

***Town of Weymouth  
Massachusetts***

**Kathleen A. Deree  
Town Clerk**

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



**Robert L. Hedlund  
Mayor**

**75 Middle Street  
Weymouth, MA 02189**

April 1, 2019

To Whom It May Concern:

I, Kathleen A. Deree, Town Clerk of the Town of Weymouth do hereby certify this to be the action taken by the Board of Zoning Appeals at their meeting held on March 6, 2019 on APPLICATION OF: Pamela J. Duprez, Case # 3375.

No appeal was filed within the twenty (20) day appeal period.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree  
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS**  
**BOARD OF ZONING APPEALS**  
**NOTICE OF DECISION**  
**119 FORT POINT ROAD**

RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE

2019 MAR 12 AM 9:31

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

<b>Owner:</b>	Pamela J. Duprez	<b>Date:</b>	March 12, 2019
<b>Address:</b>	119 Fort Point Road Weymouth, MA 02191		
<b>Applicant:</b>	Pamela J. Duprez	<b>Case #:</b>	3375
<b>Address:</b>	119 Fort Point Road Weymouth, MA 02191		
<b>Representative:</b>	N/A	<b>Site Address:</b>	119 Fort Point Rd
		<b>Sheet:</b>	2
		<b>Block:</b>	7
		<b>Lot:</b>	2

**Zoning District: R-1**

Board of Zoning Appeals application filed on January 29, 2019.

After a public hearing on March 6, 2019, advertised in the Weymouth News on February 27, and March 6, 2019, the Board of Zoning Appeals at its meeting of March 6, 2019

**VOTED TO GRANT THE SPECIAL PERMIT** under *Weymouth Zoning Ordinance 120-38.3 (D), Construction in the Flood Plain Overlay District*; to allow the petitioner to raise their existing, single family dwelling on pilings above the FEMA flood zone elevation within the current footprint. Work is being done with assistance from the FEMA Home Elevation Grant Program.

**FINDINGS:**

**Special Permit Criteria:**

1. The specific site is an appropriate location for such a use. *There is no change in the use of the property. It will continue as a single-family home in the R-1 Residential District.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The home will be raised within its existing footprint.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Occupancy of building will not change. Parking spaces are not impacted.*
4. There are adequate and appropriate facilities, utilizes and other public services provided for the proper operation of the proposed use. *Proposal received an Order of Conditions from the Weymouth Conservation Commission and the project was concurrently reviewed by Weymouth DPW.*
5. That the public convenience and welfare will be substantially served with the proposal. *This work will raise the property above the Base Flood Elevation significantly reducing the possibility of future storm damage.*

## CONDITIONS:

1. Within one year of receiving a Certificate of Occupancy, the applicant agrees to install appropriate screening to bottom portion of structure.

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

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

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

Decision filed with the Town Clerk on March 12, 2019

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.



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Robert J. Luongo, Director of Planning and Community Development

**THE COMMONWEALTH OF MASSACHUSETTS**

**WEYMOUTH**

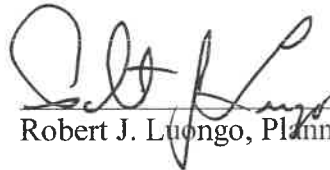
**BOARD OF APPEALS**

March 12, 2019

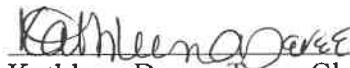
Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Pamela Duprez, 119 Fort Point Road, Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 119 Fort Point Road, Weymouth, MA 02191, also shown on the Weymouth Town Atlas Sheet 2, Block 7, Lot 2, and the said Board of Appeals further certifies that the decision attached hereto is a true and correct copy of its decision granting said variance – special permit, and that copies of said decision, have been filed with the Planning Board and the Town Clerk.

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



Robert J. Luongo, Planning Director



Kathleen Derece, Town Clerk

Case # 3375

Date of Hearing: 03/06/2019