

2. Undo hardship owing to circumstances relating to soil conditions, shape and/or topography of the land or structures.

- **Certified Plot Plan:** A certified plot plan prepared and stamped by a professional engineer or registered land surveyor of recent date is required for all Zoning Board of Appeals applications. The plot plan must be drawn to scale (at least 1 inch = 20 or 40 feet) and show the following:

- ☐ Address, square footage of the lot, block and lot number
- ☐ Name of applicant, property owner, and preparer, date and all revisions dates, if revised.
- ☐ North point with a bearing reference, scale, legend.
- ☐ Zoning district classification
- ☐ All existing structures on the lot with relevant setbacks from the lot lines.
- ☐ Dimensions of the proposed addition or structure and all relevant setbacks.
- ☐ Driveways and parking areas, name of abutting streets.
- ☐ Garages, sheds, and any accessory structures.
- ☐ All easements, streams, and wetland resource areas.
- ☐ Existing and proposed percentage of lot coverage (footprint of everything above grade except for steps). In square feet and percentage.
- ☐ Zoning Summary Table showing the required, existing and proposed zoning requirements.
- ☐ Plan should clearly show existing conditions and the proposed changes and proposed grading.

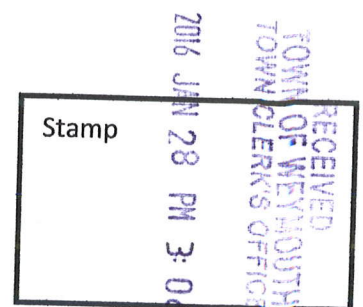
- **Additional Supporting Documents:** The applicant at his/her discretion (or by request of Planning Department staff) may submit additional documents deemed helpful for the deliberation and decision of the Board. These may include:

- ☐ Elevations or renderings of proposed construction.
- ☐ Landscape Plan
- ☐ Letters from neighbors supporting your project.

CASE #	3279
DATE	1-28-16
INITIAL	



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



**NATURE OF REQUEST**

Application is for: X Special Permit \_\_\_\_\_ Variance \_\_\_\_\_ Other: \_\_\_\_\_

Applicable Section of Zoning Ordinance (specify Section (s) of the Zoning Ordinance from which relief is sought):

Chapter 120 Article 9 Section 120-29

PROJECT / PROPERTY STREET ADDRESS:

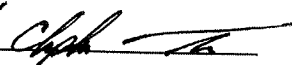
~~100-11000~~ / 36-50  
100-11000 Finell Dr.

Assessor's Map Sheet, Block, & Lot: 36-452-4

Zoning District: I-1

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

NAME OF APPLICANT (S) (print & sign):

Christopher Traietti / 

Applicant's Address: 48 Germain Ave Quincy MA 02169

Contact Information: Email CJT 9185 @ Yahoo.com Phone 617-645-3177

OWNER OF RECORD (S) (print & sign):

RPI FINNELL DRIVE LLC

(Leave blank if same as Applicant)

 , AS MANAGER

Address of owner of record: 27 MICA LN. #201 NEWBURY, MA 02401

Norfolk County Registry of Deeds Book and Page No. 3357 po 207

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

NAME & AFFILIATION OF REPRESENTATIVE:

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

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

Phone \_\_\_\_\_

To: The Town of Weymouth

From: Christopher Traietti

Date: 1/27/16

Subject: Special Permit for Small Cardio Boxing Studio

The purpose of this letter is to state my intentions for use on 106 Finnell Drive in Weymouth Ma. With the board's approval I would like to start a small non-contact cardio boxing studio TKO BOXFIT, LLC. This studio will be geared towards all age group, genders, and fitness levels. We will be providing cardio boxing classes as well as private lessons. Our intention is to provide an intimate, non-intimidating workout environment that is fun and effective.

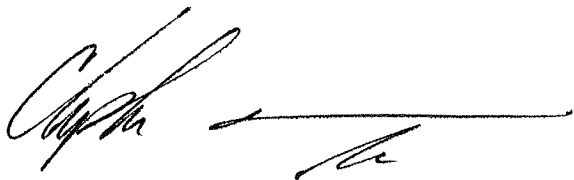
Our proposed location on Finnell Drive is an industrial park location in an I-1 zone. According to town laws (Ch. 120, Article 9, Section 120-29) we would require a special permit by the town to conduct my business and that's what I am hoping to do. This space provides ample parking and is at the end of the industrial park so there are no residential areas that would be effected by traffic and/or cars parked in front of their property. The other business neighbors in the park would not be effected either due to the fact that I plan on running the classes in the early hours of the morning before normal business hours and then in the evening after normal business hours. During the day I would just be handling any private 1 on 1 lessons that were booked which would make minimal noise.

