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

February 9, 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 December 8, 2021 on APPLICATION OF: Jeff Reale, case #3466

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

Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

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TOWN CLERK WEYMOUTH
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2022 JAN 20 PM 3: 52

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

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

Owner:	Jeff Reale	**Date:**	January 20, 2022
Address:	222 Webster St. Rockland, MA 02370		
Applicant:	Jeff Reale	**Case #:**	3466
Address:	222 Webster St. Rockland, MA 02370		
Representative:		**Site Address:**	875 Washington Street
		Sheet:	30
		Block:	380
		Lot:	11
Filing Date:	10/28/2021		
Hearing Date:	11/17/2021 12/8/2021		
Advertised:	11/3/2021 & 11/10/2021		

Zoning District: HT

At a public hearing on 12/8/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-40 and 120.22.8 A (2) – To repurpose an existing commercial building for use for the storage and distribution of computer parts with no structural change to the building.*

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 building has previously been used for more intensive commercial uses and is located on a major commercial roadway.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *No structural change to the building is proposed. All activity will be conducted within the existing structure. The building is currently vacant. The hours of operation will not create a nuisance for adjacent residential neighborhoods.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Adequate parking exists on site.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *All work will be done in conformance with Town of Weymouth Building Code.*
5. That the public convenience and welfare will be substantially served with the proposal. *The building has been vacant for several years. This proposal will bring a new commercial business to Weymouth and provide additional tax revenue. The proposed use will not negatively impact surrounding residential development.*

CONDITIONS:

1. Remove freestanding pole sign. Replace with ground mounted sign and enhance landscaping with landscaping plan approved by the Director of Planning and Community Development prior to installation.
2. Replace glass windows in the front with new glass windows
3. Paint entire building exterior
4. Replace fence along rear property line. New fence will be opaque to maximize abutter privacy. Fencing to be approved by the Director of Planning and Community Development.
5. Remove small section of chain link fence along the Washington Street frontage
6. All lighting to be directed downward. No wall packs allowed
7. Any dumpster on the property will be fully screened.

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 **January 20, 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.

Robert J. Luongo, Director of Planning and Community Development

THE COMMONWEALTH OF MASSACHUSETTS

WEYMOUTH

BOARD OF APPEALS

January 20, 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 Jeff Reale, 222 Webster St., Rockland, MA 02370, affecting the rights of the owner with respect to land or buildings at 875 Washington Street also shown on the Weymouth Town Atlas Sheet 30, Block 380, Lots 11, 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 A. Deree

Kathleen Deree, Town Clerk

Case # 3466
Date of Hearing: 12/8/2021