OF THE DATE THE PERMIT IS ISSUED AS NOTED ABOVE. Inspections indicated on this card can be arranged by telephone or written notification. Persons contracting with unregistered contractors do not have access to the guaranty fund (as set forth in MGL c.142A)

Town of Weymouth,  
Massachusetts

NB

Department of Municipal  
Licenses and Inspections  
Jeffrey E. Richards, CBO  
Director  
75 Middle Street  
Weymouth, MA 02189-1396  
(781)340-5004/Fax (781)335-3283  
jrichards@weymouth.ma.us

Susan M. Kay  
Mayor



DATE: 6/23/15  
PERMIT NO.: 65851-NB  
PERMIT FEE: \$ 1,800 CK  
INSPECTOR APPROVAL: ...

ZONING - BUILDING - ELECTRICAL - PLUMBING & GAS - LICENSING - WEIGHTS & MEASURES

136 Burkhall APPLICATION FOR PERMIT TO BUILD

Location: Alexan at Arbor Hill; 140 Burkhall Street, Weymouth, MA Podium Bldg  
Foundation #1

Sheet: 38 + 42 42 Block: 457 469 467 Lot(s): 2+3 2+22+23 3

Name of Owner: S+B Nominee Trust Telephone No. 781-780-8660  
Address: 60 Bristol Brothers Development Corp. 37 Derby Street Hingham MA

Name of Contractor: Jeff Bergeron; Plumbhouse, Inc. Telephone No. 508-458-1500  
Address: 10 Industrial Road, Milford, MA 01757 MA License #: 73022 expires 7/22/15

Name of Architect: Tim Wentz, Cente 17 Architecture Telephone No.: 856-429-2001  
Address: 35 Grove Street, Haddonfield NJ 28033

Building to Be Occupied for residential Apartments Basement yes Baths 403  
If a Dwelling: No. of Bedrooms            How Many Families            No. Rooms             
Size of Lot 9.78 AC Area - Square Feet 425,974 Area of Lot Covered See Plan %  
Size of Lot, Feet Front See plan Feet Rear See plans Feet Deep See plan  
Size of Building, Gross Area Per Floor            Square Feet Total Gross Area           

No. of Stories Foundation Garage / # Cars            Under            Attached            Detached             
Size of Building 27,912 SF Feet Wide by 152 Feet Long 188  
Number of Feet in Height from the Mean Grade to the Highest part of the Roof: See plans  
Distance from Lot Lines: Front See plan Right side See plan Left side See plan Rear See plan  
Material and Thickness of Foundation: concrete and rebar; see plan

Description of Proposed Building

Foundation plan for parking for 79 units of

multi family rental apartments PERMIT IN PART

780 cm<sup>2</sup> 107.3

Estimated Cost: \$ 120,000

Will the building comply with the requirements of statutes? yes  
Zoning R-4 Type Residential SA Use Group multi family Lot Area 9.78 AC  
Flood Plain Zone No Board of Appeals Case No. #2545

Signature of Owner or Authorized Representative John R. Vasta  
Name (PRINT): John R. Vasta; Vasta + Partners, Inc Telephone No.: 617-747-0010  
Address: 191 Bowdoin Street; Dedham MA 02026

Location, ownership and detail must be correct, complete, and legible. Separate application required for every building. Duplicate plans must be filed with this application. All distances must be exact. Building Inspector: The undersigned hereby applies for a permit to build, according to the Laws of the Town of Weymouth. Plans must be submitted in duplicate, one set to be filed with the Department, and the duplicate set (bearing the approval of the Building Inspector) shall be kept on the work and exhibited on demand of the Building Inspector or his representative. Permit must be obtained before starting work.

# BUILDING PERMIT

Jeffrey E. Richards, CBO  
Inspector of Buildings

TOWN OF WEYMOUTH, 75 MIDDLE ST, WEYMOUTH, MA 02189-1396 ~Tel.(781) 340-5004 - FAX (781) 335-3283

Date: 6/23/2015 Permit No. 65851 NApplicant: John Upton Address 191 Lowder Street Dedham MA 93022  
(No.) (Street) (Contr's License)At: 136 Burkhall Street 42 467 3 Zoning District: R-4  
(No.) (Street) (Sheet, Block, Lot)Code: Type 5A Use Group R-2 Estimated Cost \$ \$120,000.00 Permit Fee : \$1,800.00 CHECKRemarks: Construct a foundation for 79 units in multifamily rental apartments as per permit in part CMR 780 107.3.3,  
plan and application.Owner: S & B Nominee Trust  
Address: 37 Derby Street  
Hingham, MABuilding Dept. By: Jeffrey E RichardsJeffrey E Richards, CBO  
Inspector of Buildings

is permit conveys no right to occupy any street, alley or sidewalk or any part thereof, either temporarily or permanently. Encroachments on public property, not specifically permitted under the building code, must be approved by the jurisdiction, street or alley grades as well as depth and location of public sewers may be obtained from the Department of Public Works. The issuance of this permit does not release the applicant from the conditions of any applicable subdivision restrictions. Minimum of three led inspections required for all construction work: 1. Foundations or footings. 2. Prior to covering structural members (ready for lath or finish covering). 3. Final inspection before occupancy. Approved plans must be retained on job and this card kept posted until final inspection has been made. Where a certificate of occupancy is required, such building shall not be occupied until a final inspection has been made. Where applicable separate permits are required for electrical, plumbing and mechanical installations.

**POST THIS CARD SO IT IS VISIBLE FROM THE STREET**BUILDING INSPECTION APPROVALSPLUMBING INSPECTION APPROVALSELECTRICAL INSPECTION APPROVALS

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ARBOR HILL  
Special Permit #2545

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**CONSTRUCTION PROTOCOL**

Site development includes installation of utilities, stormwater controls, landscaping, roadways, and grading.

**CONSTRUCTION IMPACTS**

No work shall be to the east of the limit of disturbances as shown on sheet C-16 and as noted in Special Permit condition 8 except for emergency road.

The following construction protocols and measures shall be taken to limit disruption from noise or dust and address construction impacts as follows:

Hours of construction to take place between 7:00 AM to 6:00 PM, Monday through Friday. There shall be no work performed on Town of Weymouth holidays.

Hours of blasting shall take place between 8:00 AM and 4:00 PM Monday through Friday. There is to be no blasting on weekends.

Construction trucks shall use Tall Oaks Drive to access site.

Proper noise controls shall be in place to comply with Weymouth Board of Health Regulation #17 – Nuisances.

Dust control measures shall be incorporated into the construction protocol. This protocol shall include wheel-wash stations.

Water is to be applied, as needed, to unpaved road surfaces with a water sprinkler truck to limit dust. Street sweeping shall be performed as needed. Contractor shall inspect entrance on Friday/Saturday at close of operations for the week.

Blast survey shall include Linnway, Burkhall, Circuit, and MacDougall residences in addition to those residences requiring a survey by regulation.

**COMPANY & CONSTRUCTION CONTACTS –**

PROJECT OWNER	
James E. Bristol, III (781) 249-2010 : Cell	David Bristol (781) 249-2030 : Cell
Site Supervisor and Alternate Contact	

ARBOR HILL  
Special Permit #2545

---

<b><u>Site Supervisor</u></b> Dave Ericson (781) 249-2025 : Cell	<b><u>Alternate Contact</u></b> Carl Erickson 781-335-1500 : Office 617-678-3053 : Cell
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Applicant  
JamesE. Bristol, III

---

Town of Weymouth

RECEIVED AND RECORDED  
NORFOLK COUNTY  
REGISTRY OF DEEDS  
DEDHAM, MA

Bk 32326 Pg 407 #48147  
06-19-2014 @ 12:35p

CERTIFY

*William P. O'Donnell*  
WILLIAM P. O'DONNELL, REGISTER

TOWN OF WEYMOUTH, MASSACHUSETTS  
BOARD OF ZONING APPEALS  
NOTICE OF DECISION ON SPECIAL PERMIT  
BURKHALL STREET

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

Owner:	VRT Corp. S & B Nominee Trust Pleasant Street Nominee c/o Bristol Brothers Development	Date:	June 2, 2004
Address:	50 Pine Street Weymouth, MA 02190		
Applicant:	TCR Midatlantic/NE Properties, Inc.	Case #:	2545 - Remand
Address:	1375 Kings Highway East Suite 450 Fairfield, CT 06430		
Representative:	Goulston & Storrs Attn: Deborah Horwitz	Site Address:	Burkhill Street
Address:	400 Atlantic Avenue Boston, MA 02110-3333	Sheet:	38, 42
		Block/Lots:	467/2 and 3
		Block/Lots:	469/2, 21, 22 and 23

On further proceedings pertaining to Norfolk County Superior Court Civil Action No. 2001-2052 and to Board of Zoning Appeals decision on Case # 2545.

