

***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**

June 23, 2021

To Whom It May Concern:

I, Lee A. Hultin, Assistant 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 May 5, 2021 on APPLICATION OF: Brendan Burke, Case # 3444.

No appeal was filed within the twenty (20) day appeal period.

Signed: Lee Hultin

A True Copy. ATTEST:

Lee Hultin

Lee A. Hultin
Assistant Town Clerk

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

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE
2021 JUN -3 PM 12:05

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

Owner:	665 Washington St. Realty Trust.	Date:	June 3, 2021
Address:	665 Washington St. Weymouth, MA 02188		
Applicant:	Brendan Burke	Case #:	3444
Address:	665 Pleasant St. Weymouth, MA 02189		
Representative:	Raymond D. Jennings, III 775 Pleasant St., Suite 7 Weymouth, MA 02189	Site Address:	665 Washington St
		Sheet:	29
		Block:	375
		Lots:	7
Filing Date:	4/1/2021		
Hearing Date:	5/5/2021		
Advertised:	4/21/2021 & 4/28/2021		

Zoning District: B-1, CCOD

At a public hearing on 5/5/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance 120.40 - Extension or change by special permit for the demolition of an existing duplex and two commercial structure and construction of a single building with 8 residential units and a 650 square foot retail/office space.*

The decision of the Board is based on a plot plan a plot plan dated 9/30/20 prepared by Hoyt Land Surveying, a landscape plan dated 12/14/20 prepared by CMG Design and Architectural Plans dated 11/17/20 prepared by WAM Associates, Inc.

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 property is located in the B-1 zoning district on and on a busy commercial street. It abuts the existing Boston Motel now approved for a large multi-family development.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The proposal cleans up an already*

nonconforming lot with three separate buildings. This provides a new building with the consolidation of the uses.

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Required parking spaces are provided.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The addition 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 project cleans up an existing nonconforming lot and provides additional residential units on an appropriate mixed-use corridor.*

CONDITIONS:

1. No construction vehicles are to be stored on the site.
2. Building material will be as specified on the provided plan. Vinyl siding will not be permitted.
3. A Lighting Plan will be submitted to the Office of Planning and Community Development for review and approval.

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 June 3, 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. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

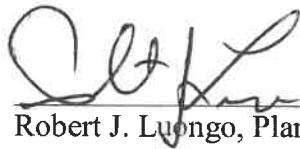
BOARD OF APPEALS

June 3, 2021

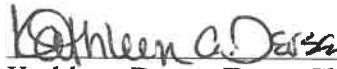
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Brendan Burke, 665 Pleasant St., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 665 Washington St also shown on the Weymouth Town Atlas Sheet 29, Block 375, Lots 7, 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 # 3444

Date of Hearing: 5/5/2021