

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
190 LAKE SHORE DRIVE**

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

Owner: John M. Arpano
Address: 190 Lake Shore Drive
Weymouth, MA 02189

Date: March 22, 2018

Applicant: John M. Arpano
Address: 190 Lake Shore Drive
Weymouth, MA 02189

Case #: 3348

Representative: Gregory J. Tansey, PE
Ross Engineering Co
683 Main Street
Norwell, MA

Site Address: 190 Lake Shore Drive
Sheet: 30
Block: 341
Lot: 13

Zoning District: R-1

Board of Zoning Appeals application filed on January 19, 2018.

After a public hearing on March 7, 2018, advertised in the Weymouth News on February 17, and February 28, 2018, the Board of Zoning Appeals at its meeting of March 7, 2018

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VOTED TO GRANT THE SPECIAL PERMIT under *Weymouth Zoning Ordinance 120-40, Extension or Change by Special Permit*, to grant relief for the petitioner to complete construction to a partially constructed ~396 SF addition that replaces a ~120 SF seasonal room lost in a fire, and to complete construction of an open deck that wraps around the addition on three sides.

FINDINGS:

1. The specific site is an appropriate location for such a use. *It is an existing single-family home in the R-1 zoning district.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *This is the reconstruction of a portion of the structure damaged by fire.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *No impact to vehicular access.*
4. There are adequate and appropriate facilities, utilizes and other public services provided for the proper operation of the proposed use.
5. That the public convenience and welfare will be substantially served with the proposal.

CONDITIONS:

1. Applicant must possess all Conservation Commission related approvals prior to the issuance of a building permit.

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 22, 2018

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

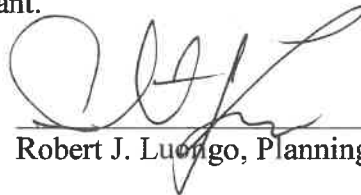
BOARD OF APPEALS

March 22, 2018

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 John Arpano, 190 Lake Shore Drive, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 190 Lake Shore Drive, Weymouth, MA 02189, also shown on the Weymouth Town Atlas Sheet 30, Block 341, Lot 13, 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 # 3348

Date of Hearing: 3/7/2018