After a public hearing on 3/10/2004, the Board of Zoning Appeals at its meeting on 4/28/2004:

VOTED TO GRANT THE SPECIAL PERMIT seeking to construct a multi-family development as per application with the following conditions (Exhibit A and Exhibit B):

1. Plans titled "Special Permit Application Alexan at Arbor Hill, Weymouth, MA" by Gale Associates, Inc. dated April 26, 2001 including revisions 1 thru 7, last dated October 1, 2003.
2. Sketch plans dated January 17, 2003 identified as C-21, Sketch C-17A, Sketch Fig. 3, Sketch EC-5, Sketch C-8, Sketch C-13, Sketch C-18, Sketch C-21, Sketch C-25, Sketch C-27, and Sketch C-28A.
3. Lighting plan LI-1 by Gale Associates, Inc. dated January 17, 2003.
4. Incorporate plans and revision comments as noted in proposed conditions.
5. Require completion of required work or deposit of required funds prior to issuance of first and final certificate of occupancy for the following conditions:
  - a. Geometric improvements to the Pine, Tall Oaks and Pleasant Street intersection as shown on Sheet C-29.
  - b. Signal phasing and equipment upgrades at Park Avenue and Pleasant Street, not completed by South Shore Hospital's mitigation, shall be completed.
  - c. Purchase of Opticom units for town emergency vehicles, not to exceed \$10,000.

A TRUE COPY  
ATTEST:

*Karen G. Deke*

TOWN CLERK

Notice of Decision on Special Permit for Burkhill Street - Case # 2545 Remand  
Page 1 of 4

- d. Remove sloped edging opposite # 158 Pine Street and install vertical granite curb as a traffic calming measure.
- e. Reduce southwest corner of Pine Street at the intersection of Oak Street, to a radius of 30 feet, as a traffic calming measure.
- f. Payment of \$50,000 to the town for proposed traffic improvements to Columbian Square, due to project impacts.
- g. Applicant shall submit Floor Area Ratio calculation prior to the filing of the Special Permit decision.

Exhibit B is titled "Alexan List of Issues and Proposed Conditions" and it reads as follows:

1. Design Plans:
  - Incorporate comments from the DPW in Memorandum dated Feb. 26, 2003, from Robert O'Connor to James Clark.
  - Incorporate comments from the BSC Engineering Memorandum dated Feb. 25, 2003, from David E. Vargas and John T. Van Dell to James F. Clarke, Jr.
  - Incorporate revisions on Alexan plans C-21, Sketch C-17A, Sketch Fig-3, Sketch EC-5, Sketch C-8, Sketch C-13, Sketch C-16, Sketch C-18, Sketch C-21, Sketch C-25, Sketch C-27, and Sketch C-28A.
2. Emergency Access Road
  - Accept new layout submitted shown on Sketch C-17A and require the applicant to lay out center line of road and work with the residents and town to minimize visual access of the road.
  - Weymouth's School Committee voted not to support the access to this project through the School property located on Pleasant Street. Mr. Clarke stated that the access road concerns had been addressed in cooperation with other town officials, including the Traffic Sergeant, the DPW director, and the Fire Chief. During discussions, it was noted that a condition to be required of this project is that if any physical change is made to the access road, the applicant must first hold a public hearing.
3. Water
  - Incorporate changes recommended by the DPW as referenced in 1. above.
  - Recommendations by the Fire Department as referenced in E-mail, dated Mar. 5, 2003 from "Bob Leary" to "jclarke" are included in sketch plans referenced in 1. above.
  - Applicant has signed MOU on water and sewer to meet town requirements.
  - Water line from the project shall be looped to connect to lower Burkhall Street as shown on plans.
4. Sewer
  - Sewer will connect to upper Burkhall Street and flow north to the pressure sewer line. This line can handle the proposed flows.
5. Drainage - Drainage will be constructed as shown on the new plans and approved by the BSC Group.
  - Redirecting flows to basin one on the west side of the property has reduced volume of water flowing to basin two.
  - Incorporate changes recommended by the DPW as referenced in 1. above.



- Incorporate changes recommended by the BSC Engineering as referenced in 1.
- Drainage revisions are shown on plans referenced in 1. above.

#### 6. Traffic

- The applicant has proposed proper mitigation with several adjustments suggested by the staff.
- Geometric improvements to the Pine, Tall Oaks, and Pleasant Street intersection as outlined in the submitted plans.
- The traffic signals shall be installed at the intersection of Libbey Parkway and Pleasant Street. Work to include permits, plans and specifications, and construction.
- Signal phasing and equipment upgrades at Park Avenue and Pleasant Street shall be completed as proposed.
- The South Shore Hospital, as part of their construction mitigation, installed an Opticom unit at Park and Pleasant in lieu of a location on Route 18. Staff proposes that the cost of this unit be allocated to the purchase of Opticom units for fire and safety vehicles, which is estimated at \$10,000.
- Remove sloped edging opposite #158 Pine Street and install vertical granite curbs as a traffic calming measure.
- Reduce southwest corner of Pine Street, at the intersection of Oak Street to a radius of 30 feet as a traffic calming measure.
- In lieu of additional traffic lights, applicant shall make payment of \$50,000 to Columbian Square traffic improvements, due to project impacts.

#### 7. Construction Impacts

- No work shall be to the east of the limit of disturbances as shown on sheet C-16 and as noted in 8. below except for the emergency road.
- A construction protocol, incorporating the items below, shall be signed between the applicant and the Town of Weymouth to address construction impacts as follows.
- Hours of construction to take place between 7 AM until 6 PM Monday through Friday. There shall be no work performed on Town of Weymouth holidays.
- Hours of blasting shall take place between 8 AM and 4 PM Monday through Friday. There is to be no blasting on weekends.
- Construction trucks shall use Tall Oaks Drive to access site.
- Proper noise controls shall be in place to comply with Weymouth Board of Health Regulation #17 - Nuisances.
- Dust control measures shall be incorporated into the construction protocol. This protocol shall to include wheel-wash stations.
- Blast survey shall include Linnway, Burkhall, Circuit, and MacDougall residences in addition to those residences requiring a survey by regulation.

#### 8. Open Space Protection

- The Westerly portion of the site, shown as Block 467, Lot 2 shall remain in a natural state except for utility work and drainage basin as shown on plans.
- The land northerly of Burkhall Street that is in Zoning District R-2, shown as Block 469, Lots 22 & 23, shall remain in a natural state except for required work on the emergency access portion of Burkhall Street.

- The land southerly of Burkhall Street that is in Zoning District R-4, shown as Block 469, Lot 21, shall remain in a natural state except for required work on the emergency access portion of Burkhall Street.
  - An easement or conservation restriction approved by the town shall be placed on the open space areas as noted above.
9. Units shall be one and two bedroom units.
10. No C.O. shall be issued until the traffic/geometric improvements are completed at Tall Oaks Drive, Pleasant Street, and Pine Street, and the deposit of required funds is made.

Under MGL Chapter 40A, Section 18, 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 petitioner shall record the certificate of granting of variance and/or special permit 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 3, 2004.

**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.

James Clarke

James Clarke  
Director of Planning and  
Community Development

**Town of Weymouth  
Massachusetts**

Kathleen A. Derce  
Town Clerk

Town Clerk's Department  
781-340-5017  
781-682-6129 (FAX)



Susan M. Kay  
Mayor

75 Middle Street  
Weymouth, MA 02189

May 23, 2014

To Whom It May Concern:

I, Kathleen A. Derce, 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

April 28, 2004

TCR Midatlantic/NE Properties, Inc.

