

***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**

October 25, 2022

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 24, 2021 on APPLICATION OF: Michael McGough, Case # 3422.

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
15-17 FRONT ST

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2021 APR -8 AM 11:39

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

Owner:	Front Street Realty Trust	Date:	April 8, 2021
Address:	17 Front St. Weymouth, MA 02188		
Applicant:	Michael McGough	Case #:	3422
Address:	30 Beaumont St. Dorchester, MA 02124		
Representative:	Gregory F. Galvin, Esq. 775 Pleasant St. Weymouth, MA 02189	Site Address:	15-17 Front St
		Sheet:	20
		Block:	278
		Lots:	7 & 8
Filing Date:	10/23/2020		
Hearing Date:	3/24/2021		
Advertised:	10/7/2020 & 10/14/2020		

Zoning District: B-2, VCOD

After public hearings on 12/9/2020 and 3/10/2021, at a public hearing on 3/24/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120.25.1 Village Center Overlay*

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120.27 special permit use in B-2 district*

The decision of the Board is based on a plot plan titled *Plan of Proposed Construction 15-17 Front St.*, dated 11/10/20 prepared by Greater Boston Survey and Engineering and a set of plans entitled *15 Front Street*, dated 3/17/21 prepared by RCA, LLC.

FINDINGS:

The Board found that the proposal met the requirements for a Special Permit under Section 120-122 (D) as follows:

1. The specific site is an appropriate location for such a use. *The subject property is within the Village Center Overlay District. The proposal is in keeping with the stated purposes of the overlay district as listed under Section 120-25.1*

2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *This mixed-use consisting of 22 residential units and approximately 1,000 square feet of retail space is in keeping with other similar projects approved and/or constructed in Weymouth Landing in the last five years. The characteristics of the project closely resemble those of recent mixed-use projects at 10 Front Street, 122 Washington Street and 143-145 Washington Street.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The traffic circulation plan was reviewed by the Town of Weymouth Traffic Engineer as well as by a traffic consultant hired by the applicant. As conditioned, prior to the issuance of building permits, the applicant will submit a striping/signage and safety plan for review by the Weymouth Traffic Engineer.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The project has been reviewed by the both the Town of Weymouth Engineering Department and DPW. The project will adhere to the requirements of those departments as well as state and local storm water regulations.*
5. That the public convenience and welfare will be substantially served with the proposal. *The proposal creates needed residential units within the transit-oriented Weymouth Landing neighborhood. It also creates much needed retail space within walking distance of many of the recently developed mixed-use projects.*

CONDITIONS:

1. Prior to the issuance of building permits, the applicant will submit a striping/signage and safety plan for review by the Weymouth Traffic Engineer.
2. Outstanding comments from a Memo dated March 5, 2021 from James McGrath, Assistant Town Engineer shall be addressed to the satisfaction of the Department of Public Works and the Weymouth Engineering Department. Per a response letter from Paul Tyrell (GBSE) and dated March 9, 2021, the applicant commits to resolving each outstanding issue.
3. As per submitted architectural drawings, siding materials will be of a fiber cement material. Vinyl siding will not be accepted.
4. Prior to the issuance of Building Permit, the contractor will submit a detailed staging and mobilization plan that includes accommodations for employee parking and traffic management.
5. The applicant has agreed to provide the Town with \$25,000 to assist with ongoing traffic and intersection improvements within Weymouth Landing. Half of that amount will be paid at 50% occupancy with the remainder at full occupancy.
6. The project requires an Order of Conditions from the Weymouth Conservation Commission.
7. Building will be wired for cable and internet. No satellite dishes will be permitted.
8. After a final Order of Conditions is issued, the applicant will submit a final landscaping and lighting plan to the Office of Planning and Community Development.


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 April 8, 2021

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.

A handwritten signature in dark ink, appearing to read 'R. Luongo', is written over a horizontal line.

Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

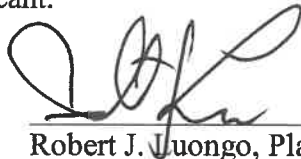
BOARD OF APPEALS

April 8, 2021

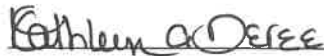
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Michael McGough, 30 Beaumont St, Dorchester, MA, 02124, affecting the rights of the owner with respect to land or buildings at 15-17 Front St also shown on the Weymouth Town Atlas Sheet 20, Block 278, Lot 7 & 8, 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. Juongo, Planning Director



Kathleen Deree, Town Clerk

Case # 3422

Date of Hearing: 3/24/2021