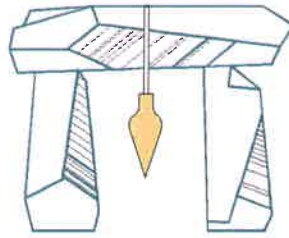


DeCelle-Burke-Sala



& Associates, Inc.

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2019 JUN 18 AM 11:08

Special Permit Application
for
Proposed VCA Animal Hospital Addition
595 Columbian Street
Weymouth, Massachusetts

Prepared by:

DeCelle-Burke-Sala and Associates, Inc.
1266 Furnace Brook Parkway
Suite 401
Quincy, MA 02169

Prepared for:

VCA Real Estate Acquisition Corp.
12401 West Olympic Boulevard
Los Angeles, CA 90064

June 13, 2019

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SECTION 1 - PROJECT NARRATIVE

Project Summary

VCA Animal Hospital is an international full-service veterinarian hospital that provides established and progressive care for pets and animals. VCA recently constructed a full-service animal hospital located at 595 Columbian Street in Weymouth, Massachusetts. This hospital has since provided a significant and measurable service for reliable pet care for the residents of the South Shore. VCA is looking to expand this service by providing a permanent Magnetic Resonance Imaging (MRI) service for the pet owners in the area. VCA proposes to construct a small addition to the existing hospital to house the MRI service and equipment.

Existing Conditions

The hospital and property is located on the easterly side of Columbian Street, a Massachusetts State Highway Layout, in Weymouth, Massachusetts. The parcel is 110,741 square foot (s.f.) (+/-) with 17,318 s.f. (+/-) of it in Braintree, Massachusetts. The site supports the 28,714 s.f. existing animal hospital along with an existing 120 space parking lot that services customers and employees of the hospital.

The property is zoned as Business B-1 in Weymouth and is assessed as two lots, (Map 40, Block 480, Lots 5 and 6), while the other two assessed Braintree lots (Map 1112, Lots 11 and 12) are zoned General Business-GB. Frontage and access for the parcel exists off of Columbian Street, an existing secondary collector street, that provides traffic flow between Braintree and Weymouth. The northerly adjacent parcel is at a higher elevation and supports an auto dealership. The southerly parcel also supports an auto dealership and is slightly higher in elevation than the locus lot. The easterly lot is wetland and is owned by the Town of Weymouth.

In addition to vehicular and pedestrian access into the facility, Columbian Street also conveys all necessary utility service to the existing site including water, sewer, power, communications and gas. Drainage is controlled by several catch basin, an underground recharge system, a flow control structure and a level spreader outlet header pipe. Stormwater discharges to the rear of the property. Water and sewer are currently provided by the Town of Weymouth. Power (Electric) and Gas are managed by NSTAR and Braintree Electric. Communications (telephone, cable, internet, etc.) are managed by several providers including Verizon and Comcast.

Proposed Conditions

The applicant proposes to construct a 30'x32' CMU addition in the northwest corner of the building located in Braintree, Massachusetts. The proposed addition will have access from the inside of the existing building. The addition requires the parking area and nearby sidewalk to be realigned and results in the loss of two parking spaces. The addition is proposed for construction in a predominantly landscaped area and creates a net additional 308 s.f. of impervious area. The finished floor shall match the existing building's finished floor elevation.

The increase in impervious area has negligible impact upon the stormwater management system. The addition's roof runoff is proposed to be captured by gutters and allowed to flow over ground and captured by the existing catch basins. Service utilities such as water, sewer and power shall be supplied from the existing building.

The construction of the addition will be confined to the northwest portion of the site and have minimal effects upon the ongoing use of the building. It is estimated that up to 20 parking spaces will be blocked off for a staging area during construction. The contractor shall protect from off-site sediment transport by using catch basin silt sacks to capture sediment as well as a security fence with mulch wattles located at the base to enclose the work area and reduce off-site sediment transport.

The project will have no impact upon the wetlands located to the northeast nor is the project located within the jurisdictional related buffers. A filing with the Weymouth Conservation Commission is not required. No access or alteration to the State Highway Layout is required either and no permit application is necessary with MassDOT.

