

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
143-145 WASHINGTON STREET**

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

2017 MAY 22 PM 2:33

Owner:	RMLE Realty LLC	Date:	May 22, 2017
Address:	143 Washington Street Weymouth, MA 02188		
Applicant:	RMLE Realty LLC	Case #:	3329
Address:	143 Washington Street Weymouth, MA 02188		
Representative:	Attorney Raymond D. Jennings III 775 Pleasant Street #7 Weymouth, MA 02189	Site Address:	143-145 Washington St.
		Sheet:	20
		Block:	276
		Lot:	39 & 40

Zoning District: B-2, Village Center Overlay District

Board of Zoning Appeals application filed on March 16, 2017.

After a public hearing on April 19, 2017, continued to April 26, 2017, advertised in the Weymouth News on April 5, and April 12, 2017, the Board of Zoning Appeals at its meeting of April 26, 2017

VOTED TO GRANT THE **SPECIAL PERMIT** under Weymouth Zoning Ordinance Section 120-25.3; Multi-family dwelling units (20 or more), and Section 120-25; Parking Requirements dictated in 120-25.7

VOTED TO GRANT THE **VARIANCE** under Weymouth Zoning Ordinance 120-25.5; Height and lot coverage.

To grant relief for the petitioner to demolish an existing two-story building with an adjacent parking lot and construct a new 4-story mixed use building with retail space on the street level, two (2) levels of parking and forty-two (42) residential, 1-bedroom apartments, per "Site Plan 143-145 Washington Street Weymouth, MA 02189" by Hardy Engineering, dated February 11, 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.
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians.
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.

CONDITIONS:

1. Weston Street will be constructed to DPW standards for public roadways. It will have a forty foot ROW and will have sidewalks on both sides. Granite curbing and decorative light poles

- consistent with the rest of the Landing will be installed.
2. Adequate safety mechanisms consisting of mirrors and flashing lights to be installed where proposed ingress/egress points intersect with sidewalks. Audible warning signals will not be permitted. Safety plan to be reviewed and approved by the Town traffic engineer and Weymouth Police Department.
 3. A Construction Management Plan will be submitted to the Town for review prior to the start of construction to address traffic and construction staging. The plan will be reviewed by all impacted departments.
 4. Tenant leases will prohibit the storage of personal items on the balconies.
 5. The public will have access to the outdoor patio along the Weston Park side of the building.
 6. Applicant will contribute \$20,000 to the Town for updates and improvements to traffic flow within Weymouth Landing and will further cooperate with the Town to restripe as advised the Town traffic engineer.
 7. Applicant will provide one "gateway" sign in cooperation the District Councilor and with approval of the Office of Planning and Community Development.
 8. The second level of the loft units will consist of bedrooms only.
 9. Trash will be picked up daily.
 10. Engineering comments dated 4/6/2017 will be addressed to the satisfaction of the Town Engineering Department.

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 May 22, 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, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

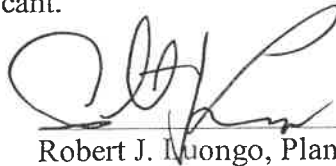
BOARD OF APPEALS

May 22, 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 RMLE Realty LLC, 143 Washington Street, Weymouth, MA 02188, affecting the rights of the owner with respect to land or buildings at 143-145 Washington Street, Weymouth, MA, also shown on the Weymouth Town Atlas Sheet 20, Block 276, Lots 39 & 40, 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 # 3329

Date of Hearing: 4/19/2017, 4/26/2017