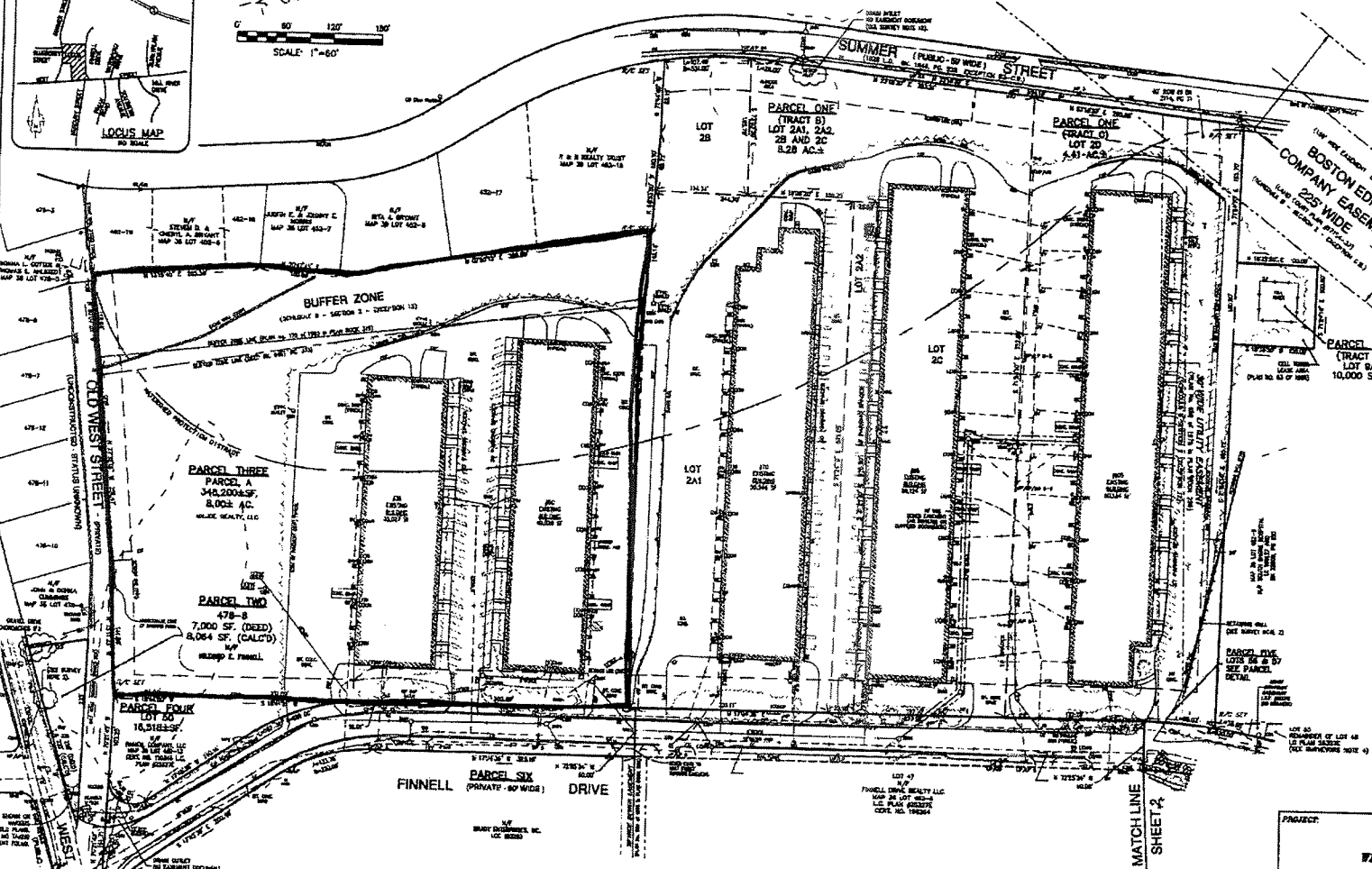
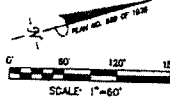
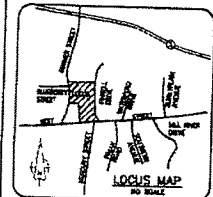
I plan on reaching out to local high schools in the area and offering a morning workout program in the summer for all students and athletes at a discounted rate to help them get ready for their upcoming season or to simply stay generally fit. I want this business to be a part of the community and hopefully eventually grow into a bigger space.

Although not necessary, I would also like to give the board a brief background on myself. I am a professional boxer with a 20-3 record and current hold the World Boxing Council-United States Cruiserweight Title. I have been involved in the sport of boxing since I was 13 and bring 17 years of knowledge into the classes I will be running. I am passionate about the sport and level of confidence and fitness it can provide to people of all ages. The reason I am choosing to be a non-contact studio is I take safety very seriously. From first-hand experience I know the risks of sparring and competing. I want our clients to come to my studio and know they are in a safe environment that is focusing on fitness and skill, not the combat part of the sport. Also, I am a current member of the Air Force Reserve and have served in Iraq during Operation Enduring Freedom.

I sincerely hope the board grants me the special permit required to open my small business and give the community a fun and intense way to keep in shape.

