

***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**

June 29, 2020

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 13, 2020 on APPLICATION OF: The Mourad Company, LLC, Case # 3412.

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  
562 MAIN STREET**

**RECEIVED  
TOWN OF WEYMOUTH  
TOWN CLERK'S OFFICE**

**2020 JUN -9 AM 11: 41**

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

<b>Owner:</b>	The Mourad Company, LLC	<b>Date:</b>	June 9, 2020
<b>Address:</b>	815 Gallivan Blvd.. Dorchester, MA 02072		
<b>Applicant:</b>	The Mourad Company, LLC	<b>Case #:</b>	3412
<b>Address:</b>	815 Gallivan Blvd.. Dorchester, MA 02072		
<b>Representative:</b>	Jeffrey A. Tocchio 175 Derby St Suite 30 Hingham, MA 02043	<b>Site Address:</b>	562 MAIN STREET 37
		<b>Sheet:</b>	463
		<b>Block:</b>	6
		<b>Lot:</b>	
<b>Filing Date:</b>	04/22/2020		
<b>Hearing Date:</b>	05/13/2020		
<b>Advertised:</b>	04/29/2020 & 05/6/2020		

**Zoning District: B-1, Watershed Protection District & CCOD**

At a public hearing on 05/13/2020 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance Section 120-24 A special permit uses.*

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance Section 120-101 service stations, repair garages & car washes.*

**VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT** under *Weymouth Zoning Ordinance Section 120-40 extension or change by special permit.*

Above approvals were based on a plan set prepared by Cavanaro Consulting and dated 3/18/2020.

**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. *A carwash is currently located on the site. This does not represent a change in use.*

2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The facility will be modernized and have improved aesthetic appeal.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The new traffic pattern and modern features of the facility will reduce wait times and reduce cars queuing on side streets.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The reconstruction modernize the facility will add many water quality features not existing with the original structure.*
5. That the public convenience and welfare will be substantially served with the proposal. *This has been a successful and well run business in the Town for years. The proposed improvements will be a positive change for existing and future customers.*

#### **CONDITIONS:**

1. Any dumpsters or rooftop units are to be screened.
2. Any noise complaints will be reviewed and addressed by the Weymouth Health Department.
3. No washing of cars outside of the carwash structure is allowed.
4. The applicant has agreed to install, at their expense an enclosed bus shelter, as specified by the Planning Department.
5. No change of the hours of operation. (7 AM to 8 PM)
6. Signage will comply with the Town of Weymouth sign regulations.
7. An existing curb cut on Route 18 will be closed.

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 June 9, 2020

**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**

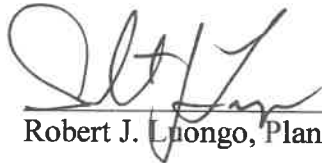
**BOARD OF APPEALS**

June 9, 2020

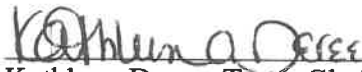
Certificate of Granting of Variance or Special Permit  
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to The Mourad Company, LLC, 851 Gallivan Blvd., Dorchester, MA 02122, affecting the rights of the owner with respect to land or buildings at 562 MAIN STREET also shown on the Weymouth Town Atlas Sheet 37, Block 463, 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 # 3412

Date of Hearing: 05/13/2020