

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
165 WASHINGTON STREET**

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

Owner:	RMLE Realty LLC	Date:	August 23, 2017
Address:	143 Washington Street Weymouth, MA 02188		

Applicant:	RMLE Realty LLC	Case #:	3337
Address:	143 Washington Street Weymouth, MA 02188		

Representative:	Attorney Raymond D. Jennings III 775 Pleasant Street #7 Weymouth, MA 02189	Site Address:	165 Washington St.
		Sheet:	20
		Block:	276
		Lot:	35

Zoning District: B-2, Village Center Overlay District

Board of Zoning Appeals application filed on June 20, 2017.

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

VOTED TO GRANT THE SPECIAL PERMIT under Weymouth Zoning Ordinance Section 120-25.9; Parking Requirements dictated in 120-25.7

To grant relief for the petitioner to demolish an existing vacant, two-story, single-family home, and construct a 4-story building with 12 one-bedroom apartments, per "Site Plan 165 Washington Street Weymouth, MA 02189" by Hardy Engineering, dated June 19, 2017.

FINDINGS:

1. The specific site is an appropriate location for such a use. *The applicant has demonstrated that the project is in keeping with the guidelines for a Special Permit under 120-25.9.*
2. The proposed use of structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The project is in keeping with the purpose and intent of the Weymouth Landing Overlay Zone.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The applicant will work with the Town's Traffic Engineer to ensure safe ingress and egress from the parking garage.*
4. There are adequate and appropriate facilities, utilities 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. Any freestanding lights to be installed will be of a style consistent with the existing Weymouth Landing decorative lighting.

2. The guardrail shown on C-1 will be constructed of wood and require final review by the Director of Planning and Community Development.
3. All mechanical equipment will be fully screened to the satisfaction of the Director of Planning and Community Development. Any outside dumpster will also be fully screened.
4. Applicant shall provide a snow removal plan and garbage pick-up plan for review by the Traffic Engineer and Planning staff. The applicant will also work with the Traffic Engineer to ensure proper precautions are in place for safe ingress and egress from the structured parking.
5. Additional landscaping and a fence will be provided along the shared property line of Weston Park to screen the parked cars. Landscaping plan to be approved by the Planning Director.
6. The applicant has agreed to contribute \$20,000 to general traffic improvements within Weymouth Landing to mitigate the impact of this project.
7. The two northernmost parking spaces will be designated for compact cars.
8. The rear elevation will match the architectural style of the front and sides.

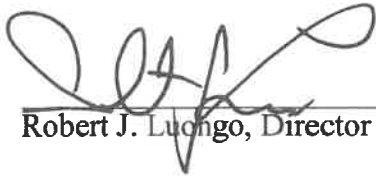
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 August 23, 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

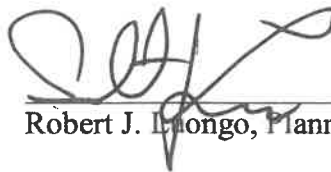
BOARD OF APPEALS

August 23, 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 165 Washington Street, Weymouth, MA, also shown on the Weymouth Town Atlas Sheet 20, Block 276, Lots 35, 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. Longo, Planning Director

Kathleen Deree, Town Clerk

Case # 3337

Date of Hearing: 7/26/2017