Section 2 - Permit Applications

Town of Braintree
Town of Weymouth

Town of Braintree Application & Abutters List



Joseph C. Sullivan
Mayor

Department of Planning and Community Development

90 Pond Street

Braintree, Massachusetts 02184

Phone: 781-794-8230 Fax: 781-794-8089

Application Braintree Planning Board/Special Permit Granting Authority

Location of Property 0 Columbian Street
Assessors' Plan(s) 1112 and Plot(s) 11 & 12 Lot Size 110,740 s.f.
Zoning District (Including Overlay) General Business
Present Use of Property Animal Hospital

Please Provide a Brief Description of the Proposed Project and Use

Currently the VCA Animal Hospital uses a Mobile MRI machine. VCA proposes to construct a 32' x 30' permanent MRI facility to be constructed partially in Braintree and partially in Weymouth. The existing hospital structure is located in Weymouth. The applicant is seeking a Major Modification to the previously issued Site Plan / Special Permit. The addition will require the parking count to drop from 120 spaces to 118. The addition has no impact upon existing utility infrastructure including stormwater. The increase in impervious area is only 308 square feet.

Application is being filed under Braintree Zoning Bylaw Section:

- ☐ 135-205 Repetitive Petition
☐ 135-601 Use Special Permit
☐ 135-608 Wetlands & Floodplain District (Floodplain Designation)
☐ 135-609 Watershed Protection District
☐ 135-610 Cluster Zoning
☐ 135-710 Multiple Dwellings on One Lot
☐ 135-711 Site Plan Review
☐ 135-1201 Grading Permit
☒ Other, Specify Major Modification to Existing Special Permit

NOTE: All applicants filing under Sections 135-601, 608, 609 and 610 must check Section 135-711 also.

PB/SPGA Application Packet March 2009

Attorney's Information

Name _____ Telephone _____ Fax _____

Firm Name _____

Address _____ Email _____

Engineer's Information

Name James W Burke, PE Telephone 617-405-5100 Fax 617-405-5101

Firm Name DeCelle-Burke-Sala & Assoc. Inc.

Address 1266 Furnace Brook Parkway Suite 401 Quincy, MA 02169 Email jburke@decelle-burke.com

Applicant's Information

Name VCA Animal Hospital Telephone 781-337-6622 Fax _____

Address 595 Columbian Street Weymouth, MA 02190 Email _____

Signature _____ Date: _____

Property Owner's Information

Name VCA Real Property Acquisitions Telephone 310-571-6422 Fax 310-571-6404

Address 1204 W Olympic Blvd Los Angeles CA 90064 Email charles.nichols@vca.com

Signature  Date: 6/13/19

Please Note: If you are the Applicant and not the Property Owner of the Property in which the project is proposed and the Property Owner has not signed the two (2) Original Applications you must provide with this Application two (2) originals of written Authorization from the Property Owner stating that you as the Applicant, Engineer or Attorney has permission to represent the Property Owner for the Application that is being submitted.



Joseph C. Sullivan
Mayor

Office of the Board of Assessors

One JFK Memorial Drive
Braintree, Massachusetts 02184

Telephone: (781) 794-8050 • Fax: (781) 794-8068

Robert Brinkmann
Deputy Assessor

Board of Assessors

Robert Cusack

Chair

Susan O'Brien

Vice Chair

Robert Connolly

DATE: June 13, 2019

OWNER: VCA Real Property Acquisitions

ADDRESS: 0 Columbian St, 5 Columbian St

MAP & LOT: 1112 0 12, 1112 0 11

This is to certify that at the time of submission of this form to the Board of Assessors, the names and addresses of the parties assessed as adjoining owners to the parcel of land shown and described are as written and are the parties according to the records of the Assessors.

