

***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**

November 17, 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 September 30, 2020 on APPLICATION OF: Larry Antonellis, Case # 3419.

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
129 PLEASANT STRRET**

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2020 OCT 28 AM 10: 53

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

Owner:	Jean Manganaro	Date:	October 28, 2020
Address:	67 North Main Street. Cohasset, MA 02025		
Applicant:	Larry Antonellis	Case #:	3419
Address:	33 Jordan Dr. Weymouth, MA 02190		
Representative:		Site Address:	129 PLEASANT STRRET
		Sheet:	45
		Block:	525
		Lot:	2
Filing Date:	08/25/2020		
Hearing Date:	09/09/2020 09/30/2020		
Advertised:	09/02/2020 & 09/09/2020		

Zoning District: B-2, R-1

At a public hearing on 09/30/2020 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-27(C) special permit use-multiple dwelling.*

The decision of the Board is based on architectural plans prepared by WAM and dated 9/4/2020, a Site Plan and parking plan prepared by Hoyt Land Surveying dated 09/28/2020 and a landscape sketch labeled as Exhibit 1 on file with the Office of Planning and Community Development.

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 building is located within the village center of Columbian Square. The area is established with a mix of residential, office, and commercial uses.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The exterior of the building will not be substantially changed.*
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. *Approval is conditioned with adherence to comments from Jim McGrath, Assistant Town engineer dated 9/3/20.*
5. That the public convenience and welfare will be substantially served with the proposal. *The project will add residential units to the village center.*

CONDITIONS:

1. Comments from Jim McGrath, memo dated September 3, 2020, must be addressed to the satisfaction of the Weymouth Engineering Division.
2. Before a Certificate of Occupancy is issued, parking must be striped and in conformance with the submitted plan by Peter Hoyt and dated September 28, 2020.
3. A dumpster is required on site but not shown on Plot Plan. The dumpster will be placed at the far rear corner of the property and will be fully screened.
4. Lighting plan for the parking lot to be approved by the Director of Planning Community Development prior to issuance of Building Permits.
5. A white vinyl fence will be installed along the left property line.

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 October 28, 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

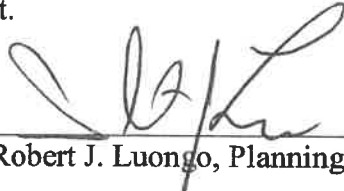
BOARD OF APPEALS

October 28, 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 Larry Antonellis, 129 Pleasant St, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 129 PLEASANT STRRET also shown on the Weymouth Town Atlas Sheet 4, Block 525, Lots 2, 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 # 3419

Date of Hearing: 09/30/2020