

***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**

May 12, 2022

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 March 16, 2022 on APPLICATION OF: Station Street Real Estate, LLC, Case # 3471.

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
PLANNING & ZONING OFFICE

2022 APR 22 PM 12:10

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
20-22 STATION ST**

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

Owner: Joseph Wilson
Address: 18 Station St
Weymouth, MA 02189
Date: April 22, 2022

Applicant: Station St. Real Estate, LLC
Address: 20-22 Station St
Weymouth, MA 02189
Case #: 3471

Representative: Steven Trudeau, Member
35 Emeline Road
Weymouth, MA 02189
Site Address: 20-22 Station St
Sheet: 19
Block: 252
Lot: 8

Filing Date: 2/3/2022

Hearing Date: 3/16/2022

Advertised: 3/2/2022 & 3/9/2022

Zoning District: B-2

At a public hearing on 3/16/2022 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)* to add three (3) additional residential units to the existing mixed-use building for a total of four (4) units on the second floor. Floor Plan prepared by RL Design and dated 1/24/22. Site Plan prepared by Grady Consulting and dated 10/5/21.

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. *This lot is in a B-2 zoning district. The property has long been established as a mixed-use building. No expansion of the property is proposed. The new residential units will be located within the existing second floor.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *No changes are proposed to the exterior*

of the building. The intensity of use will not substantially change. A letter of support from William Meade of 28 Somerset was entered into the record as Exhibit #1.

3. *There is not a potential for nuisance or serious hazard to vehicles or pedestrians. Adequate off- street parking is provided per provided site plan.*
4. *There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. All work will be done in conformance with Town of Weymouth Building Code and under the supervision of the Department of Public Works.*
5. *That the public convenience and welfare will be substantially served with the proposal. The proposed uses are in keeping with past uses and will provide employment and housing for the Town.*

CONDITIONS:

1. This building is currently on a septic system. Applicant agrees to connect the property to the Town sewer system as part of the project.
2. Thirteen off-space parking spaces are provided. Eight must be reserved for residential use to comply with the Town of Weymouth Zoning Ordinance. One space is required for every two employees. Exceeding that limit will require reapplication to this Board.

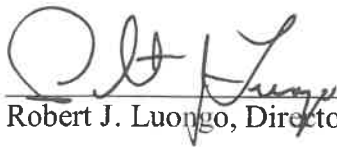
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **April 22, 2022**

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

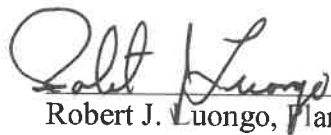
BOARD OF APPEALS

April 22, 2022

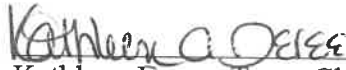
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Station St. Real Estate LLC, 20-22 Station St, Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 20-22 Station St also shown on the Weymouth Town Atlas Sheet 19, Block 252, Lots 8, 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 # 3471

Date of Hearing: 3/16/2022