Office of the Board of Assessors 

Robert M Cusack
Chairman

Braintree
Abutters List

Subject Parcel ID:

Subject Property Location:

ParcelID	Location	Owner	Co-Owner	Mailing Address	City	State	Zip
1112 0 11	5 COLUMBIAN ST	VCA REAL PROP ACQUISITION C		12401 W OLYMPIC BLVD	LOS ANGELES	CA	90064
1112 0 12	COLUMBIAN ST	VCA REAL PROP ACQUISITION C		12401 W OLYMPIC BLVD	LOS ANGELES	CA	90064
1112 0 13	6 COLUMBIAN ST	MASSASOIT SCHOOL INC		6 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 15A	WEYMOUTH LINE	577 PHILIP JAMES LLC		577 COLUMBIAN ST	WEYMOUTH	MA	02190
1112 0 22D	60 COLUMBIAN ST	KOHN RICHARD/ HIRSH JAY TR	SPENCER BRADFORD A TR	1900 CROWN COLONY DR	QUINCY	MA	02169
1112 0 22E	COLUMBIAN ST	BRAINTREE REAL ESTATE	MANAGEMENT COMPANY L	60 COLUMBIAN STREET	BRAINTREE	MA	02184
1112 0 22F	60 COLUMBIAN ST	BRAINTREE REAL ESTATE	MANAGEMENT COMPANY L	60 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 27	OFF COLUMBIAN ST	BRAINTREE REAL ESTATE	MANAGEMENT COMPANY L	60 COLUMBIAN ST	BRAINTREE	MA	02184
1112 0 4	GROVE ST	MESSINA FRANCIS X		400 FRANKLIN STREET	BRAINTREE	MA	02184
1112 0 5	COLUMBIAN ST	MESSINA COMMERCIAL PROP L		400 FRANKLIN ST	BRAINTREE	MA	02184
1112 0 6	COLUMBIAN ST	MESSINA COMMERCIAL PROP L		400 FRANKLIN STREET	BRAINTREE	MA	02184
1112 0 7	15 COLUMBIAN ST	ELLIS DAVID C	CALDWELL VIRGINIA R TRS	290 TREMONT ST	BRAINTREE	MA	02184
1112 0 9	COLUMBIAN ST	PADULA JOSEPH D TR	BARBIERE JACQUELINE TR	11 COLUMBIAN ST	BRAINTREE	MA	02184

Parcel Count: 13

End of Report



Joseph C. Sullivan
Mayor

Department of Planning and Community Development
90 Pond Street
Braintree, Massachusetts 02184
Phone: 781-794-8230 Fax: 781-794-8089

Instructions for Preparing List of Abutters Braintree Planning Board/Special Permit Granting Authority

Consult Assessors' Plans at the Engineering Department or on the second level foyer area at 90 Pond Street.

Prepare a complete list of abutters, including address of abutting property, its Assessors' Plan and Plot Number, name and address of owner. You must include all abutters and abutters to abutters within 300' of any property line and those directly across the street. If you are unsure if someone is to be included on the list The Planning Staff suggests you include them.

Submit this list to the Assessors' Office for certification.

Please Note: That the Assessors' Staff has ten days to process your request. Their certification attests only to the accuracy of the names and addresses as they appear on your abutters' list and not to the completeness of the list.

Date	June 5, 2019		
Applicant	VCA Animal Hospital		
Property Owner	VCA Real Property Acquisitions		
Address of Property	0 Columbian Street (595 Columbian Street Weymouth, MA)		
Assessors' Plan	1112	Plot	11
Assessors' Plan	1112	Plot	12
Assessors' Plan		Plot	
Assessors' Plan		Plot	
Assessors' Plan		Plot	

This list is being submitted in support of:

Special Permit/Site Plan Review	<input checked="" type="checkbox"/>	Site Plan Review	<input type="checkbox"/>
Grading Permit	<input type="checkbox"/>	Multiple Dwellings on One Lot	<input type="checkbox"/>
Repetitive Petition	<input type="checkbox"/>		

ABUTTERS LIST

LOCUS MAP & LOT: M 1112 Lots 11 & 12
 LOCUS OWNER: VCA Real Property Acquisitions
 LOCUS ADDRESS: 0 Columbian Street
Braintree, MA 02184
AKA 595 Columbian St Weymouth, MA 02190

