

**TOWN OF WEYMOUTH, MASSACHUSETTS  
BOARD OF ZONING APPEALS  
NOTICE OF DECISION  
44 WOODROCK ROAD**

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

**Owner:** Patrick Harold  
**Address:** 44 Woodrock Road  
Weymouth, MA 02189  
**Date:** May 10, 2018

**Applicant:** Harold Brothers  
**Address:** 35 United Drive – Suite 101  
West Bridgewater, MA 02379  
**Case #:** 3351

**Representative:** NA  
**Site Address:** 44 Woodrock Road  
**Sheet:** 35  
**Block:** 446  
**Lot:** 9

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**Zoning District: I-1**

Board of Zoning Appeals application filed on March 1, 2018.

After a public hearing on April 11, 2018, advertised in the Weymouth News on March 7, and March 14, 2018, the Board of Zoning Appeals at its meeting of April 11, 2018

**VOTED TO GRANT THE VARIANCE** under *Weymouth Zoning Ordinance 120 Article XV11, Off Street Parking; 120-74, Minimum Required Spaces; and Table 1, Minimum Side Yard Depth*, to grant relief for the petitioner to construct a ~4,500 SF addition to an existing ~20,088 SF single-story building currently occupied by a mechanical contractor, addition to be used as a pre-fabrication shop, warehouse and additional classroom space.

**FINDINGS:**

The Board found adequate evidence of hardship based on the shape of the lot and the presence of a 15 foot town sewer easement that traverses the property limiting options for expansion. A memo from the town's engineering department dated 3/8/18 requests that the applicant not excavate or disturb the area within the easement.

Owen MacDonald, the Town Traffic Engineer conducted traffic counts and parking usage at the location and determined that the additional classroom and storage area would not significantly add to parking demand (memo dated 3/14/18). The classroom activity will operate during opposite hours of the principal use further supporting the variance request.

**CONDITIONS:**

1. No excavation or construction within the 15 foot wide sewer easement.
2. Architectural drawing will be submitted to Planning Department staff for review.
3. To the greatest extent practicable, the applicant will utilize storm water infiltration practices to capture roof run-off.

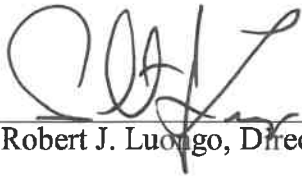
Under MGL Chapter 40A, Section 11, the approval of the Board of Zoning Appeals will NOT take effect until it has been recorded in the Norfolk Registry of Deeds.

**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 May 10, 2018

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.



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Robert J. Luongo, Director of Planning and Community Development

**THE COMMONWEALTH OF MASSACHUSETTS**

**WEYMOUTH**

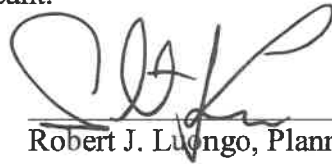
**BOARD OF APPEALS**

May 10, 2018

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 Harold Brothers, 35 United Drive, Suite 101, W. Bridgewater, MA 02379, affecting the rights of the owner with respect to land or buildings at 44 Woodrock Road, Weymouth, MA 02189, also shown on the Weymouth Town Atlas Sheet 35, Block 446, Lot 9, 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 # 3351

Date of Hearing: 4/11/2018