\_\_\_\_\_, on APPLICATION OF \_\_\_\_\_

# 2545  
\_\_\_\_\_

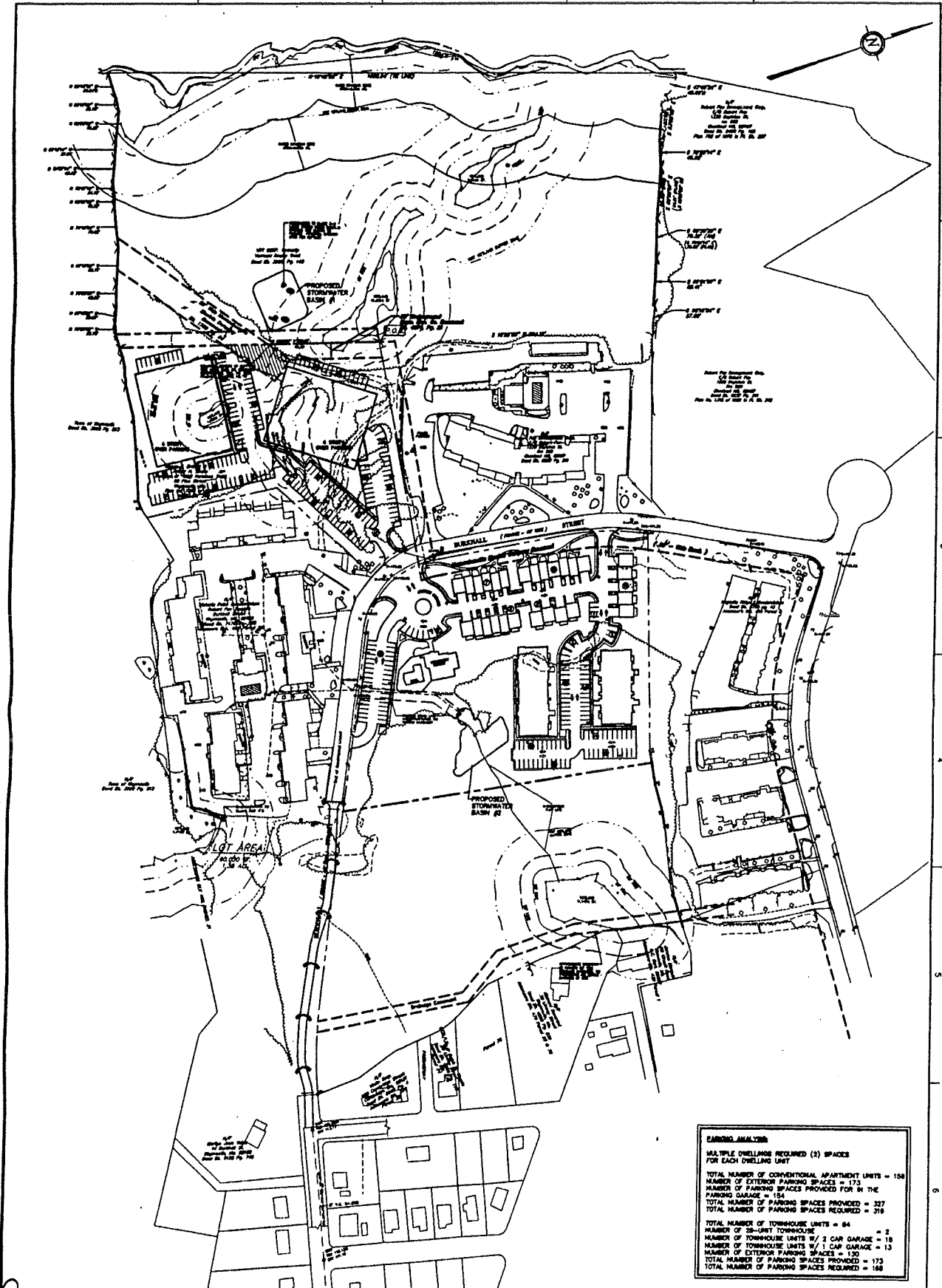
All appeals filed within the twenty (20) day appeal period, have been dismissed, and or expired.  
(see attached)

Signed: Kathleen A. Derce

A True Copy of:

Kathleen A. Derce  
Town Clerk

KD/lh



**PARKING ANALYSIS**

MULTIPLE DWELLINGS REQUIRED (2) SPACES FOR EACH DWELLING UNIT

TOTAL NUMBER OF CONVENTIONAL APARTMENT UNITS	= 158
NUMBER OF EXTERIOR PARKING SPACES	= 173
NUMBER OF PARKING SPACES PROVIDED FOR IN THE PARKING GARAGE	= 154
TOTAL NUMBER OF PARKING SPACES PROVIDED	= 327
TOTAL NUMBER OF PARKING SPACES REQUIRED	= 318
<b>TOTAL NUMBER OF TOWNHOUSE UNITS = 84</b>	
NUMBER OF 28-UNIT TOWNHOUSE	= 2
NUMBER OF TOWNHOUSE UNITS W/ 2 CAR GARAGE	= 18
NUMBER OF TOWNHOUSE UNITS W/ 1 CAR GARAGE	= 13
NUMBER OF EXTERIOR PARKING SPACES	= 130
TOTAL NUMBER OF PARKING SPACES PROVIDED	= 173
TOTAL NUMBER OF PARKING SPACES REQUIRED	= 188

**PROJECT**

ALEXAN  
BURKHALL STREET  
WEYMOUTH, MA 02189

**OWNER**

TRAMMELL CROW  
RESIDENTIAL COMMUNITY  
FAIRFIELD, CT 06430

**GALE**

Engineering & Architecture  
177 Main Street, 3rd Floor  
Fairfield, CT 06430  
Tel: 203.255.1234  
Fax: 203.255.1235  
www.gale-engineering.com

**GENERAL LAYOUT PLAN**

**C-7**

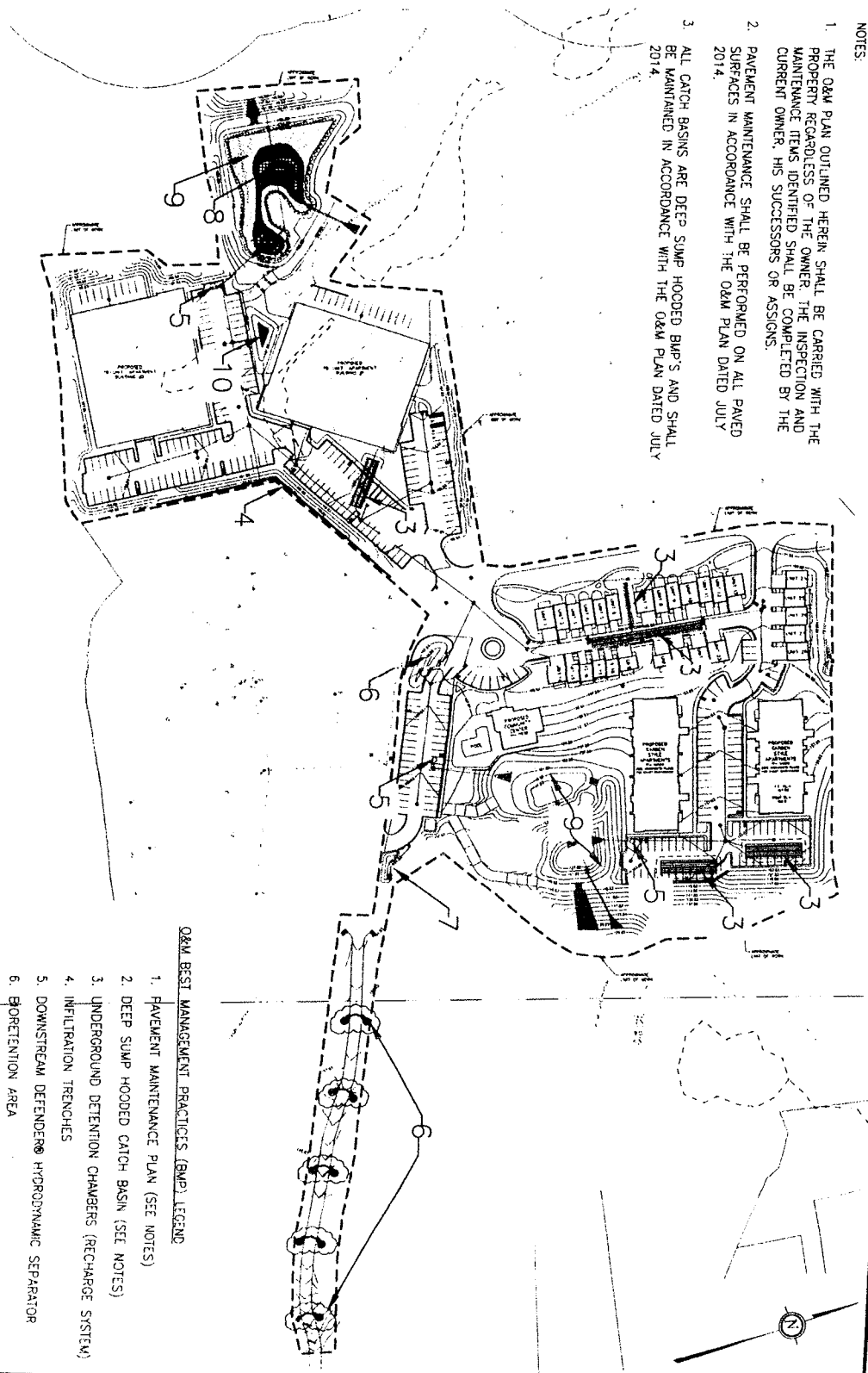
NO.	DATE	REVISION
1	12-18-03	ISSUED FOR PERMIT
2	01-14-04	REVISED PER COMMENTS
3	02-11-04	REVISED PER COMMENTS
4	03-11-04	REVISED PER COMMENTS
5	04-11-04	REVISED PER COMMENTS
6	05-11-04	REVISED PER COMMENTS
7	06-11-04	REVISED PER COMMENTS
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97	12-11-11	REVISED PER COMMENTS
98	01-11-12	REVISED PER COMMENTS
99	02-11-12	REVISED PER COMMENTS
100	03-11-12	REVISED PER COMMENTS

**GRAPHIC SCALE**

1" = 100'

NOTES:

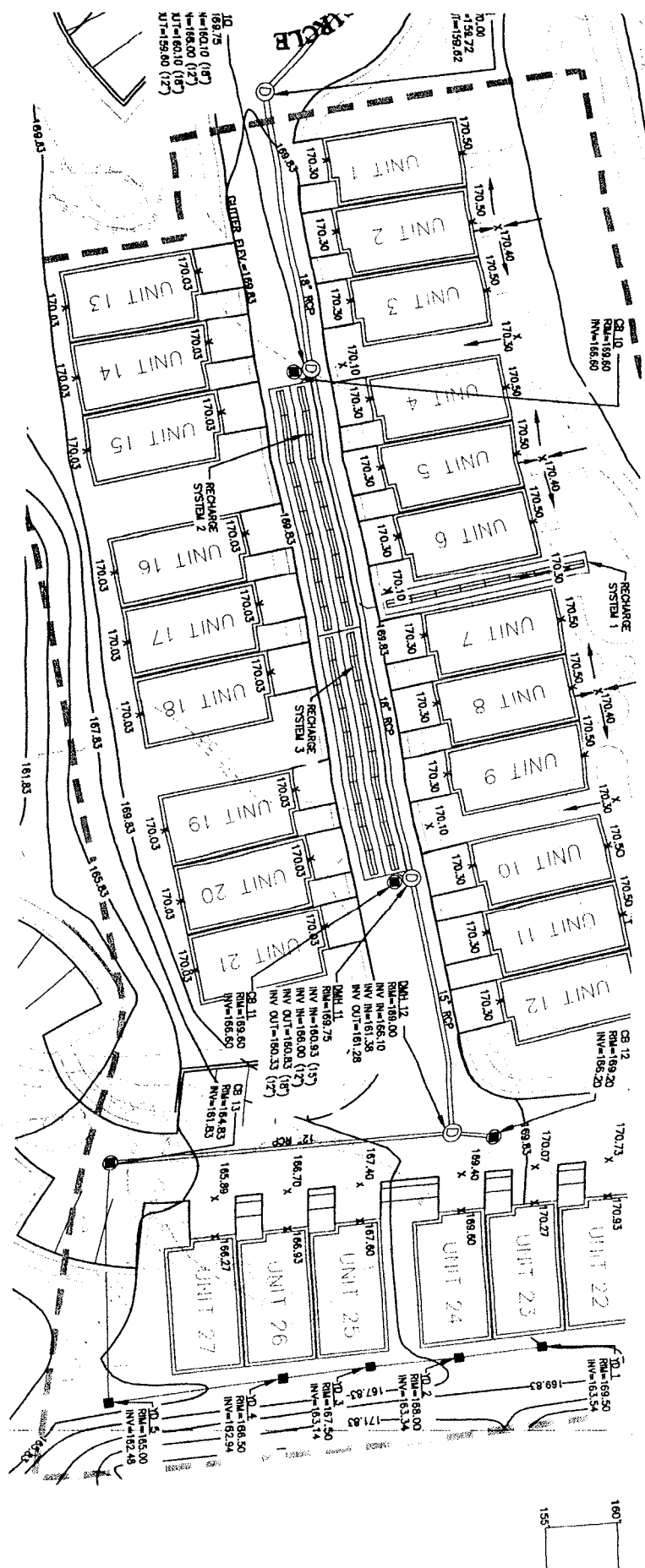
1. THE O&M PLAN OUTLINED HEREIN SHALL BE CARRIED WITH THE PROPERTY REGARDLESS OF THE OWNER. THE INSPECTION AND MAINTENANCE ITEMS IDENTIFIED SHALL BE COMPLETED BY THE CURRENT OWNER, HIS SUCCESSORS OR ASSIGNS.
2. PAVEMENT MAINTENANCE SHALL BE PERFORMED ON ALL PAVED SURFACES IN ACCORDANCE WITH THE O&M PLAN DATED JULY 2014.
3. ALL CATCH BASINS ARE DEEP SUMP HOODED BMP'S AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE O&M PLAN DATED JULY 2014.



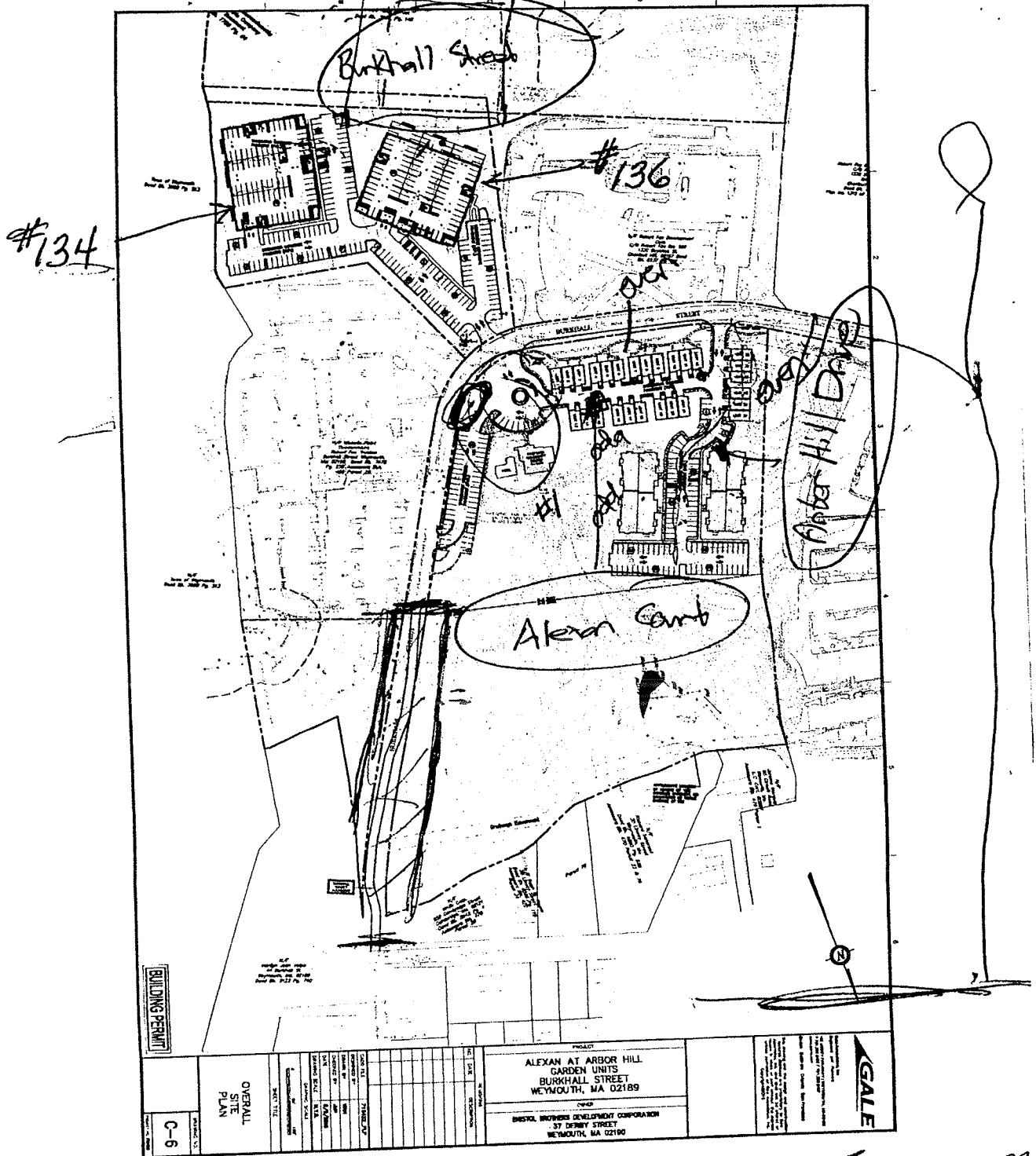
O&M BEST MANAGEMENT PRACTICES (BMP) LEGEND

1. PAVEMENT MAINTENANCE PLAN (SEE NOTES)
2. DEEP SUMP HOODED CATCH BASIN (SEE NOTES)
3. UNDERGROUND DETENTION CHAMBERS (RECHARGE SYSTEM)
4. INFILTRATION TRENCHES
5. DOWNSTREAM DEFENDER® HYDRODYNAMIC SEPARATOR
6. BORENTENTION AREA

<b>GALE</b> Engineering & Survey 123 Main Street, Suite 200 Weymouth, MA 02189 Phone: (781) 923-1234 Fax: (781) 923-1235 Email: info@gale-engineering.com		PROJECT <b>ALEXAN AT ARBOR HILL</b> BURKHALL STREET WEYMOUTH, MA 02189	
DRAWN BY: J. GALE CHECKED BY: J. GALE DATE: 7/27/2014 SCALE: AS SHOWN SHEET: 1 OF 1		CLIENT: ALEXAN PROJECT NO.: 123456 DATE: 7/27/2014 SCALE: AS SHOWN SHEET: 1 OF 1	
TRAMMEL CROW RESIDENTIAL 35 CORPORATE DRIVE, SUITE 400 BURLINGTON, MA 01803		DATE: 7/27/2014 SCALE: AS SHOWN SHEET: 1 OF 1	



S42-B467-L3



Arbor Hill Way

781 ~~453~~ 859-2629

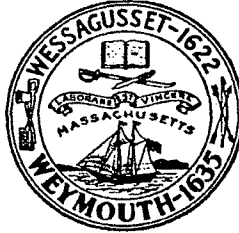
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT

JAMES F. CLARKE, JR.  
Director of Planning and  
Community Development  
781-340-5015

Mary Ellen Schloss  
Conservation Administrator  
781-340-5007

781-335-3283 (FAX)  
781-331-5124 (TTY)

*Town of Weymouth  
Massachusetts*



Susan M. Kay  
Mayor

75 Middle Street  
Weymouth, MA 02189

July 9, 2015

TO: Jeffrey Richards, Director, Dept of Municipal Licenses & Inspections  
Tom Barry, Building Inspector  
FR: Mary Ellen Schloss, Conservation Administrator  
RE: Alexan at Arbor Hill Building Permit Plans

I have reviewed the "Site Plans for Building Permit" for the Town Home Units at the Alexan at Arbor Hill project. This is a 10-sheet set dated 6/23/2015, signed and stamped by John M. Perry, P.E. on 6/23/2015. The Weymouth Conservation Commission approved the construction of these town homes, and the associated drainage, in an Order of Conditions issued under DEP File #81-1046 on April 14, 2010. However, in the last month I have requested of the owner, Bristol Brothers Development Corporation, that they not begin any work on the west side of Burkhall Street, due to the identification of vernal pool breeding activity in wetland pools D and E. The Conservation Commission has requested that Bristol Brothers attend the Conservation Commission meeting on July 22<sup>nd</sup> to discuss this matter further.