DATE: _____
 CONTACT PERSON: James W Burke PE
 CONTACT PHONE #: 774-406-1889

PLEASE PRINT CLEARLY

PARCEL ID / MAP AND LOT #'s	LOCATION OF PROPERTY	PROPERTY OWNER'S NAME AND MAILING ADDRESS
1112 / 13	6 Columbian Street Braintree, MA	Massasoit School, Inc. 6 Columbian Street Braintree, MA 02184
1112 / 15A	Weymouth Line	577 Phillip James LLC 577 Columbian Street Weymouth, MA 02190
1112 / 22D	60 Columbian Street Braintree, MA	Richard Kohn, Jay Hirsh & Bradford Spencer, Tree. 21 Ridgfield Road Winchester MA 01890
1112 / 22E, 22F & 27	Columbian Street Braintree, MA 02184	Braintree Real Estate Management Co. LLC 60 Columbian Street Braintree MA 02184
1112 / 4	Grove Street Braintree, MA 02184	FX Messina 400 Franklin Street Braintree, MA 02184
1112 / 5 & 6	Columbian Street Braintree MA 02184	Messina Commercial Prop. LLC 400 Franklin Street Braintree, MA
1112 / 7	15 Columbian Street Braintree, MA 02184	David Ellis & Virginia Caldwell, Tree 290 Tremont Street Braintree, MA 02184
1112 / 9	11 Columbian Street Braintree MA 02184	Joseph Padula and Jacqueline Babiere, Tree 11 Commercial Street Braintree, MA 02184

Town of Weymouth Application & Abutters List

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

TO BE COMPLETED BY STAFF

Case Number: # 3392 Town Clerk Stamp

Submittal Accepted: 2.8 Date 6/17
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

TO BE COMPLETED BY APPLICANT

PROJECT STREET ADDRESS: 595 Columbian Street

Assessor's Map Sheet, Block, & Lot: M: 40 S: 480 L: 5 & 6

Zoning District: B-1 Overlay District: _____

OWNER OF RECORD (S) (print & sign): VCA Real Property Acquisition
(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: 12401 W Olympic Blvd. Los Angeles CA 90064

Norfolk County of Deeds Book and Page No. 19489 / 158

Or registered in Land Registration Office under Certificate No. _____

NAME OF APPLICANT (S) (print & sign): VCA Animal Hospital

Applicant's Address: 595 Columbian Street

Contact Information: Email charles.nichols@vca.com Phone 310-571-6422

Check if you are an: owner(s) ☒ lessee(s) ☐ optionee (s) ☐

NAME & AFFILIATION OF REPRESENTATIVE: DeCelle-Burke-Sala & Associates, Inc.

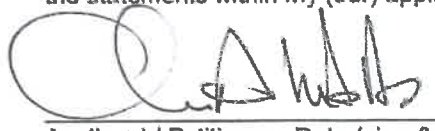
Address: 1266 Furnace Brook Parkway Suite 401 Quincy, MA 02169

Contact Information: Email jburke@decelle-burke.com Phone 617-405-5100

NAME OF ENGINEER AND / OR ARCHITECT: DeCelle-Burke-Sala & Associates, Inc.

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.

 / Charles Nichols 6/13/19
Applicant / Petitioner - Date (sign & print)

NATURE OF REQUEST

Application is for: ☒ Special Permit _____ Variance _____ Amendment _____ Other: _____

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought): Article VII , 120-40 extension or change to non- 122

_____ conforming use

The above relief and Ordinance sections will be further reviewed after a complete package is submitted. This may be amended by the Planning or Building staff during the application review process after having the benefit of a plan to accurately advertise the application before the Board.

PETITIONER'S DESCRIPTION AND NARRATIVE:

To be completed by all Board of Appeals Applicants. Attach additional sheets as necessary.

1. Describe what is presently located on the property (use as much detail as possible including all uses and square footage of each use):

Existing 28,714 s.f. Animal Hospital with associated parking and utilities was issued a special permit in 2008.

