

***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**

March 4, 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 January 27, 2021 on APPLICATION OF: South Shore Hospital, Case # 3430.

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
60 WINTER ST**

2021 FEB 12 AM 9:06

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

Owner:	Sixty Winter Street LLC	Date:	February 12, 2021
Address:	885 Washington St Weymouth, MA 02189		
Applicant:	South Shore Hospital	Case #:	3430
Address:	c/o Elizabeth Bahnuk 55 Fogg Rd. Weymouth, MA 02190		
Representative:	David Kelly, Esq. 35 Braintree Hill Office Park #103 Braintree, MA 02184	Site Address:	60 Winter St
		Sheet:	29
		Block:	375
		Lot:	30
Filing Date:	12/18/2020		
Hearing Date:	1/27/2021		
Advertised:	1/13/2021 & 1/20/2021		

Zoning District: B-1, WPD, GPD

At a public hearing on 1/27/2021 the Board of Zoning Appeals;

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT under *Weymouth Zoning Ordinance Section 120-24D – Special Permitted Use in the B-1 District (Dispatch Center)*

The decision of the Board is based on site plan prepared by Glenn Dougherty, PE of Tetra Tech with a revision date of 12/18/2020, Landscape Plan prepared by Seoane Landscape Design dated 12/12/2020 and architectural plans prepared by JACA architects dated 12/16/2020. Signage plan prepared by SIGNDESIGN and dated 12/10/20.

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. *No significant changes are proposed for the existing building on the site. The location is centrally located and suitable for an emergency dispatch center. Adequate space is available to store all related vehicles within the building.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *The proposed addition is in keeping with*

the existing character of the corridor and the streetscape, landscaping, and signage will be significantly improved. The Weymouth Police Station, a similar use, is located a few hundred yards away.

3. *There is not a potential for nuisance or serious hazard to vehicles or pedestrians. A traffic report was submitted as part of the application and reviewed by the Town's Traffic Engineer. Ingress and egress of the vehicles will be by the curb cut closest to the Weymouth DPW offices.*
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. South Shore Hospital is the primary ambulance service provider for the Town of Weymouth. A central location for their dispatch facility is vital to efficient public service.*

CONDITIONS:

1. If required by DPW, an oil/water separator will be installed in the garage.

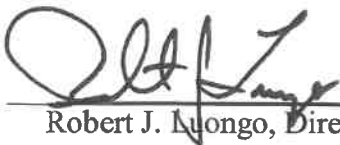
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

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 **February 12, 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

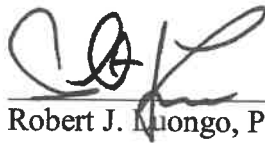
BOARD OF APPEALS

February 12, 2021

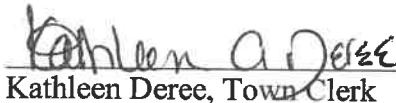
Certificate of Granting of Variance or Special Permit
(General Laws Chapter 40A, Section 11)

The Board of Appeals of the Town of Weymouth hereby certifies that a Variance or Special Permit has been granted to South Shore Hospital, 55 Fogg Road, Weymouth, MA 02190, affecting the rights of the owner with respect to land or buildings at 60 Winter St also shown on the Weymouth Town Atlas Sheet 29, Block 375, Lots 30, 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 # 3430

Date of Hearing: 1/27/2021