The submitted "Site Plans for Building Permit" are for the construction of 27 town home units on the east side of Burkhall Street. Drainage from these town home units is directed toward the west side of Burkhall Street. I am therefore approving the site plan with the exception of Grading and Drainage Plan Sheet C-3A which shows construction of the drainage utilities, including drainage pipe, drainage structures, and a forebay and detention basin on the west side of Burkhall Street. This drainage work should not be constructed until a written approval is provided by the Conservation Commission.

I further note that, per condition #39 of the Order of Conditions, the owner is required to provide the Commission with the results of monitoring well readings for the recharge systems shown on Grading & Drainage Plan Sheet C-3, prior to construction of those systems.

cc: James Bristol, III, Bristol Brothers Development Corp.  
Carl Erickson, Bristol Brothers Development Corp.  
Jim Clarke, Director, Dept. of Planning & Community Development  
Weymouth Conservation Commission  
Andrew P. Fontaine, Town Engineer



**PLANNING BOARD  
TOWN OF WEYMOUTH, MASSACHUSETTS  
CERTIFICATE OF DENIAL OF A PRELIMINARY PLAN**

August 17, 1999

It is hereby certified by the Planning Board of the Town of Weymouth, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on August 16, 1999, it was voted to deny a preliminary plan entitled: "DEFINITIVE (sic) SUBDIVISION PLANS 'HARRIS FARMS'" submitted by Dale Harris, Gale Associates; filed with the Town Clerk on June 14, 1999, concerning property located off Burkhall Street, shown on the Weymouth Town Atlas Sheets 38 and 42, Block 467, Lots 2 and 3, Block 469, Lots 2, 21, 22 and 23 for the following reason:

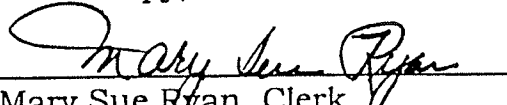
Comments contained in a memorandum dated August 12, 1999 to James Clarke from Chip Fontaine regarding preliminary subdivision review of the Harris Farm plan.

A copy of this certificate of approval is to be filed with the Weymouth Town Clerk and a copy sent to the applicant.

Members vote:

Susan Abbott, Chairwoman - aye  
Mary S. McElroy, Vice Chairwoman - aye  
Mary Sue Ryan, Clerk - aye  
Paul M. Dillon - aye  
Paul Hurley - aye  
Paul F. Lynch, Sr. - aye

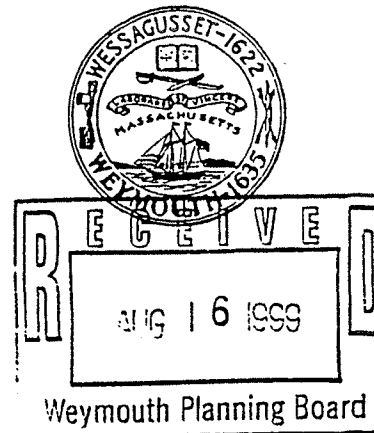
A true copy, attest:

  
Mary Sue Ryan, Clerk  
Weymouth Planning Board

RECEIVED  
AUG 17 11 35 AM '99  
OFFICE OF TOWN CLERK  
WEYMOUTH, MASS.

Andrew P. Fontaine, P.E.  
Town Engineer  
(781) 337-5100  
FAX (781) 337-6940  
TTY (781) 337-5703

**TOWN OF WEYMOUTH**  
Department of Public Works  
Engineering Division  
120 Winter Street  
Weymouth, MA 02188-3396



**MEMORANDUM**

Date: August 12, 1999

To: James Clarke, Director of Planning and Community Development

From: Chip Fontaine, Town Engineer

RE: Preliminary Subdivision Review - Harris Farm (Plans Dated: 6/10/99)

In response to your request for review by DPW Divisions, please note the following comments

**WATER/SEWER DIV. -**

1. Approval of definitive subdivision plans subject to completion of 2 for 1 water conservation requirements and 8 for 1 sewer infiltration/inflow mitigation requirements.
2. Identify proposed house lot boundaries and indicate the proposed house size (number of bedrooms) for each proposed house lot included in the sub-division (Broгна Way, Hamill Street, and Harris Lane).
3. Proposed subdivision is within Weymouth Watershed Protection District (§ 120-10). Must comply with minimum lot size for residential dwellings and land use restrictions.
4. Loop existing 12-inch water main on Burkhall Street to existing 8-inch water main on Burkhall Street in the vicinity of Linway Street. Water main for loop/extension shall be 12-inch and meet material requirements for 8-inch main (see below).
5. Proposed water main for Broгна Street, Hamill Street, and Harris Lane to be 8-inch ductile iron pipe, class 52, conforming to AWWA C150 and AWWA C151, push on type joints with gaskets conforming to AWWA C111, double cement lined inside, conforming to AWWA C104, asphalt seal coated outside.
6. Fittings shall be ductile iron, class 350 mechanical joint conforming to AWWA C153.
7. Restrained joints furnished and installed with all fittings, sleeves, hydrants, and valves. Restraints for mechanical joints shall be Megalug or Uniflanged Series 1400.
8. Water main subject to flushing, pressure testing, and disinfection conforming to AWWA C600 and AWWA C651 prior to activating line.

9. Provide tapping sleeve and valve for each connection to existing 12-inch main on Burkhall Street.
10. Approval of definitive subdivision plan subject to fire flow test results to be completed by registered professional engineer licensed in Commonwealth of Massachusetts. Fire flow test to be conducted in the presence of Water Division personnel and data to be reviewed and evaluated by Weymouth Water Division.
11. This is an area of sewer concern because the flow to the Pine St pump station will add more sewerage to a near capacity system and chronic overflow location.

#### ENGINEERING DIV. -

1. Plans say Definitive Subdivision but, per the Planning Dept., it is actually a Preliminary Subdivision submittal.
2. As-built information for all existing drain systems that are connected to, or otherwise flow to, the outfall that eventually flows to the wetland ENSR-5 is required. It seems that excessive runoff flows currently exit this outfall, as evidenced by erosion/scouring and other signs indicating high flow velocity that were observed during a recent site inspection. A drainage design should be implemented to mitigate these high flow velocities.
3. Channeling or piping stormwater flow to contain it in the existing drain easement along the southeast side of Parcel III should be looked at to mitigate the current flooding of properties on Linnway St. and Circuit Rd. The flow should continue to be contained in an easement within a channel or pipe to the culvert under Tall Oaks Drive.
4. Town standard cape cod berm is 24", not 12", wide (dwg. sht. C-7).
5. Water main should have 5', not 4', minimum and 7' maximum cover (dwg. sht. C-7).
6. References to zoning information neglect to identify the Watershed and the Groundwater Protection Districts that cover all and part, respectively, of these parcels.
7. All required easements are the responsibility of the developer/property owner.
8. Could the stormwater from Harris Lane be directed to the northwest towards the stream abutting the bird sanctuary?