2. The applicant seeks to (describe what you want to do on the property in as much detail as possible):

Construct a 32' x 30' permanent structure at the northwest corner of the existing building to provide MRI services on-site. Majority of the addition is in the Town of Braintree. The result of the addition reduces the overall parking count from 120 to 118 spaces. The increase in impervious area is negligible (308 s.f.) and does not result in any required improvements for existing infrastructure such as water, sewer and drainage.

3. Such a use is permitted only by the Town of Weymouth Zoning Ordinance under Article (insert Article, Section of the Zoning Ordinance which permits the proposed use of the property).

Article VII

4. Are you aware if this property has been previously granted approvals from any Town Board or Commission? If so, please list (provide dates of previous approvals, book and page numbers or any recorded decisions and copies of past decisions). Special Permit #3012 Dated 6-26-2008

5. Any other additional information as relevant to the Variance or Special Permit:

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		Animal Hospital	
Lot Area / Size (Sq. Ft.)		110,740 s.f.	
Dwelling Units			
Frontage (ft.)	100'	314.12'	
Lot Width (ft.)	100'	314.07'	
Front Yard Setback (ft.)	30'	85.8'	85.8'
Front Yard Setback (ft.) – corner lots			
Side Yard Setback (ft.)	10'	11.6'	11.6'
Side Yard Setback (ft.)			
Rear Yard Setback (ft.)	10'	17.9'	17.9'
Height (ft.) & # of Stories	80' / 6 stories	1 Story	1 story
Lot Coverage	50%	30.7%	30.9%
Off-Street Parking Spaces		120	118
Off-Street Loading Spaces		1	1
Parking Setback			
Accessory Structure Setback			
Landscaping			
Floor Area Ratio			
Signage			
Other:			

SPECIAL PERMIT APPLICATION

To be completed by for Special Permit Applications only.

SPECIAL PERMIT FINDINGS OF FACT

In the spaces below explain how the adverse effects of the proposal will not outweigh its beneficial impacts to the Town with respect to each of the following considerations per Article XXV, Section 120-122 of the Zoning Ordinance. The special permit granting authority may approve any such application for a special permit **only** if it finds that, in its judgment, all of the following conditions are met. (Attach additional supporting documentation as necessary).

1. Is the specific site an appropriate location for such a use? Please explain.

Proposing small expansion of hospital services for local clientele. Expansion does not impact existing utility use and reduces parking load by only two spaces.

2. Will the proposed use / structure be detrimental or adversely affect the character of the neighborhood or town? Please explain.

No; style will match existing structure of a previous and ongoing use of the lot.

3. Is there potential for nuisance or serious hazard to vehicles or pedestrians? Please explain.

No

4. Will adequate and appropriate facilities, utilities and other public services be provided for the proper operation of the proposed use? Please explain.

Existing on-site infrastructure sized appropriately for small addition to building.

5. Will the public convenience and welfare be substantially serviced with this proposal? Please explain.

Yes will provide better service to the patrons of the hospital

SUPPLEMENTARY QUESTIONS - SECTION 120-40 SPECIAL PERMITS

Extension, Alteration or Change of a Privileged Pre-existing, Nonconforming Structure or Use (Article XIII "Nonconforming Uses" Section 120-40 "Extension or Change")

To be completed by Applicant's applying for a Special Permit under Sec. 120-40 Only.

EXTENSION OR CHANGE FINDINGS OF FACT:

Any lawful structure or use in existences at the time the Zoning Ordinance was adopted or amended may be extended or altered, provided that no such extension or alteration shall be permitted unless there is a finding by the Board of Zoning Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use or structure to the neighborhood.

1. Describe what is currently nonconforming about this structure (list specific dimensional nonconformities):

None

2. Indicate how long the nonconforming aspects of the structure have been in existence:

None

3. At the time the nonconformity was created (the structure or use initiated) was it compliant with the current zoning requirements? Past zoning ordinance are available for research at the Town Clerk's office and Planning Department. Past zoning maps are available at the Planning Department.

