

***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**

November 10, 2021

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 September 8, 2021 on APPLICATION OF: Lester R. Fulton & Sons Inc., Case # 3459.

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  
4 HOLLIS STREET**

RECEIVED  
TOWN OF WEYMOUTH  
BOARD OF ZONING APPEALS OFFICE  
2021 OCT 21 PM 2:36

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

<b>Owner:</b>	George Kairouz	<b>Date:</b>	October 21, 2021
<b>Address:</b>	4 Harness Path Plainville, MA 02762		
<b>Applicant:</b>	George Kairouz	<b>Case #:</b>	3460
<b>Address:</b>	4 Harness Path Plainville, MA 02762		
<b>Representative:</b>		<b>Site Address:</b>	4 Hollis Street
		<b>Sheet:</b>	49
		<b>Block:</b>	552
		<b>Lot:</b>	6
<b>Filing Date:</b>	08/09/2021		
<b>Hearing Date:</b>	09/08/2021		
<b>Advertised:</b>	8/25/2021 & 9/1/2021		

**Zoning District:** R-1, B-2

At a public hearing on 09/08/2021 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance 120.40 - Extension or Change by Special Permit* to add a service bay onto an existing service station. The decision of the Board is based on a site plan dated May 10, 2021 prepared by Ashkar Engineering & Surveying

**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. *There is no proposed change in the use of the property. This is the site of an existing service station. This proposal adds an additional service bay to the existing building.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The applicant has worked with the Inspector of Buildings to provide additional plantings and fencing on the site to provide additional screening. At the time of the hearing, this work had already been completed.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *It was recommended that the owner look into installing signage on the property that indicates "No Cut-Through Traffic".*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *No additional utilities are required.*
5. That the public convenience and welfare will be substantially served with the proposal. *This is a long-established business in Weymouth. They have operated for many years with minimal negative impacts to abutters.*

**CONDITIONS:**

1. The existing dumpster will be fully screened per Town of Weymouth ordinances.
2. The Board preferred the design shown that included a matching gambrel roof (Design Option #1)

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 **October 21, 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.

  
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Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

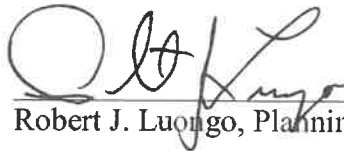
BOARD OF APPEALS

October 21, 2021

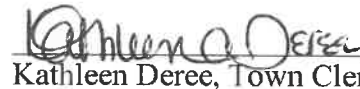
Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to George Kairouz, 4 Hollis St. ,Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 4 Hollis Street also shown on the Weymouth Town Atlas Sheet 49, Block 552, Lots 6, 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 Deree, Town Clerk

Case # 3460

Date of Hearing: 09/08/2021