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**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
43 SCHOOL HOUSE ROAD**

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

Owner:	SHI III Weymouth, LLC	Date:	July 14, 2017
Address:	52 Accord Park Drive Norwell, MA 02061		
Applicant:	Paul T. Casale on behalf of	Case #:	3334
Address:	SHI III Weymouth, LLC 52 Accord Park Drive Norwell, MA 02061		
Representative:	Goulston & Storrs 400 Atlantic Avenue Boston, MA 02110	Site Address:	43 School House Rd
		Sheet:	21
		Block:	220
		Lot:	2

Zoning District: POS

Board of Zoning Appeals application filed on May 2, 2017

After a public hearing on June 7, 2017, continued to June 28, 2017, advertised in the Weymouth News on May 24, and May 31, 2017, the Board of Zoning Appeals at its meeting of June 28, 2017

VOTED TO AMEND THE SPECIAL PERMIT dated November 24, 1997, Case #97-9-/17 to allow for construction of a ~20,486 SF, 2-story, 26-unit addition to an existing two-story 70-unit assisted living facility (allowed by Special Permit Case #97-9-/17) located on a ~181,645 SF lot, and to allow for a reduction in the number of parking spaces from eighty-six (86) to eighty-two (82). Per "Site Development Plans for 43 School House Road Weymouth, MA" sheets 1 – 7, by Kelly Engineering Group, dated May 1, 2017, and Landscape Plan, sheet L1, by Hawk Design, Inc., final revision date of June 25, 2017.

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. *The applicant has worked closely with abutting property owners to address their concerns and to make general improvements to the area.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *"No Parking" signage will be installed along both sides of School House Road and directional signs for the overflow lot on Essex Street will be installed.*

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. *The facility will provide a service benefitting current and future residents of Town.*

CONDITIONS:

1. Testing of the emergency generator will be limited to Tuesday morning between 10:00 AM and 12:00 PM.
2. Trash pick-up and deliveries will not be scheduled for before 7:00 AM or after 6:00 PM.
3. "No Parking" signs will be installed by the applicant along both sides of School House Road.
4. The applicant has pledged to make a one-time contribution of \$20,000 to general improvements along the Broad Street corridor.
5. Prior to receiving a Certificate of Occupancy, the applicant will meet with officials from the Weymouth Fire Department to identify the appropriate locking mechanism to be installed by the applicant on the existing access gate.

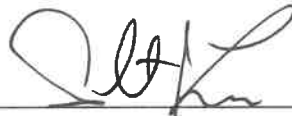
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 July 14, 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, Planning Director

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

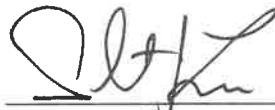
BOARD OF APPEALS

July 14, 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 Paul T. Casale on behalf of SHI III Weymouth, LLC, affecting the rights of the owner with respect to land or buildings at 43 School House Road, Weymouth, MA also shown on the Weymouth Town Atlas Sheet 21, Block 220, Lot 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 # 3334

Date of Hearing: 6/7/2017, 6/28/2017