

November 1, 2021

Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, MA 02370

RE: Application for Dimensional Variance
59 North Avenue, Rockland (Parcel Map 34 Lot 48)
Lighthouse Development LLC

Dear Board Members:

On behalf of the applicant, we hereby submit this revised Site Plan and additional information. The plans were revised in response to comments from the Board during the October 5, 2021 meeting. The revisions are as follows:

1. The required off-street parking calculation has been added to the Site Plan as requested. The calculation was determined in accordance with section 415-35, Professional Offices, one space for each 250 square feet of occupied floor area (3,728 sf total) and one space for every two employees (11 employees total). The required number of parking spaces is 21 and the number of parking spaces provided is 12. The parking spaces consist of 10' wide x 20' long tandem spaces as shown on the Site Plan. There are 7 spaces in the rear parking lot and 5 spaces in the front parking lot. An area designated for the existing box truck is shown in the rear parking lot.
2. A designated snow storage area is shown in the northeast corner of the rear parking lot as requested. After major snowfall events the snow will be trucked off site as needed.
3. Currently, the neighbor uses the existing rear parking lot to access their property to store their trailer. A turning analysis has been added to the Site Plan to demonstrate access.
4. The possibility of relocating the fence to the property line was reviewed and would result in one additional space. In addition, there is a change in existing grade along the northeast fence line that would require a retaining wall if the fence was relocated to the property line.

5. Arborvitae plantings are proposed along the front and easterly property lines to screen the front parking area as requested.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Paul Seaberg
Project Manager

cc.

Lighthouse Development LLC
59 North Avenue
Rockland, MA 02370