

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

TOWN CLERK, ROCKLAND
MAR 24 '22 PM 12:05

SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- ☒ Application for Dimensional Variance
- ☐ Application for a Use Variance
- ☐ Application for a Section 6 Finding
- ☐ Special Permit for Use permissible by Special Permit
- ☐ Appeal from a Decision of the Zoning Enforcement Officer
- ☐ Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 295 Centie Ave
2. Name(s) of Owner(s) of Property: Robert Norris
3. Owner's Address: 88 Lakeshore Dr, Duxbury, MA
4. Name of Applicant(s): Robert Norris
5. Address of Applicant: 88 Lakeshore Dr, Duxbury, MA
6. Applicant's Phone: Home: 781-640-8193 Work: 781-982-8880
Cell: 781-640-8193 Fax: _____
E-Mail: ROB@pianomill.com
7. State the Assessor's Map # 55 and Lot # 92 of the property.
8. State the Zoning District in which the property is located: B2
9. Explain in-depth what you are proposing to do: I would like to
extend the building an additional 35-40'
back, following the same dimension as
the existing building

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

none

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

not within current setback bylaws?
415-22 Building & Lot Regulations

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary)

I would like to put addition on the back of
my existing property, following the same set back as
the existing building. I cannot just demolish out
because it would impede thru traffic to
other property in rear.

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____

Signed: _____

Robert Norris

Owner(s) of Record

All owners must sign

Signed: _____

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

March 17, 2022

CERTIFIED ABUTTERS LIST OF MAP 55 – PARCEL 92

295 CENTRE AVE

BOARD – ZBA

REQUIREMENTS – Abutters, next abutter within 300 ft and directly across a public or private street or way.

CERTIFIED BY:

Annette Murray
Annette Murray Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST & ZIP
55-92	PIANO MILL 295, LLC	295 CENTRE AV	295 CENTRE AVE	ROCKLAND, MA 02370
55-71	BRUZZESE NICODEMO & RAFFAELE	88 CENTRAL ST	88 CENTRAL ST	ROCKLAND, MA 02370
55-72	MURPHY ROBERT A & LUCY F	102 CENTRAL ST	11 BIRCH BOTTOM CIR	ROCKLAND, MA 02370
55-73	MURPHY ROBERT A & LUCY F	0 CENTRAL ST	11 BIRCH BOTTOM CIR	ROCKLAND, MA 02370
55-74	OLOUGHLIN JOHN	124 CENTRAL ST	124 CENTRAL ST	ROCKLAND, MA 02370
55-75	SULLIVAN RICHARD M JR & RICHARD M SR	136 CENTRAL ST	136 CENTRAL ST	ROCKLAND, MA 02370
55-76	NEWCOMB TERRY F & JOANNE F	144 CENTRAL ST	144 CENTRAL ST	ROCKLAND, MA 02370
55-77	BRUZZESE RAFFAELE & MARTIN JOYCE E	158 CENTRAL ST	158 CENTRAL ST	ROCKLAND, MA 02370
55-78	MCCULLOUGH ADAM & CELLI KERRIN	178 CENTRAL ST	178 CENTRAL ST	ROCKLAND, MA 02370
55-91	BEADLE HELEN A	285 CENTRE AV	285 CENTRE AV	ROCKLAND, MA 02370
55-92	HEMINGWAY STUART L	285-REAR CENTRE AV	PO BOX 333 C/O PIONEER CUSTOM BUILDERS	ROCKLAND, MA 02370
55-92	HEMINGWAY STUART L	273 CENTRE AV	PO BOX 333 C/O PIONEER CUSTOM BUILDERS	ROCKLAND, MA 02370
55-93	SKINNER TIMOTHY E & DAWN MARIE	265 CENTRE AV	265 CENTRE AVE	ROCKLAND, MA 02370
55-94	FARRIS MARYANN TRUSTEE 261 CENTRE AVEENUE REALTY TRUST	261 CENTRE AV	261 CENTRE AVE	ROCKLAND, MA 02370
55-109	DACOSTA FABIO	128-132 CENTRAL ST	243 CHURCH ST #13	PEMBROKE, MA 02359



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60-3	CENTRE POINTE CROSSING LLC	365-R CENTRE AV	237 OLD SCHOOL HOUSE LN	HANOVER, MA 02339
60-4	GOL REALTY ASSOCIATES LLC	311-347 CENTRE AV	83 ANDREW ST	NEWTON, MA 02461
60-7	YOUNG JOHN R TRUSTEE DURHAM REALTY TRUST	272 CENTRE AV	272 CENTRE AVE	ROCKLAND, MA 02370
60-8	DURHAM REALTY TR	282 CENTRE AV	ATTN DR JOHN YOUNG 272 CENTRE AVE	ROCKLAND, MA 02370
60-9	JAMINAC CORPORATION	320 CENTRE AV	790 N MAIN ST	W BRIDGEWATER, MA 02379

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

LIST IS VALID FOR 90 DAYS

State Tax Form 290
Certificate: 6833
Issuance Date: 03/11/2022

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by ROBERT NORRIS
88 LAKESHORE DR
DUXBURY MA 02332

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 03/11/2022 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 55-0092-0001

295 CENTRE AV

PIANO MILL 295, LLC
295 CENTRE AVE
ROCKLAND MA 02370

Land area : 0.00 AC
Land Value : 0
Impr Value : 514,400
Land Use : 0
Exemptions : 0
Taxable Value: 514,400

Deed date: Book/Page:
Class: 344-

FISCAL YEAR	2022	2021	2020
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$8,616.20	\$8,802.43	\$8,659.00
COMMUNITY PRESERVATION ACT	\$129.24	\$132.04	\$129.89
I&E CI PENALTY	\$250.00	\$250.00	\$250.00
TOTAL BILLED:	\$8,995.44	\$9,184.47	\$9,038.89
Charges/Fees	\$.00	\$.00	\$20.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$6,983.01	-\$9,184.47	-\$9,058.89
Interest to 03/11/2022	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$2,012.43	\$.00	\$.00

FINAL READINGS/WATER,SEWER AND TRASH LIENS CALL:
WATER 781/878-0901; SEWER 781-878-1964; 781-871-1874 EXT 1005
ACCT 0224
DUE DATE 2/28/2022
WATER: \$129.39
SEWER: \$81.58
TRASH: N/A
SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE