

***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 June 3, 2020 on APPLICATION OF: JRM Realty Group, LLC, Case # 3414.

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
43 MUTTON LANE**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE

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

2020 JUN -9 AM 11: 41

Owner:	JRM Realty Group, LLC	Date:	June 9, 2020
Address:	565 Broad St. Weymouth, MA 02189		
Applicant:	JRM Realty Group, LLC	Case #:	3414
Address:	565 Broad St. Weymouth, MA 02189		
Representative:	Raymond D. Jennings III 775 Pleasant St Unit #7 Weymouth, MA 02189	Site Address:	43 MUTTON LANE 35
		Sheet:	447
		Block:	12
		Lot:	
Filing Date:	05/26/2020		
Hearing Date:	06/3/2020		
Advertised:	05/27/2020 & 06/03/2020		

Zoning District: R-1

At a public hearing on 06/3/2020 the Board of Zoning Appeals;

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

The decision of the Board is based on plans prepared by Walter A. McKinnon Associates and dated 5/11/2020.

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. *The existing structure is located within the R-1 and currently consists of three residential units and one commercial unit.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *This proposal removes the nonconforming commercial use from the residential area. No new nonconformities will be created.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *There is adequate off-street parking available.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *Demand on public services is unchanged.*
5. That the public convenience and welfare will be substantially served with the proposal. *The project will create one additional residential unit in the Town and eliminate a nonconforming commercial use in the residential neighborhood.*

CONDITIONS:

1. A landscape and lighting plan will be submitted to the Planning Department for review and approval.
2. Any dumpsters on the property will be screened as per Town ordinances.
3. The existing asbestos siding will be properly removed and replaced with HardiePlank or similar product.
4. To preserve the architectural integrity of the home, a front entrance will be maintained within the front (Mutton Lane) elevation. If possible, the existing door will be reused.

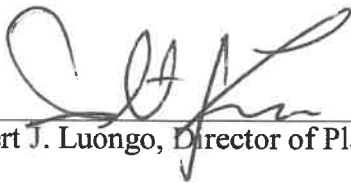
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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.



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 JRM Realty Group, LLC, 565 Broad St., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 43 MUTTON LANE also shown on the Weymouth Town Atlas Sheet 35, Block 447, Lots 12, 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 # 3414

Date of Hearing: 06/3/2020