

***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 29, 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 October 5, 2022 on APPLICATION OF: Elizabeth Cameron, Christopher Kilbridge, Case # 3481.

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  
406 UNION ST**

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

<b>Owner:</b>	Elizabeth Cameron Christopher Kilbridge	<b>Date:</b>	November 8, 2022
<b>Address:</b>	406 Union St. Weymouth, MA 02190		
<b>Applicant:</b>	Elizabeth Cameron Christopher Kilbridge	<b>Case #:</b>	3481
<b>Address:</b>	406 Union St. Weymouth, MA 02190		
<b>Representative:</b>	Patricia Fisher 35 Fisher Rd. Weymouth, MA 02190	<b>Site Address:</b>	406 Union St
		<b>Sheet:</b>	55
		<b>Block:</b>	575
		<b>Lot:</b>	3
<b>Filing Date:</b>	6/13/2022		
<b>Hearing Date:</b>	7/13/22 10/5/2022		
<b>Advertised:</b>	6/29/2022 & 7/6/2022		

**Zoning District:** R-1

At a public hearing on 10/5/2022 the Board of Zoning Appeals;

**VOTED UNANIMOUSLY TO GRANT A VARIANCE** from the side setback requirement (Table 1) to construct an addition including a garage with additional living space above. Approval is per a survey prepared by CS Kelley Land Surveyors and revised 8/19/2022 and *New Two Car Garage Addition* plans prepared by Fisher Associates dated 5/1/21. The Board's decision permits the addition to be sited 5.2 feet from the side property line.

**FINDINGS:**

A prior owner of the property had created a second "pork-chop" lot behind the subject home with an elongated tail that provides frontage on Union Street. As a result, this lot was left with an atypical side yard lot line that only abuts the abutters access drive and not the home itself.

The Board also heard testimony from the homeowner, a practicing geologist, as to the amount of ledge material existing on the opposite side of the property making excavation in that location unfeasible.

Finally, a memo from DPW corroborates that testimony and describes the difficulty encountered when the water line was first extended to the house.

**CONDITIONS:**

None

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 November 8, 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.



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Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

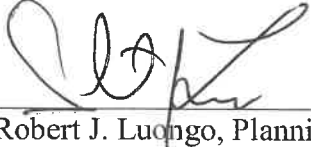
BOARD OF APPEALS

November 8, 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 Elizabeth Cameron & Christopher Kilbridge, 406 Union St., Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 406 Union St. also shown on the Weymouth Town Atlas Sheet 55, Block 575, Lots 3, 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 # 3481

Date of Hearing: 10/5/2022