



# TOWN OF ROCKLAND

## Planning Board

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### TOWN OF ROCKLAND PLANNING BOARD Decision of Hearing

APPLICANT: **Manzella & Di Grande**

HEARING DATE (S): August 24, 2021 & September 28, 2021

BOARD MEMBERS PRESENT AT THE AUGUST 24 & SEPTEMBER 28, 2021 HEARING(S): August 24<sup>th</sup> Michael Corbett, Chairman; John Lucas and Charles Williams. The September 28<sup>th</sup> Michael Corbett Chairman; John Lucas and James Wells.

SUBJECT: **Mini Storage Units**

LOCATION: **28 Bishop Lane (Map 54 Parcel 31)**

You are hereby notified that after careful consideration of your application the Rockland Planning Board voted:

- ( ) to deny the application
- (XX) to approve the application subject to the conditions hereto annexed.

FILING DATE OF DECISION: 10/01/2021

DECISION: On September 28, 2021 the Board voted 3-0 all in favor – Unanimous to approve with the following conditions.

**Condition:**

1. The Planning Board will revisit the one-way traffic within six (6) months to one (1) year upon receiving complaints.

**I: General Conditions.**

1. That any modification of the plans cited above which modification is substantially different from the plan presented at the public meeting, shall be submitted to the Board to be reviewed and accepted by the Board prior to any construction commencing.

2. That prior to an Occupancy Permit being issued by the Building Department, an "As Built" plan prepared by a Registered Civil Engineer shall be submitted to the Board for its approval; such plan shall bear the following certification: **"I certify that this project has been constructed in conformance with the approved plan and that any changes from said plan have been previously approved by the Rockland Planning Board."**
3. If Necessary, during construction the applicant is required to control erosion. Silt sacs shall be installed in all catch basins in the area of construction. The silt sac shall be cleaned as necessary. All disturbed areas must be stabilized prior to November 30 during construction to prevent erosion during the winter months.
4. The applicant is required to begin construction within two (2) years from the time of the Site Plan approval. The applicant will have to return to the planning board for any time extensions after the two years.
5. The applicant is required to keep all roadways free and clear of debris at the discretion of the Rockland Highway Superintendent during construction.
6. All Road Opening requirements are at the discretion of the Rockland Highway Superintendent.
7. The Applicant shall comply with all any permits required by the Town of Rockland relating to construction of this project.
8. The Town's representative from Planning Board or its successor, including the Town's designated engineer shall be permitted to access the property for the purposes of reviewing the work and progress of the work during construction.
9. During construction the Applicant shall schedule inspections of the drainage system with the Board's consulting engineer. Inspections shall include the following:
  - A. Bottom of all excavated areas for drainage structures.
  - B. After all drainage pipe installation and before backfill
  - C. Top of fill replacement area
10. The applicant will have the town engineer inspect all drainage basins, and landscaping during and upon completion of work.
11. The applicant will be responsible for engineer cost incurred for the preconstruction meeting, drainage inspections, scheduled inspections, final inspection and As-built review.
12. A signed plan and Rockland Planning Board Certificate of Action is to be on-site during construction.
13. Approval of the Planning Board Site Plan does NOT constitute approval of any other Rockland Board or Commissions. Approval does not include any town department that will require additional review or permitting.

  
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Michael Corbett, Chairman

September 28, 2021  
Date approved