

***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**

May 2, 2019

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 March 20, 2019 on APPLICATION OF: Gregg and Dinara Correia, Case # 3377.

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**

**RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK'S OFFICE**

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

2019 APR 12 PM 3:25

Owner: Gregg & Dinara Correia
Address: 138 Fort Point Road
Weymouth, MA 02191

Date: April 12, 2019

Applicant: Gregg and Dinara Correia
Address: 138 Fort Point Road
Weymouth, MA 02191

Case #: 3377

Representative: N/A

Site Address: 138 Fort Point
Sheet: 2
Block: 6
Lot: 33

Zoning District: R-1

Board of Zoning Appeals application filed on March 20, 2019.

At a public hearing on March 20, 2019 and as advertised in the Weymouth News on both March 13 and March 20 of 2019, the Board of Zoning Appeals at its meeting of March 20, 2019:

VOTED UNANIMOUSLY TO GRANT A SPECIAL PERMIT from the Section 120-38.3 (D) of the *Weymouth Zoning Ordinance*, allowing the applicant to raise their existing home on pilings above the existing flood elevation. The construction is to occur within the Floodplain Overlay District. The Special Permit request was approved based on plans prepared by Rivermoor Engineering, LLC and dated 10/22/19.

FINDINGS:

1. The specific site is an appropriate location for such a use. *This is currently the site of a single family home.*
2. The proposed use or structure will not be detrimental or adversely affect the character or future character of the neighborhood or town. *This is one of many homes in the neighborhood that is being raised due to increased storm surge activity.*
3. There is not a potential for nuisance or serious hazard to vehicles or pedestrians. *Once selected, the contractor will meet with the Town and abutters to discuss a Construction Management Plan.*
4. There are adequate and appropriate facilities, utilities and other public services provided for the proper operation of the proposed use. *The project is being done under the guidelines of the FEMA Home Elevation Grant Program.*
5. That the public convenience and welfare will be substantially served with the proposal. *This work will raise the property above the Base Flood Elevation significantly reducing the possibility of future storm damage.*

CONDITIONS:

1. Within one year of receiving a Certificate of Occupancy, the applicant agrees to install appropriate screening to bottom portion of structure.


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 April 12, 2019

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

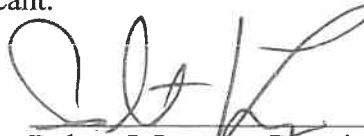
BOARD OF APPEALS

April 12, 2019

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 Gregg and Dinara Correia of 138 Fort Point Road, Weymouth, MA 02191, affecting the rights of the owner with respect to land or buildings at 138 Fort Point Road, also shown on the Weymouth Town Atlas Sheet 2, Block 6, Lot 33, 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 # 3377

Date of Hearing: 3/20/2019