TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
65 MATHEWSON DRIVE

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

Owner:	Fern Properties	**Date:**	September 29, 2017
Address:	Joseph Iantosca, Jr. 325 Wood Road #202 Braintree, MA 02184		
Applicant:	Sara Thurber	**Case #:**	3339
Address:	1690 Main Street Weymouth, MA 02190		
Representative:	N/A	**Site Address:**	65 Mathewson Drive
		Sheet:	34
		Block:	444
		Lot:	29

Zoning District: I-1

Board of Zoning Appeals application filed on July 31, 2017.

After a public hearing on September 6, 2017, advertised in the Weymouth News on August 23, and August 30, 2017, the Board of Zoning Appeals at its meeting of September 6, 2017

VOTED TO GRANT THE SPECIAL PERMIT under *Weymouth Zoning Ordinance* 120-29 (E) to grant relief for the petitioner to open a dance studio, with less than forty (40) students, in ~3,750 SF of space in a portion of the building at 65 Mathewson Drive known as Unit H.

FINDINGS:

1. The specific site is an appropriate location for such a use.
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians.
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.

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 **September 29, 2017**

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

September 29, 2017

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 Sara Thurber, 1690 Main Street, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 65 Mathewson Drive (Unit H), also shown on the Weymouth Town Atlas Sheet 34, Block 444, Lot 29, 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 # 3339
Date of Hearing: 9/6/2017