

From: susan joyce <suemellorjoyce@gmail.com>
Sent: Friday, November 19, 2021 10:38 AM
To: Zoning Rockland
Cc: Robert Galvin; Douglas Lapp
Subject: Site visit 320 Concord Street

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Chairman Rosa and board members,

I am very pleased that you and your board will be visiting the site located at 320 Concord Street. Before the site visit commences I would like to address, what I believe to be misinformation given by the applicant to the board during the hearing of November 16, 2021.

Seems to be Mr. Petrozzi gave false information about the fences and joint easement for 320 and 330 Concord Street.

During the hearing Mr. Petrozzi stated:

"The fences on either side pretty clearly mark the property lines".

NO THEY DO NOT!!!!

The FENCE owned by 330 Concord Street is 2 FEET off the property line onto 330's property.

Mr. Ruble should have advised the board of this! He (Ruble) was the one who "suggested" that we (the Joyces) install the fence 2 feet onto our property so that we could "maintain and service the other side of the fence". We (the Joyces) realize in hindsight that this was, in our opinion, an intentional act to make 320 Concord Street APPEAR wider! The owners to the left of 320 Concord Street (308 Concord Street) had the same 2 foot suggestion from Ruble. With this 2 foot buffer suggestion for both properties 320 Concord street would gained 4 feet in appearance of being wider than it actually was! The owners of 308 Concord recently moved their fence onto the property line.

During the hearing Mr. Petrozzi was asked if he would need permission from the neighbor in regards to the easement. Mr. Petrozzi stated:

"No No no" YES! YES! YES! he does!!!!

The town has no ownership of the MANDATED JOINT EASEMENT.

The JOINT EASEMENT between DelPrete320/Joyce330 was mandated by Mr. Loughlin, Sewer Superintendent of the TOWN of Rockland. Mr. Loughlin clearly stated that 320 and 330 Concord Street were responsible for maintaining the sewer line and manhole jointly from the property line off Concord Street. The easement was filed with the Registry of Deeds on April 30, 2010, Book 38482 Page 243.

If you have any questions regarding 320/330 Concord Street I would be happy to answer them.

Thank you,
Sue Joyce