APF/apf

cc: Joe Mazzotta  
 Steve Olson  
 Brad Hayes  
 Board of Public Works (Correspondence File)  
 file

**PLANNING BOARD  
TOWN OF WEYMOUTH, MASSACHUSETTS  
CERTIFICATE OF DENIAL  
ALEXAN, A DEFINITIVE SUBDIVISION PLAN**

June 28, 2001

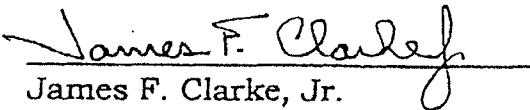
It is hereby certified by the Planning Board of the Town of Weymouth, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on June 25, 2001, it was voted to deny a definitive plan entitled: "ALEXAN AT ARBOR HILL, DEFINITIVE SUBDIVISION PLAN, WEYMOUTH, MASSACHUSETTS", dated January 14, 2000, latest revision date April 23, 2001, drawn by Gale Associates, Inc. filed with the Town Clerk on January 12, 2000, concerning property located on Burkhall Street, also shown on the Weymouth Town Atlas Sheets 38 and 42, Block 467, Lots 2 and 3, and Block 469, Lots 2, 21, 22 and 23 with the following conditions:

1. Applicant has not proven that stormwater drainage will be adequately controlled and not have negative impacts on abutting properties.
2. No satisfactory evidence has been provided as per Section 4.2.15 of the Rules and Regulations that the abutting owner accepts proposed stormwater drainage from basin number two.
3. Approval for more than one building per lot as per Section 1.6 of the Rules and Regulations was not requested and is not granted.
4. The roadway profile and pavement width for Burkhall Street does not meet pavement width as per Section 6.3.1 of the Rules and Regulations.
5. The traffic generated by the proposed development is not properly mitigated by the applicant.
6. Due to backups in the sewer system, the Board has determined that the sewer infrastructure was insufficient to handle flows.

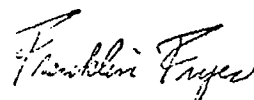
A copy of this certificate of denial is to be filed with the Weymouth Town Clerk and a copy sent to the applicant.

Members Vote:

Paul M. Dillon - nay  
Paul Hurley - aye  
Jody Lehrer - aye  
Scott Curry - aye  
Karen DeTellis - aye

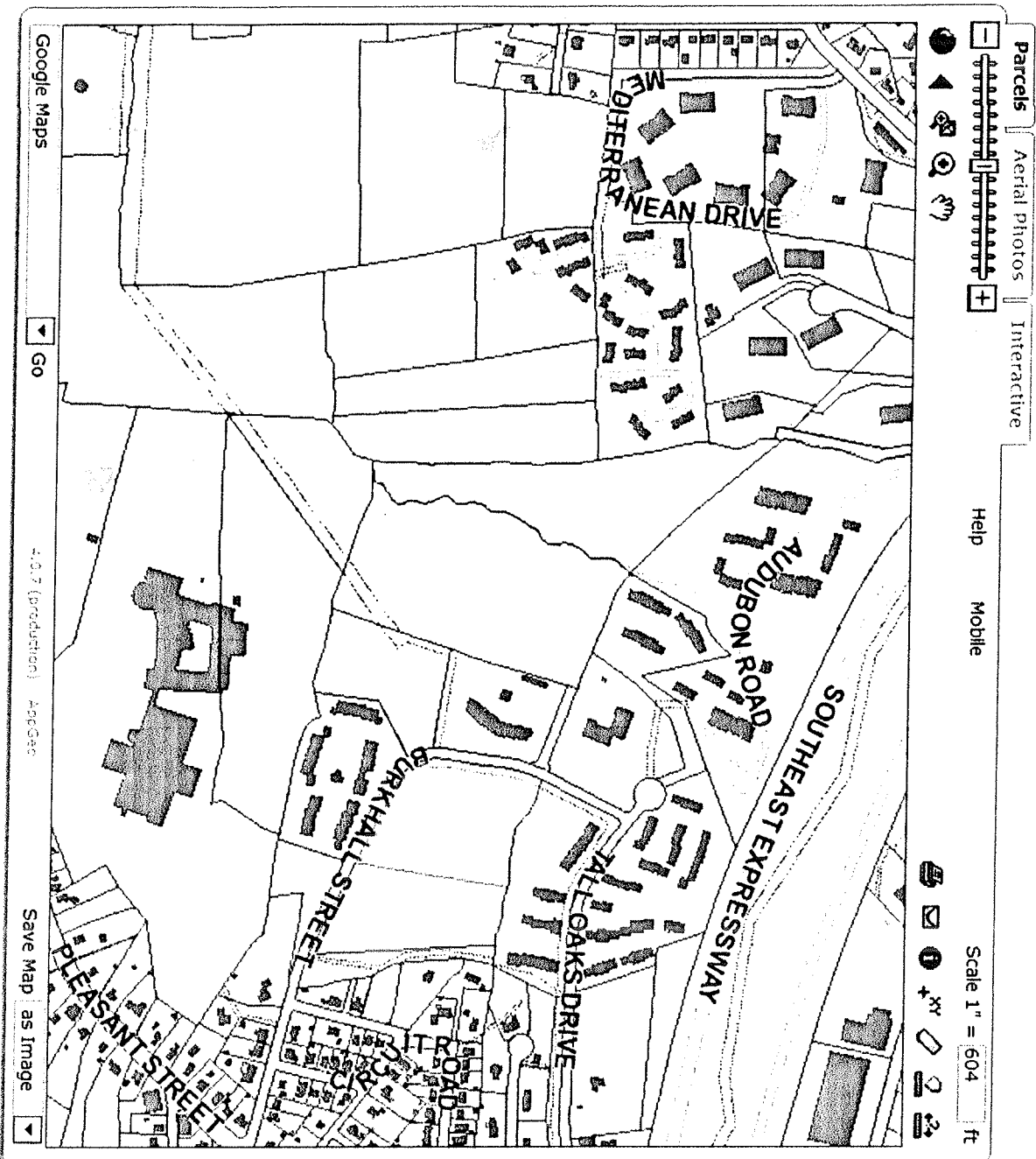
  
James F. Clarke, Jr.  
Director of Planning and  
Community Development

TRUE COPY  
WITNESSED:



TOWN CLERK

RECEIVED  
JUN 28 11 43 AM '01  
OFFICE OF TOWN CLERK  
WEYMOUTH, MASS.



**Selection** | **Legend** | **Location**

☒ Select ☐ Assessors Parcels

☒ (show all)

Number Street Block-Lot Unit  
105 BURKHALL ST 469-2 0

1 selected

**Location Info** | **Assessment** | **Sales** | **Buildings**

Print

**42-469-2**

Property Location 105 BURKHALL ST  
Block-Lot 469-2

Owner BRISTOL JAMES E III &  
SHARP ARTHUR H TRS/S&B  
NOM TR

Area (sf) 255262  
State Class Code DEV LAND (1300)

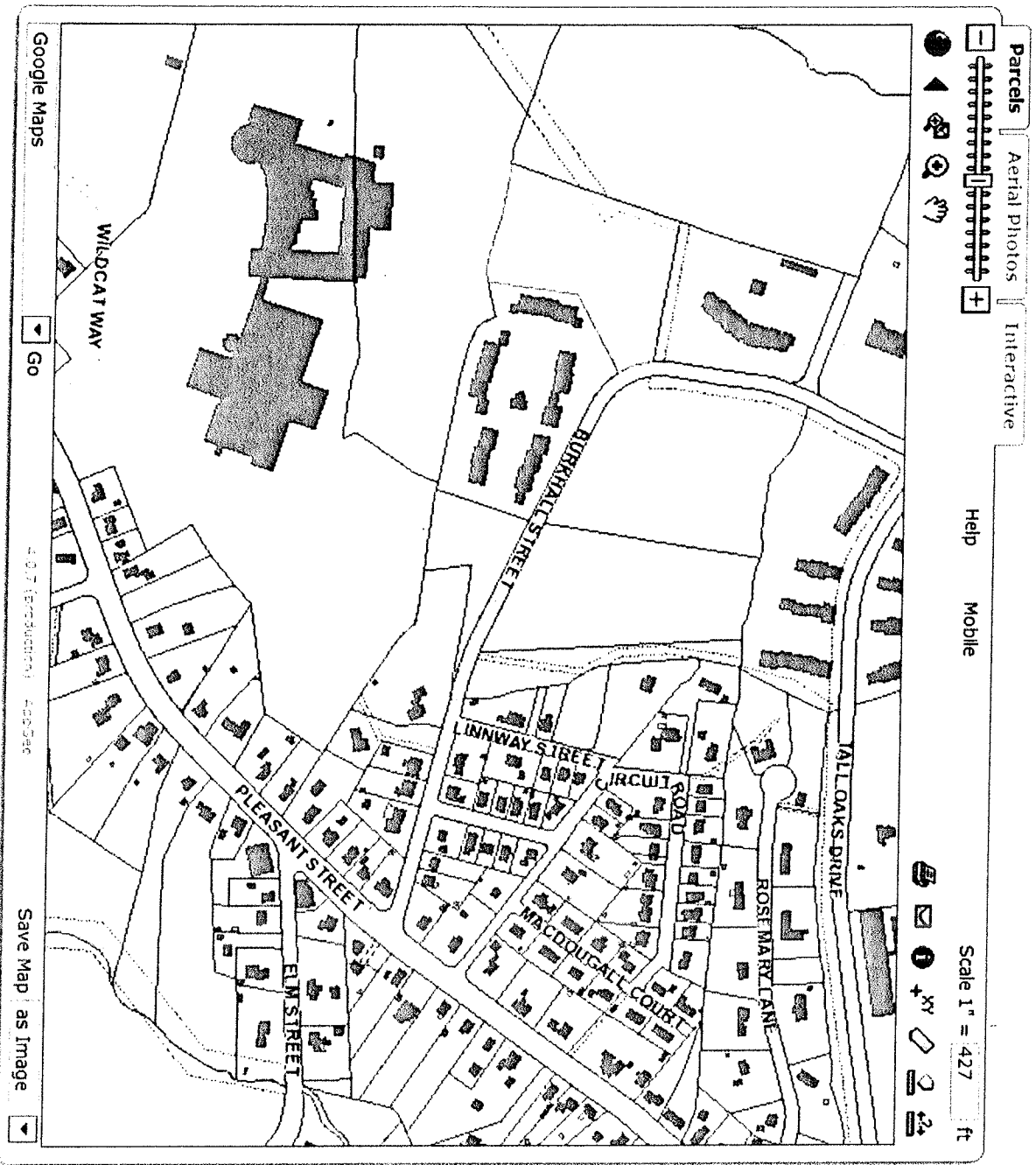
Certificate N/A  
Book & Page 11160-30  
Property Record Card (click here)