Thank you for your time and consideration

A handwritten signature in black ink, appearing to read 'Chris Traietti', followed by a long horizontal line.



- PLAN REFERENCES:**
1. "Plan of Land in Weymouth, MA" dated Jan. 11, 1885 by Ernest E. Brown, Inc. recorded on plan No. 174 of 1885 in P.L. 80:335.
  2. "Plan of Land in Weymouth, MA" dated Aug. 8, 1885 by Ernest E. Brown, Inc. recorded on plan No. 712 of 1885 in P.L. 87:431.
  3. "Plan of Land in Weymouth, MA" prepared for The Fennell Company dated June 22, 1921 by International Land Survey, Inc. recorded on plan No. 53 of 1921 in P.L. 86:45.
  4. Land Court File No. 23372 (lots 2B and 2C).
  5. Unrecorded copy of the "Old West Street" map.
  6. Weymouth Board of Health Plan and Profile of Fennell Drive, Weymouth, MA, dated Jan. 12, 1978 by Ernest E. Brown, Inc. recorded on plan No. 800 of 1978 in P.L. 80:254.

- SURVEY NOTES:**
1. There are various recorded plans that include the property shown on this plan. The survey was conducted on the ground and the results are shown on this plan.
  2. The existing and most recent through the surveying corner of the property onto the adjacent lot has no known permanent monument. It is shown as a temporary monument located on lot 425-8 with no known supporting structure.
  3. Lot 425-8 is a share of lot 49 in Land Court Plan No. 23372. As of the date of the survey, the monument was located on the lot 425-8 with no known supporting structure.
  4. There is a conflict in the location of the "Buffer Zone" between the 1921 plan and the 1978 plan. The 1921 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot. The 1978 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot.
  5. The 1921 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot. The 1978 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot.
  6. There is a conflict between the 1921 plan and the 1978 plan. The 1921 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot. The 1978 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot.
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  9. The 1921 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot. The 1978 plan shows the "Buffer Zone" as a strip of land between the property and the adjacent lot.
  10. Various other notes regarding the survey and the property.
  11. The survey was conducted on the ground and the results are shown on this plan.
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- GENERAL NOTES:**
1. Zoning Classification: Limited Industrial 1-1. Setback Requirements: 25'-0" RY=40' SF=425' Min. Lot Width=100' Min. Lot Area=10,000 SF Min. Lot Coverage=40% Min. Story Height=8 Stories (not to exceed 30')
  2. Total Number of existing marked parking spaces = 308.
  3. Lot area is 114,400 SF. It is shown on Community Plan No. 23372 dated July 17, 1973.
  4. Lot area is 114,400 SF. It is shown on Community Plan No. 23372 dated July 17, 1973.
  5. Underground utilities shown on this plan are based upon utility maps and records. The utility maps and records are shown on this plan.

<b>PROJECT:</b>	
#36, 50, 70, 88, 108 <b>PINNELL DRIVE</b> IN <b>WEYMOUTH, MASSACHUSETTS</b>	
<b>PROJECT NO. 216-119</b>	<b>DATE: JULY 26, 2014</b>
<b>SCALE: 1"=60'</b>	<b>DWG FILE: 216-119 ATTL.dwg</b>
<b>DRAWN BY: DOUG ABERG</b>	<b>CHECKED BY: JAMES P. TOWNET, P.L.S.</b>
<b>PREPARED BY:</b>	<b>MCKENZIE ENGINEERING GROUP, INC.</b>
<b>PROFESSIONAL CIVIL ENGINEERING • LAND PLANNING • PROJECT MANAGEMENT</b>	
150 LONGMEADOW DRIVE, SUITE 101 PHONE (781) 782-3900 NORWELL, MASSACHUSETTS 02061 FACSIMILE (781) 782-4133	
<b>DRAWING TITLE:</b>	<b>DWG. NO.:</b>
<b>ALTA/ACSM LAND TITLE SURVEY</b>	<b>1 of 2</b>

BY: FRANK NATIONAL TITLE INSURANCE COMPANY, FOR PINNELL DRIVE, LLC AND BROOKLINE BANK

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD OCEAN REQUIREMENTS FOR A LAND/SEA LAND SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACMA, AND INCORPORATED INTO THE 1-4, 7-10, 8-2, 11-1, AND 13-14 OF TABLE A THROUGH THE FIELD WORK WAS COMPLETED ON APRIL 22, 2014

08/01/15  
BY: [Signature]  
MASSACHUSETTS DEED NO. 48663



**OWNER:**  
The Fennell Company, LLC  
50 Fox Hill Lane  
Weymouth, MA 02186  
Deed Book: 5693, Page: 307  
Assessor's Parcel: 36-50-70-88-108

**Surveyor:**  
MCKENZIE ENGINEERING GROUP, INC.  
150 Longmeadow Drive, Suite 101  
Norwell, MA 02061  
Phone: (781) 782-3900  
Fax: (781) 782-4133