

**TOWN OF WEYMOUTH, MASSACHUSETTS
BOARD OF ZONING APPEALS
NOTICE OF DECISION
655 WASHINGTON ST**

RECEIVED
TOWN OF WEYMOUTH
CLERK'S OFFICE
2021 APR 22 AM 9:21

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

Owner:	Dipika, Inc	Date:	April 22, 2021
Address:	655 Washington St. Weymouth, MA 02188		
Applicant:	Trinity Green Development, LLC	Case #:	3434
Address:	180 Canton Ave. Milton, MA 02186		
Representative:	Jeffery A. Tocchio, Esq. Drohan, Tocchio & Morgan, PC 175 Derby St. Hingham, MA 02043	Site Address:	655 Washington St
		Sheet:	29
		Block:	329
		Lots:	9
Filing Date:	1/15/2021		
Hearing Date:	3/24/2021		
Advertised:	2/24/2021 & 3/3/2021		

Zoning District: B-1, CCOD

After public hearings on 3/10/2021 and 3/24/2021, at a public hearing on 3/24/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120.25.15 B.1 Commercial Corridor Overlay*

The decision of the Board is based on a permit plan set titled *Proposed Mixed-Use Development*, dated 3/5/2021 prepared by McKenzie Engineering Group, Inc. and a set of plans entitled *Proposed Mixed-Use Development*, dated 3/24/21 prepared by Choo & Company.

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. *The subject property is currently the site of a large motel complex. The surrounding area is fully developed with a mix of residential, multi-family, and large commercial shopping centers. The site is located within a triangle formed by the major commercial roadways of Washington Street (Rt. 53), Main Street (Rt. 18), and Winter Street. It is also in close proximity to the Weymouth Exit of Route 3.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The site is currently fully paved with*

BZA Decision -- 655 Washington St
(Case 3434)

several existing buildings and/or abandoned foundations related to the motel operation.

Both the site and the existing structures are significantly deteriorated.

3. *There is not a potential for nuisance or serious hazard to vehicles or pedestrians. A Traffic Impact Assessment dated February 2021 was prepared and submitted by Vanasse & Associates, Inc. The report was reviewed by the Weymouth traffic engineer. A fire access plan was also reviewed by the Weymouth Fire Department.*
4. *There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. The project will be constructed in accordance with all Town of Weymouth Building Codes and all DPW sewer requirements.*
5. *That the public convenience and welfare will be substantially served with the proposal. The existing motel operation has been a consistent drain on Town resources. The Board received letters from both the Weymouth Police Department and the Weymouth Fire Department detailing a history of excessive first responder calls at the site. The motel had also been recently shut down for a year due to numerous Building, Health, and Fire code violations.*

CONDITIONS:

1. The applicant agrees that a minimum of four (4) studio/efficiency units and six (6) one-bedroom units will be affordable units for rent at rates determined by using the monthly rental rates for studio/efficiency and one-bedroom units in Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area for the applicable Fiscal Year as published by the U.S. Department of HUD, as the FY Fair Market Rent Documentation System – Final FY Boston City FMR's By Unit Bedrooms. Affordability restriction will be in perpetuity.
2. An Order of Conditions from the Weymouth Conservation Commission is required prior to the issuance of any demolition or building permits.
3. As per plans, a new sidewalk with granite curbing is to be installed along the entire Washington Street frontage.
4. The applicant agrees to work with MassDOT to determine the feasibility of adding a protected left turn lane to access the property from Washington Street and/or making improvements to the Washington Street corridor/intersections between Main Street and Middle Street. Applicant agrees to contribute a total aggregate amount of \$75,000, within sixty (60) days of 80% Occupancy, in order to help fund the recommended improvements and/or general traffic improvements within the vicinity in order to mitigate any potential impact(s) of the project.

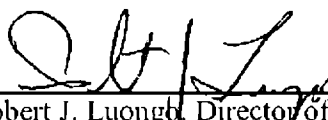
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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, 2021

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. Luong, Director of Planning and Community Development

BZA Decision – 655 Washington St
(Case 3434)

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

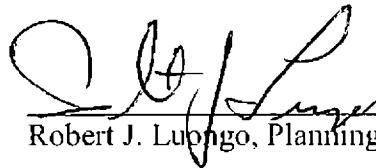
BOARD OF APPEALS

April 22, 2021

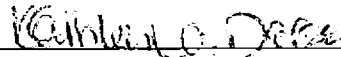
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Trinity Green Development LLC, 180 Canton St, Milton, MA, 02186, affecting the rights of the owner with respect to land or buildings at 655 Washington St also shown on the Weymouth Town Atlas Sheet 29, Block 329, Lot 9, 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 # 3434

Date of Hearing: 3/24/2021

***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**

October 29, 2021

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 24, 2021 on APPLICATION OF: Trinity Green Development, case #3434

An appeal was taken, which as of today has been closed.

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk