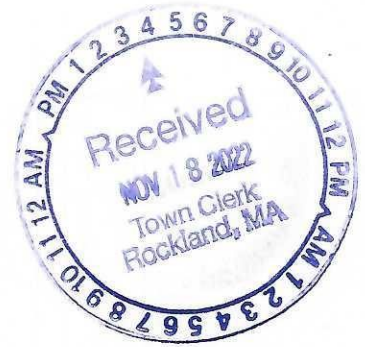


**TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING**



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: 60 Green Street
2. Name(s) of Owner(s) of Property: Karen + Gregory Plouffe
3. Owner's Address: 60 Green Street Rockland, MA 02370-2116
4. Name of Applicant(s): Karen + Gregory Plouffe
5. Address of Applicant: 60 Green St. Rockland MA 02370-2116
6. Applicant's Phone: Home: 818-11-1716 Work: 617-759-6834
Cell: 617-763-4643 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 38 and Lot # 167 of the property.
8. State the Zoning District in which the property is located: R 2
9. Explain in-depth what you are proposing to do: See attached

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:

N/A

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

415-22 - for the front entryway + back of the house

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)

The house is a non-conforming ~~structure~~ preexisting structure where we are trying to add on a 2 car garage with bedrooms above (20x28) the front entry will be moved to face the street. However the steps we would please ask for the variance for the steps.

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:

N/A

9. Explain in-depth what you are proposing to do:

We are looking to add on a 26x28ft 2 car garage with 3 bedrooms above onto our Non-Conforming Pre-existing structure, as well as update the main living area in the existing house. Currently we are looking to move our front doorway which currently faces our neighbors house (70 Green Street), and have it moved to face the Street. Replace the large front window to a more energy efficient one (as well as the windows by the back door), and remove the chimney as we will be converting from oil to gas. We are also looking to replace our back door and remove our brick steps, which in past became a home for rodents, where we have constantly needed to fix to keep them out of the house.

Photo of current front entry way

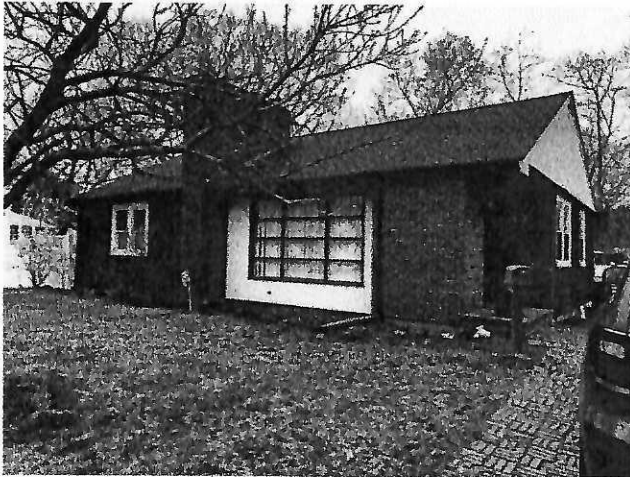


Photo of current rear brick steps



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. n/a

Signed: _____

Karen Pluff (owner + ~~app~~ Applicant)

Owner(s) of Record

All owners must sign

Signed: _____

[Signature] (owner + Applicant)

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

11/18/22



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

November 18, 2022

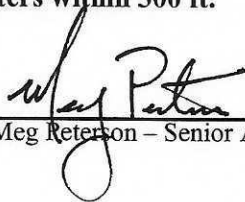
CERTIFIED ABUTTERS LIST OF MAP 38 – PARCEL 167

60 GREEN ST

BOARD – ZBA

REQUIREMENTS – All abutters within 300 ft.