4. Explain how the extension, alteration, or change itself complies with the current Zoning Ordinance requirements:

Meet all dimensional requirements for B-1 Zone

5. Indicate the number of off-street parking spaces currently provided and to be provided for the proposed structure as extended, altered or changed:

Net loss of 2 spaces 120 Existing 118 Proposed

6. Explain how the use or structure as extended, altered or changed will not be substantially more detrimental to the neighborhood than the existing structure:

Will provide better service to the community

VARIANCE APPLICATION

To be completed for Variance applications only.

VARIANCE FINDINGS OF FACT:

Criteria for approval. The Board may approve any such application for a Variance **only** if it finds that, in its judgment, all of the following conditions are met.

Complete the following questions. Your responses should provide justifications as to why the requested Variance(s) should be granted. Attach additional documentation as necessary.

1. Describe how a literal enforcement of the provision of the Town of Weymouth Zoning Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner.
2. Describe how the hardship is owing to circumstances relating to the soil conditions, shape, and/or topography of the land or structures and how the hardship especially affects said land or structures, but does not affect generally the zoning district in which it is located.
3. Describe how desirable relief may be granted without detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Town of Weymouth Zoning Ordinance.
4. Describe how the dimensional variance as it relates to floor space, bulk, number of occupants or other relevant measures, if granted, shall be no greater than the minimum necessary to provide relief from the statutory hardship.

NOTE THAT THE LAW DOES NOT PERMIT THE BOARD TO GRANT A VARIANCE UNLESS ALL OF THE REQUIREMENTS SET FORTH IN CHAPTER 40A SECTION 10 OF THE GENERAL LAWS AND IN ARTICLE XXIV SECTION 120-119 OF THE WEYMOUTH ZONING ORDINANCE ARE SATISFIED. EACH OF THE ABOVE FINDINGS MUST BE ANSWERED IN DETAIL. ATTACH ADDITIONAL SHEETS IF NECESSARY.

Town of Weymouth



ABUTTERS LIST ORDER FORM

- 1) Subject Identification
(address or block & lot)

MAP 40 SHEET 480 LOTS 5 & 6
(595 COLUMBIAN ST.)

- 2) Type of filing (check one)

- ☐ Conservation Commission (all filings)
☐ Planning Board - Subdivision (Definitive or Preliminary)
☒ Board of Appeals (all applications)
☐ Licensing ☐ Will the establishment sell or serve alcohol?
☐ Town Council

- 3) Contact Person

JAMES BURKE

- 4) Telephone Number

774 406 1889

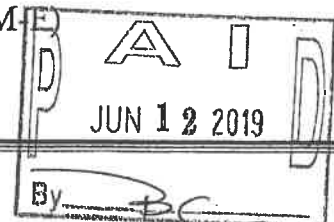
NOTE:

Please allow 3-5 business days to be completed

Completed requests must be picked up at Town Hall (8:30 - 4:30 - M-F)

Abutters List Fee - \$15

Please make \$15 fee payable to the "Town of Weymouth".



CK-# 1237

6/13/2019

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			YES	NO
MAP: 40 BLOCK: 480 LOT: 2 EXT: 0	0-REAR COLUMBIAN ST	TOWN OF WEYMOUTH CONSERVATION 75 MIDDLE ST E WEYMOUTH, MA, 02189	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 3 EXT: 0	0 COLUMBIAN ST	ELLIS DAVID C & CALDWELL VIRGINIA R TRUSTEES 290 TREMONT ST BRAINTREE, MA, 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 4 EXT: 0	0 COLUMBIAN ST	PADULA JOSEPH D & BARBIERE JACQUELINE TRUSTEES 11 COLUMBIAN ST WEYMOUTH, MA, 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 6 EXT: 0	0 COLUMBIAN ST	VCA REAL PROP ACQUISITION CORP 12401 W. OLYMPIC BLVD LOS ANGELES, CA, 90064	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 8 EXT: 0	565 COLUMBIAN ST	BAIRD PATRICIA F 565 COLUMBIAN ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 7 EXT: 0	577 COLUMBIAN ST	577 PHILIP JAMES LLC 577 COLUMBIAN ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 481 LOT: 1 EXT: 0	578 COLUMBIAN ST	577 PHILIP JAMES, LLC 577 COLUMBIAN ST WEYMOUTH, MA, 02190	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 5 EXT: 0	595 COLUMBIAN ST	VCA REAL PROPERTY ACQUISITION CORPORATION 12401 WEST OLYMPIC BLVD LOS ANGELES, CA, 90064	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 49 BLOCK: 510 LOT: 1 EXT: 0	0 POND ST	MASS BAY TRANSPORTATION AUTHORITY 10 PARK AVE RM 6720 BOSTON, MA, 02116	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MAP: 40 BLOCK: 480 LOT: 1 EXT: 0	0 WEST ST	MESSINA COMMERCIAL PROPERTIES LLC 400 FRANKLIN STREET BRAINTREE, MA, 02184	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6/13/2019

