

***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**

January 10, 2024

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 September 6, 2023 on APPLICATION OF: Weymouth Realty LLC, Case # 3510.

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

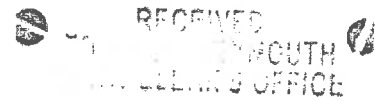
Signed: Kathleen A. Deree

A True Copy. ATTEST:

Kathleen A. Deree

Kathleen A. Deree
Town Clerk

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



2023 DEC 20 AM 10: 03

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

Owner:	Weymouth Realty LLC	Date:	December 20, 2023
Address:	915 Washington St. Weymouth, MA 02189		
Applicant:	Prayag Patel	Case #:	3510
Address:	915 Washington St. Weymouth, MA 02189		
✓ Representative:	Gregory Galvin 775 Pleasant St.#16 Weymouth, MA 02189	Site Address:	915 Washington Street
		Sheet:	3
		Block:	2
		Lot:	29
Hearing Date:	9/6/2023		
Filing Date:	8/2/2023		
Advertised:	8/23/2023 & 8/30/2023		

Zoning District: HT

At a public hearing on 9/6/2023 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Sections 120-40 (Extension or Change by Special Permit)* to demolish an existing convenience store damaged by an automobile accident and replace it with a new building for the same commercial purpose. Approval is per a site plan prepared by C.F. Arnold Associates, Inc. and dated 6/4/2007 and *Lynn's Variety Reconstruction Project* prepared by Walter A. McKinnon Associates, Inc. and dated 9/6/2023.

SPECIAL PERMIT 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. *This project replaces a similar use severely damaged in an auto accident. The use conforms with HT zoning.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The original building was old, deteriorating, and past its useful life. The proposed building will be an improvement and constructed under modern building codes.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *The new building has adequate parking and will provide improved internal traffic flow.*
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 and under the supervision of the Department of Public Works.*
5. That the public convenience and welfare will be substantially served with the proposal. The variety store has been a well-used retail outlet for decades. The modernized building will be an improvement to the streetscape and provide enhanced public benefit.

CONDITIONS:

- No demolition will be allowed until the property has been properly abated for rodents as monitored by the Building Department and the Health Department.
- No residential use is permitted in the building. The upper floor will be used as accessory office space for the primary retail use and storage only. Only a half-bath will be permitted on the second floor.
- An updated parking plan will be provided showing nine (9) regulation parking spaces.
- A lighting plan will be submitted demonstrating that all lighting will be contained on-site. No projecting, building-mounted lights are permitted.
- The dumpster and any mechanicals will be screened on all sides per Weymouth zoning regulations.
- All existing temporary storage units will be removed at the completion of construction and before the issuance of a Certificate of Occupancy.
- This approval provides no relief from the Town's signage regulations. It is expected that all signage will conform.

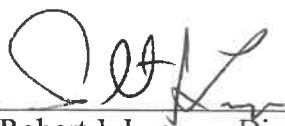
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **December 20, 2023**

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

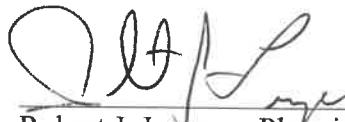
BOARD OF APPEALS

December 20, 2023

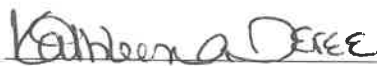
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to Prayag Patel, 915 Washington St., Weymouth, MA 02189, affecting the rights of the owner with respect to land or buildings at 915 Washington Street also shown on the Weymouth Town Atlas Sheet 3, Block 2, Lot 29, 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 # 3510

Date of Hearing: 9/6/2023