

**TOWN OF WEYMOUTH, MASSACHUSETTS  
BOARD OF ZONING APPEALS  
NOTICE OF DECISION  
75 FINNELL DRIVE**

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

<b>Owner:</b>	Finnell Drive Realty LLC	<b>Date:</b>	December 6, 2017
<b>Address:</b>	70 Finnell Drive Weymouth, MA 02190		
<b>Applicant:</b>	Stephen E. Goldman	<b>Case #:</b>	3342
<b>Address:</b>	75 Finnell Drive Weymouth, MA 02190		
<b>Representative:</b>	Gregory F. Galvin, Esq. 775 Pleasant Street #16 Weymouth, MA 02189	<b>Site Address:</b>	75 Finnell Drive
		<b>Sheet:</b>	36
		<b>Block:</b>	452
		<b>Lot:</b>	5, 12

**Zoning District: I-1**

Board of Zoning Appeals application filed on August 1, 2017.

After a public hearing on October 18, 2017, advertised in the Weymouth News on September 13, and September 20, 2017, the Board of Zoning Appeals at its meeting of October 18, 2017

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TOWN CLERK'S OFFICE  
2017 DEC - 6 AM 8:48

**VOTED TO GRANT THE SPECIAL PERMIT**

Under Weymouth Zoning Ordinance Section 120-29 (E) Places of recreation or assembly; Section 120-39 Continuation of non-conforming use; 120-40 Extension or change of non-conforming use; to grant relief for the petitioner to make the following improvements to Weymouth Club, a multi-use health, fitness and recreation facility located in an industrial park:

- increase parking in the south parking lot by expanding the paving behind the enclosed pool
- construct a studio next to the enclosed pool
- increase the size of the outside pool
- re-landscape to the rear of the outside pool
- construct a handicap entrance and vestibule between the enclosed and outside pool areas

**FINDINGS:**

1. The specific site is an appropriate location for such a use. *The site is an existing health club.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The project includes an improved drainage plan.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The plan adds 15 parking spaces.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal. *The project will increase amenities for the members.*

CONDITIONS:

1. The existing parking lot lights will be shielded and put on timers to address the concerns presented by Kenneth Bechis both at the hearing and through two emails sent to the Board, dated 9/20/17 and 9/26/17.
2. The lighting issues will be addressed prior to the issuance of building permits.
3. No ledge will be removed as part of this project contrary to the site plan submitted.

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

**After the twenty (20) day appeal period has passed, the Town Clerk will send to the petitioner: (1) the certificate that no appeal was filed, (2) the certificate of granting of variance and/or special permit. The petitioner shall record these documents with the Norfolk Registry of Deeds, Dedham, MA, with the appropriate filing fee.**

When a receipt from the Registry of Deeds is presented to the Building Inspector (to show that the decision has been recorded), the proper permit will be issued.

Decision filed with the Town Clerk on December 6, 2017

IMPORTANT: Notice is further given that any person aggrieved by this decision may appeal, according to MGL Chapter 40A, Section 17, and said appeal, if any, must be filed with the Town Clerk within twenty (20) days after the filing of the decision with the Town Clerk.



Robert J. Luongo, Director of Planning and Community Development

**THE COMMONWEALTH OF MASSACHUSETTS**

**WEYMOUTH**

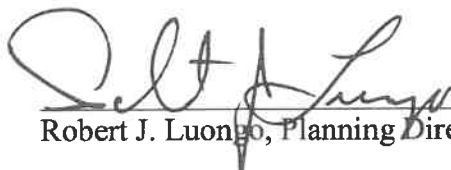
**BOARD OF APPEALS**

December 6, 2017

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

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Stephen E. Goldman, 75 Finnell Drive, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 75 Finnell Drive, Weymouth, MA, also shown on the Weymouth Town Atlas Sheet 36, Block 452, Lot 5 & 12, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

The Board of Appeals also calls to the attention of the owner or applicant that General Laws, Chapter 40A, Section 11 (last paragraph) provides that no variance or special permit, or any extension, modification or renewal thereof, shall take effect until a copy of the decision bearing the certification of the Town Clerk that twenty days have elapsed after the decision has been filed in the office of the Town Clerk and no appeal has been filed or that, if such appeal has been filed, that it has been dismissed or denied, is recorded in the registry of deeds for the county and district in which the land is located and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The fee for such recording or registering shall be paid by the owner or applicant.

  
Robert J. Luongo, Planning Director

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Kathleen Deree, Town Clerk

Case # 3342

Date of Hearing: 10/18/2017