PARCEL #	LOCATION	OWNER NAME/ADDRESS	CERTIFIED	
			<u>YES</u>	<u>NO</u>

This list of abutters is a certified copy of the Town of Weymouth's tax records for fiscal year 2019.
The record of ownership is accurate through October 2018 and does not include abutting lots outside Weymouth

Prepared by:  6/13/19

Reviewed by:

577 PHILIP JAMES LLC
577 COLUMBIAN ST
WEYMOUTH, MA 02190

577 PHILIP JAMES, LLC
577 COLUMBIAN ST
WEYMOUTH, MA 02190

BAIRD PATRICIA F
565 COLUMBIAN ST
WEYMOUTH, MA 02190

ELLIS DAVID C & CALDWELL
VIRGINIA R TRUSTEES
290 TREMONT ST
BRAINTREE, MA 02184

MASS BAY TRANSPORTATION
AUTHORITY
10 PARK AVE RM 6720
BOSTON, MA 02116

MESSINA COMMERCIAL PROPERTIES
LLC
400 FRANKLIN STREET
BRAINTREE, MA 02184

PADULA JOSEPH D & BARBIERE
JACQUELINE TRUSTEES
11 COLUMBIAN ST
WEYMOUTH, MA 02184

TOWN OF WEYMOUTH
CONSERVATION
75 MIDDLE ST
E WEYMOUTH, MA 02189

VCA REAL PROP ACQUISITION CORP
12401 W. OLYMPIC BLVD
LOS ANGELES, CA 90064

VCA REAL PROPERTY ACQUISITION
CORPORATION
12401 WEST OLYMPIC BLVD
LOS ANGELES, CA 90064



- Easements
- Assessors Parcels
- Buildings
 - BUILDING
 - ▤ DECK
 - ▥ OTHER
 - ▧ SHED