**Current Assessment**

Total Assessment \$192,000.00  
Land \$192,000.00  
Buildings \$0.00  
Detached/Other \$0.00

**Tax Maps**

2014, 2013, 2012



Selection

Legend

Location

Select

Assessors Parcels

(show all)

Number Street

Block-Lot Unit

140 BURKHALL ST 467-3

0

1 selected

Location Info

Assessment

Sales

Buildings

Print

42-467-3

Property Location 140 BURKHALL ST

Block-Lot 467-3

Owner SHARP ARTHUR H TRUSTEE

S & B NOMINEE TRUST

Area (sf) 170755

State Class Code DEV LAND (1300)

Certificate N/A

Book & Page 10562-492

Property Record Card (click here)

Current Assessment

Total Assessment \$182,000.00

Land \$182,000.00

Buildings \$0.00

Detached/Other \$0.00

Tax Maps

2014,2013,2012

**TOWN OF WEYMOUTH, MASSACHUSETTS**  
**TABLE 1**  
**SCHEDULE OF DISTRICT REGULATIONS**

District	Type of Use	Minimum Lot Size (square feet)	Minimum Lot Area (square feet per dwelling unit)	Minimum Lot Width (feet)	Minimum Front Yard Depth (feet)	Minimum Side Yard Depth (feet)	Minimum Rear Yard Depth (feet)	Maximum Lot Coverage (percent of lot area)	Maximum Height
R-1 <sup>1</sup>	One-family	25,000 <sup>2</sup> (See §§ 120-51, 120-52, 120-53 and 120-53.1) <sup>3, 20</sup>	25,000 <sup>9</sup>	120 (See §§ 120-51, 120-52, 120-53, 120-56, and 120-59.1) <sup>3</sup>	18 (See § 120-54)	10; 20 feet of any dwelling (See § 120-55)	24 or 1/5 of depth of lot, whichever is less (See § 120-55)	30	2 1/2 stories, not to exceed 35 feet <sup>1</sup>
R-2	Mixed residential		10,000 for single-family and nonresidential, plus 5,000 per each additional residential unit	75, 75 feet of frontage	18 (See § 120-54)	10 (See §§ 120-54, 120-55 and 120-59)	10; 20 feet from any other dwelling	30 for building, 25 minimum for landscaping (See § 120-62.2) <sup>17</sup>	3 stories, not to exceed 35 feet <sup>1</sup>
R-3	Garden-type multiple	15,000 (See § 120-52)	One- to two-unit residence buildings: 15,000 All 3-or more-unit buildings for multiple-family residential use based on FAR 25 (See § 120-6) <sup>4</sup>	20 (See §§ 120-52, 120-56 and 120-59.1) <sup>3</sup>	20 (See § 120-54)	20 (See § 120-55) <sup>4</sup>	20 (See § 120-55) <sup>4</sup>	Minimum 15 landscaped area (See § 120-62.1) <sup>17</sup>	3 stories, not to exceed 35 feet <sup>1</sup>
R-4	Multiple	15,000	All units in all multiple-family residential building based on FAR 30. (See § 120-6, FLOOR AREA RATIO)	120 (See §§ 120-56 and 120- 59.1) <sup>3</sup>	40 plus 3 feet for each setback for each story above 3 <sup>rd</sup> floor (See § 120-54) <sup>4</sup>	20 plus 2 feet for each story above the 3 <sup>rd</sup> floor (See § 120-54) <sup>4</sup>	30 or 1/5 the building height, whichever is greater (See § 120-54) <sup>4</sup>	Minimum 15 landscaped area (See § 120-62.1) <sup>17</sup>	6 stories, not to exceed 80 feet (See § 120-57) <sup>3</sup>
NCD	Neighborhood center	7,500 (See § 120-58)	(See § 120-22.3)	50 (See §§ 120-52 and 120- 56)	18 (See § 120-56B)	10 (See §§ 120-55 and 120-59)	10 (See §§ 120-55 and 120-59)	None	2 1/2 stories, not to exceed 35 feet <sup>1</sup>
HT	Highway transition, residential office and small-scale commercial		15,000; FAR 25	75; 60 feet of frontage	20	10 (See § 120-59)	10 (See § 120-59)	50; 25 minimum for landscaping (See § 120-62.1) <sup>17</sup>	3 stories or 45 feet, whichever is less
MS	Medical-related services		15,000;	60 feet of frontage (See § 120-56)	20	10; inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59)	10; inclusive of walkways and driveways, 5 feet of which shall be landscaped (See § 120-59)	75 for building and paved areas; 25 minimum for landscaping (See § 120-62.1) <sup>17</sup>	3 stories or 45 feet, whichever is less; 6 stories or 80 feet whichever is less, by special permit by the Planning Board (See § 120-57) <sup>3</sup>
B-1	Limited business	10,000 (See § 120-58)		100 (See § 120-56 and 120-58) <sup>1</sup>	30; excluding signs	10 (See § 120-59) <sup>16</sup>	10 (See § 120-59)	50 and minimum landscaped area; <sup>11</sup> (See § 120-62.1) <sup>17</sup>	6 stories, not to exceed 80 feet (See § 120-57) <sup>3</sup>
B-2	General business	None	All units in multiple family residential buildings based on FAR (See § 120-6, FLOOR AREA RATIO) <sup>12</sup>	None	None	None (See § 120-59)	None (See § 120-59)	None	6 stories, not to exceed 80 feet (See § 120-57) <sup>3</sup>
I-1	Industrial park	20,000		100 (See §§ 120-56 and 120-60) <sup>1</sup>	40	25 (See §§ 120-61 and 120-62)	None (See § 120-62)	80 and minimum landscaped area; <sup>10</sup> (See § 12-62.2) <sup>17</sup>	6 stories, not to exceed 80 feet (See § 120-57) <sup>3</sup>
PIP	Planned industrial park	43,560 (1 acre)		150 (See §§ 120-56 and 120- 60)	40 plus 5 feet setback for each story above 3 <sup>rd</sup> floor (See §§ 120-54H, and 120- 54)	25 (See §§ 120-54H, 120-61 and 120-62)	25 (See §§ 120-34H and 120-62)	60, paved and buildings; <sup>30</sup> landscaped (See § 120-62.1) <sup>17</sup>	3 stories, not to exceed 35 feet; up to 6 stories, not to exceed 80 feet, by special permit from the Planning Board (See § 120-57) <sup>3</sup>
I-2	General industrial	None		None	None	None (See § 120-62)	None (See § 120-62)	None	6 stories, not to exceed 80 feet (See § 120-57) <sup>3</sup>
POS	Public facilities and open space		None	40 feet, 40 feet frontage	20	10 (See § 120-59)	10 (See § 120-59)	75 for building and paved areas; 25 for landscaping	3 stories or 35 feet, whichever is less

NOTES:

- <sup>1</sup> [Amended April 1971 ATM by Art. 47, approved 8-24-1971]  
<sup>2</sup> [Amended February 1972 STM by Art. 6, approved 5-8-1972]  
<sup>3</sup> [Amended October 1972 STM by Art. 8, approved 12-5-1972]  
<sup>4</sup> [Amended June 1976 STM by Art. 26, approved 10-18-1976]  
<sup>5</sup> [Amended April 1971 ATM by Art. 47, approved 8-24-1971;  
June 1976 STM by Art. 26, approved 10-18-1976]  
<sup>6</sup> [Amended February 1972 STM by Art. 6, approved  
5-8-1972; June 1976 STM by Art. 26, approved 10-18-1976]  
<sup>7</sup> [Added February 1979 STM by Art. 1, approved 4-19-1979]  
<sup>8</sup> [Added May 1983 ATM by Art. 48, approved 8-26-1983]  
<sup>9</sup> [Amended February 1985 STM by Art. 7, approved 6-3-1985;  
May 1985 ATM by Art. 44, approved 7-25-1985]  
<sup>10</sup> [Amended April 1971 ATM by Art. 47, approved 8-24-1971;  
June 1976 STM by Art. 26, approved 10-18-1976; February  
1985 STM by Art. 7, approved 6-3-1985]  
<sup>11</sup> [Amended May 1987 ATM by Art. 51, approved 8-27-1987]  
<sup>12</sup> [Added May 1987 ATM by Art. 52, approved 8-27-1987]  
<sup>13</sup> [Added May 1990 STM by Art. 1, approved 8-29-1990]  
<sup>14</sup> [Added May 1990 STM by Art. 2, approved 8-29-1990]  
<sup>15</sup> [Added May 1990 STM by Art. 3, approved 8-29-1990]  
<sup>16</sup> [Added May 1990 STM by Art. 32, approved 9-13-1990]  
<sup>17</sup> [Amended May 1992 ATM by Art. 37, approved 10-1-1992]  
<sup>18</sup> [Added May 1992 ATM by Art. 34, approved 10-1-1992]  
<sup>19</sup> [Amended May 1997 ATM by Art. 40, approved 8-1-1997]  
<sup>20</sup> [Amended May 1998 ATM by Art. 43, approved 10-23-1998]

