

***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**

August 10, 2023

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 May 17, 2023 on APPLICATION OF: George Kairouz, Case # 3505.

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

Signed: KathleenA.Deree

A True Copy. ATTEST:

KathleenA.Deree

Kathleen A. Deree
Town Clerk

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
4 HOLLIS STREET**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

2023 JUL 20 PM 2: 37

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

Owner:	George Kairouz	Date:	July 20, 2023
Address:	4 Harness Path Plainville, MA 02762		
Applicant:	George Kairouz	Case #:	3505
Address:	4 Harness Path Plainville, MA 02762		
Representative:	Kevin Gottwald Global Contracting 680 Richmond St. E. Taunton, MA 02375	Site Address:	4 Hollis Street
		Sheet:	49
		Block:	552
		Lot:	6
Hearing Date:	5/17/2023		
Filing Date:	5/5/2023		
Advertised:	5/3/2023 & 5/10/2023		

Zoning District: R-1; B-1

At a public hearing on 5/17/2023 the Board of Zoning Appeals;

VOTED 4-0 TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* to install a 24x30 two-post canopy over existing fuel dispensers. Approval is per a site plan prepared by Ashker Engineering & Surveying and dated 5/10/2021 and *Foundation Plan and Framing Plan* prepared by VFS and dated 3/29/2023.

SPECIAL PERMIT 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 gas station and pumps are pre-existing.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The canopy is needed to protect the electronic components of the newly installed pumps. The visual impact of the canopy will be minimized by the use of appropriate lighting and the elimination of additional signage.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The canopy does not exceed the footprint of the existing pump island.*
4. There are adequate and appropriate facilities, utilities, and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal.

CONDITIONS:

1. A lighting plan will be submitted to the Planning Department prior to the issuance of a building permit.
2. No signage or advertising is permitted on the canopy.

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 **July 20, 2023**

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

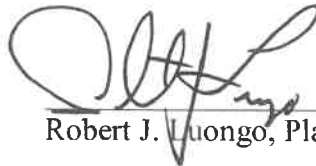
BOARD OF APPEALS

July 20, 2023

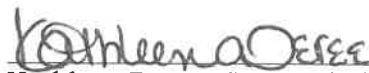
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to George Kairouz, 4 Harness Path, Plainville, MA 02762, 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, Lot 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 # 3505

Date of Hearing: 5/17/2023