1" = 279 ft



Section 3 -

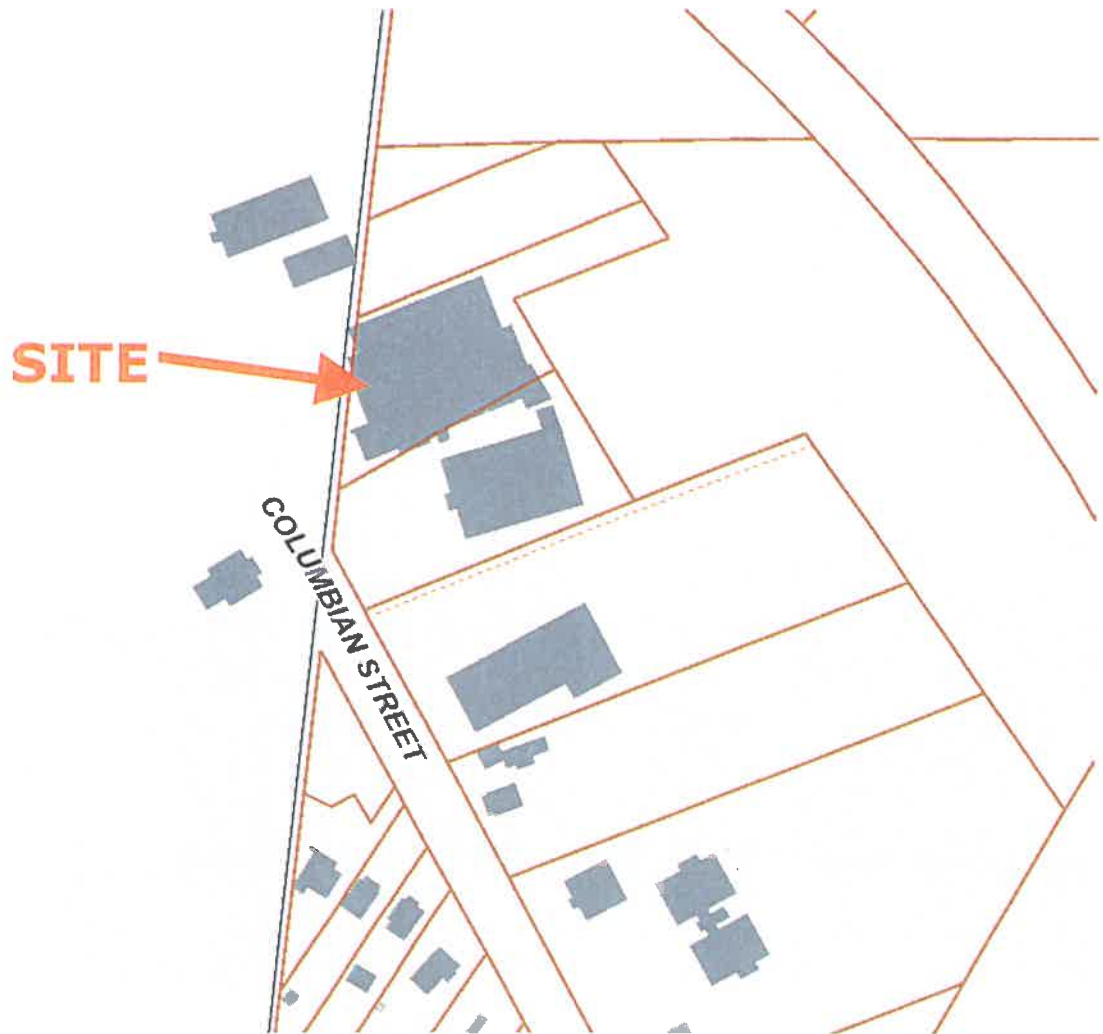
Supporting Maps

Weymouth GIS Map

Braintree GIS Map

USGS Map

FEMA Panel



DATE:
June 5, 2019

TITLE:

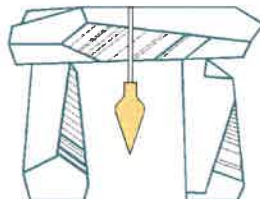
Weymouth GIS Map

SCALE:

PREPARED FOR:

**VCA Real Property Acquisition Corp.
12401 West Olympic Blvd
Los Angeles, CA 90064
Canton, MA 02021**

DeCelle-Burke-Sala



& Associates, Inc.

PROJECT TITLE:

**Proposed Addition
VCA Animal Hospital
595 Columbian Street
Weymouth, MA 02189**

1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169
(617) 405-5100 (O) (617) 405-5101 (F)



DATE:
June 5, 2019

TITLE:

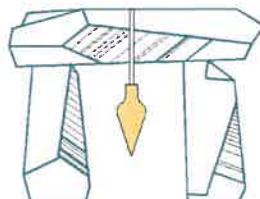
Braintree GIS Map

SCALE:

PREPARED FOR:

**VCA Real Property Acquisition Corp.
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Los Angeles, CA 90064
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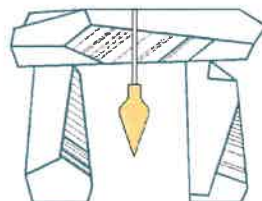
USGS Map

SCALE:
NOT TO SCALE

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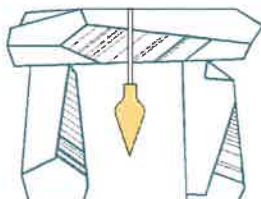
FEMA Flood Map

SCALE:
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