§ 120-56. Front lot line, frontage and frontage width. [Amended April 1971 ATM by Art. 47, approved 8-24-1971; May 1997 ATM by Art. 42, approved 8-11-1997]

- A. Each lot shall have a front lot line, as said term is defined in § 120-6, of not less than 40 feet, unless stated otherwise in Table 1, Schedule of District Regulations, at the end of this chapter. [Amended May 1990 STM by Art. 1, approved 8-29-1990]
- B. Lots within a Neighborhood Center District NCD shall have a minimum front yard depth of 18 feet unless the alignment of two or more existing buildings on lots on either or both sides of said lot and within a distance of 150 feet and fronting on the same side of the same street in the same block is nearer the street than the required front yard depth, in which case the average of the existing alignment of all buildings within that distance may be required front yard depth. [Added May 1983 ATM by Art. 48, approved 8-26-1983]
- C. Each lot shall have frontage and frontage width, as said terms are defined in § 120-6, of no less than 40 feet, unless stated otherwise in Table 1, Schedule of District Regulations, at the end of this chapter. [Added May 1985 ATM by Art 44, approved 7-25-1985; amended May 1990 STM by Art. 1, approved 8-29-1990; May 1997 ATM by Art. 42, approved 8-11-1997]

§ 120-57. Height limits on structures abutting R-1 Districts or schools. [Amended May 1989 ATM by Art. 51, approved 7-28-1989]

If abutting a Resident District R-1 or school, no building or structure shall be erected to a height in excess of 2½ stories, not to exceed 35 feet. See Table 1 for applicability.



ARTICLE XXII  
Administration and Enforcement

~ 120-107. Interpretation.

In interpreting and applying the provisions of this bylaw, they shall be held to be the minimum requirements adopted for the promotion of health, safety, morals, comfort, convenience and the general welfare of the inhabitants of the Town of Weymouth.

~ 120-108. Enforcing official.

The provisions of this bylaw shall be enforced by the Inspector of Buildings. No application, permit, plan, specifications or intended use which is not in accordance with the provisions of this bylaw shall be approved by the Inspector of Buildings.

~ 120-109. Permit required; plan; records.

No building or structure shall be erected, reconstructed, altered, enlarged or moved and no use of any land or premises shall be begun or changed without a permit having been issued by the Inspector of Buildings. Whenever a permit or license is issued by any other department of the town, such permit or license shall be in conformance with the provisions of this bylaw. Any application for a permit shall be accompanied by a plan, accurately drawn, showing the actual shape and dimensions of the lot or premises to be built upon; the exact location and size of all buildings or structures to be erected, constructed, reconstructed, altered or enlarged, together with the lines within which all buildings or structures are to be erected, constructed, reconstructed, altered or enlarged; the existing or intended use of each building or structure; the location of all zoning district boundary lines as they may affect the lot or premises; the location and size of off-street parking and loading facilities and driveways, where required; and such other information as may be necessary to provide for the execution and enforcement of this bylaw. A record of all applications, plans and permits shall be kept on file in the office of the Inspector of Buildings of the Town of Weymouth, and said record shall be available for public inspection during regular office hours.

~ 120-110. Occupancy permit.

No occupancy, use or change of use shall take place without the issuance of an occupancy permit signed by the Inspector of Buildings. Said permit shall not be issued until the building, structure, premises or land or its uses, and the uses incidental thereto, have been inspected and approved as sufficiently completed to comply with the provisions and regulations of this bylaw by said Inspector of Buildings, and the same shall be available for public inspection during regular office hours.

**PART I** ADMINISTRATION OF THE GOVERNMENT**TITLE VII** CITIES, TOWNS AND DISTRICTS**CHAPTER 40A** ZONING**Section 7** Enforcement of zoning regulations; violations; penalties; jurisdiction of superior court

Section 7. The inspector of buildings, building commissioner or local inspector, or if there are none, in a town, the board of selectmen, or person or board designated by local ordinance or by-law, shall be charged with the enforcement of the zoning ordinance or by-law and shall withhold a permit for the construction, alteration or moving of any building or structure if the building or structure as constructed, altered or moved would be in violation of any zoning ordinance or by-law; and no permit or license shall be granted for a new use of a building, structure or land which use would be in violation of any zoning ordinance or by-law. If the officer or board charged with enforcement of zoning ordinances or by-laws is requested in writing to enforce such ordinances or by-laws against any person allegedly in violation of the same and such officer or board declines to act, he shall notify, in writing, the party requesting such enforcement of any action or refusal to act, and the reasons therefor, within fourteen days of receipt of such request.

No local zoning law shall provide penalty of more than three hundred dollars per violation; provided, however, that nothing herein shall be construed to prohibit such laws from providing that each day such violation continues shall constitute a separate offense. No action, suit or proceeding shall be maintained in any court, nor any administrative or other action taken to recover a fine or damages or to compel the removal, alteration, or relocation of any structure or part of a structure or alteration of a structure by reason of any violation of any zoning by-law or ordinance except in accordance with the provisions of this section, section eight and section seventeen; provided, further, that if real property has been improved and used in accordance with the terms of the original building permit issued by a person duly authorized to issue such permits, no action, criminal or civil, the effect or purpose of which is to compel the abandonment, limitation or modification of the use allowed by said permit or the removal, alteration or relocation of any structure erected in reliance upon said permit by reason of any alleged violation of the provisions of this chapter, or of any ordinance or by-law adopted thereunder, shall be maintained, unless such action, suit or proceeding is commenced and notice thereof recorded in the registry of deeds for each county or district in which the land lies within six years next after the commencement of the alleged violation of law; and provided, further that no action, criminal or civil, the effect or purpose of which is to compel the removal, alteration, or relocation of any structure by reason of any alleged violation of the provisions of this chapter, or any ordinance or by-law adopted thereunder, or the conditions of any variance or special permit, shall be maintained, unless such action, suit or proceeding is commenced and

notice thereof recorded in the registry of deeds for each county or district in which the land lies within ten years next after the commencement of the alleged violation. Such notice shall include names of one or more of the owners of record, the name of the person initiating the action, and adequate identification of the structure and the alleged violation.

The superior court and the land court shall have the jurisdiction to enforce the provisions of this chapter, and any ordinances or by-laws adopted thereunder, and may restrain by injunction violations thereof.

Town of Weymouth  
Building Permit - Plot Plan Regulations  
September 2013

I. Procedure

The following procedure must be followed before a building permit can be issued by the Department of Municipal Licenses and Inspections.

1. Applications for new building permits.
  - A. If your lot is on a private road it must be submitted to the Planning Board where a determination will be made as to whether the bond (if required) has been posted.
  - B. All requirements below.
2. Applications for new and major addition building permits.
  - A. Application must include the original drawing and two (2) prints of the plot plan prepared according to the instructions below per Sec. 113.6 of the State Code. The plot plan must be submitted to the Engineering Division of the DPW for approval. The Town Engineer will issue a grade slip with the new building number assigned.
  - B. Fire Department stamped plan showing approval of the fire alarm system.
  - C. All requirements below.
3. Applications for all building permits which include any new expansion of the existing building ground cover; any increase in the bulk of the existing building or any change in the existing land contours.
  - A. Conservation Commission stamped application showing non-applicability or copy of "Order of Conditions".
  - B. All requirements below.
4. All building permits.
  - A. Completed application form.
  - B. Fee in accordance with current fee schedule.
  - C. Design affidavit per Section 127.0 "Construction Control" of the State Building Code if applicable.
  - D. Two (2) complete sets of construction plans showing compliance with all applicable Zoning, Building, Electrical, Plumbing and Gasfitting regulations.
  - E. Receipt of recording for all Board of Appeals approvals and/or subdivisions at the Registry of Deeds if applicable.
  - F. All water and sewer mitigation fees must be paid.
  - G. Construction must not affect existing survey monuments.
  - H. Street opening permits and curb cuts if required. NOTE: Applicant must prepare state access permit application for any water, sewer or sidewalk work in a state road; the application must then be submitted to the DPW Engineering Division for review and submittal to the state.

The above procedure is for information only and approval may not necessarily be limited to just the items listed above.