

***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 7, 2020

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 9, 2020 on APPLICATION OF: Diane and Bruce Maltby, Case # 3425.

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
145 WESSAGUSSETT ROAD**

RECEIVED
TOWN OF WEYMOUTH
PLANNING OFFICE

2020 DEC 18 AM 9: 22

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

Owner:	Diane and Bruce Maltby	Date:	December 18, 2020
Address:	145 Wessagusset Road. Weymouth, MA 02191		
Applicant:	Diane and Bruce Maltby	Case #:	3425
Address:	145 Wessagusset Road. Weymouth, MA 02191		
Representative:	Phil Baker Rockwood Design 1020 Plain St. Mansfield, MA 02045	Site Address:	145 WESSAGUSSETT ROAD
		Sheet:	4
		Block:	36
		Lot:	6
Filing Date:	10/14/2020		
Hearing Date:	10/21/2020 12/09/2020		
Advertised:	10/07/2020 & 10/14/2020		

Zoning District: R-1, Floodplain District

At a public hearing on 12/09/2020 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-40 extension of a nonconforming use and 120-38.3 Flood Plain Special Permit.*

The decision of the Board is based on a Site Plan dated 9/24/2020, stamped by Evanson R. Browne a Site Plan and an architectural set prepared by Rockwood Design Group and dated 10/07/2020.

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 proposal is for the renovation and addition to an existing home within the R-1 District. No change in use is proposed.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The architectural design of the renovated structure is in keeping with other homes along the Wessagussett beach front.*

3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *There is adequate off-street parking available.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *Both the existing structure and the proposed structure will be connected to Town systems per DPW requirements.*
5. That the public convenience and welfare will be substantially served with the proposal. *The project will add needed living area to an existing home and will include substantial aesthetic and structural upgrades.*

CONDITIONS:

None

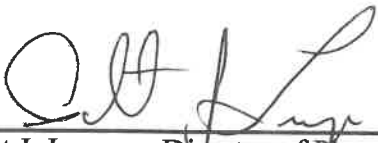
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 18, 2020**

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 18, 2020

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 Diane Pompeo-Maltby, 145 Wessagussett Rd., Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 145 WESSAGUSSETT ROAD also shown on the Weymouth Town Atlas Sheet 4, Block 36, Lots 6, 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 # 3425

Date of Hearing: 12/09/2020