CERTIFIED BY:


Meg Peterson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
38-167	POUFFE GREGORY L & KAREN P	60 GREEN ST	60 GREEN ST	ROCKLAND MA 02370
38-9 ✓	LYONS RAYMOND P & KATHERINE J	89-REAR GREEN ST	89-R GREEN ST	ROCKLAND MA 02370
38-10 ✓	DAMORE JOSEPH T & MARGARET M	89 GREEN ST	89 GREEN ST	ROCKLAND MA 02370
38-11 ✓	BERRY KENNETH MELISSA CURRY	83 GREEN ST	83 GREEN ST	ROCKLAND MA 02370
38-14 ✓	KELLAWAY SHARON M C/O KELLAWAY S M & SLINGER F W	8-16 BERLIN ST	16 BERLIN ST	ROCKLAND MA 02370
38-15 ✓	TREHY MICHELLE IRENE & CAMPBELL ANDREW JOHN	28 BERLIN ST	28 BERLIN ST	ROCKLAND MA 02370
38-24 ✓	CITRANO KAREN	29 BERLIN ST	29 BERLIN ST	ROCKLAND MA 02370
38-25 ✓	SLINGER FREDERICK W & LAURIE	13 BERLIN ST	8 BERLIN ST	ROCKLAND MA 02370
38-27 ✓	FINN GREGORY	51 GREEN ST	51 GREEN ST	ROCKLAND MA 02370
38-28 ✓	MURRAY JENNIFER	10 FLORENCE ST	10 FLORENCE ST	ROCKLAND MA 02370
38-29 ✓	CRAIG JAMES R & SUSAN M	20 FLORENCE ST	20 FLORENCE ST	ROCKLAND MA 02370
38-30 ✓	NOONAN JOHN G & MARY A	30 FLORENCE ST	30 FLORENCE ST	ROCKLAND MA 02370
38-35 ✓	SHIELDS JULIE A	15 FLORENCE ST	15 FLORENCE ST	ROCKLAND MA 02370
38-36 ✓	PRYLES DAVID P	5 FLORENCE ST	5 FLORENCE ST	ROCKLAND MA 02370
38-160 ✓	ROLAND MARK A & WOODWARD KATHERINE M	20 GREEN ST	20 GREEN ST	ROCKLAND MA 02370
38-161 ✓	KELLEY CHRISTOPHER P	26 GREEN ST	26 GREEN ST	ROCKLAND MA 02370
38-162 ✓	C&M REALTY LLC	34 GREEN ST	34 GREEN ST	ROCKLAND MA 02370
38-165 ✓	RACINE PETER J	48 GREEN ST	48 GREEN ST	ROCKLAND MA 02370
38-168 ✓	OLIVEIRA JULIO CEZAR	70 GREEN ST	70 GREEN ST	ROCKLAND MA 02370
38-169 ✓	WALDRIP DAVID K & DIANE M	80 GREEN ST	ATTN KELLIHER DONALD 80 GREEN ST	ROCKLAND MA 02370
38-170 ✓	GALPIN BRANDEN	104 GREEN ST	104 GREEN ST	ROCKLAND MA 02370
38-171 ✓	REIS RICHARD E TRUSTEE RICHARD E REIS REVOC TRST 2017	114 GREEN ST	114 GREEN ST	ROCKLAND MA 02370
38-172 ✓	KILLEEN KENNETH	122 GREEN ST	122 GREEN ST	ROCKLAND MA 02370
38-173 ✓	HOUSTON MICHAEL A & LAURIE E	558 SALEM ST	558 SALEM ST	ROCKLAND MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370



38-174	✓	CAREY ROBERT S & MARA T	562 SALEM ST	562 SALEM ST	ROCKLAND MA 02370
38-175	✓	CHAPIN MARGARET	578 SALEM ST	578 SALEM ST	ROCKLAND MA 02370
38-176	✓	MACDONALD WILLIAM D & CHERYL A	22 WARDSON CIR	22 WARDSON CIR	ROCKLAND MA 02370
38-177	✓	SULLIVAN JOSEPH T C/O FEINBERG JANICE APRIL	26 WARDSON CIR	26 WARDSON CIR	ROCKLAND MA 02370
38-178	✓	ATKINSON GLENN & ATKINSON CATHERINE	32 WARDSON CIR	32 WARDSON CIR	ROCKLAND MA 02370
38-179	✓	WALLS RICHARD F LE	42 WARDSON CIR	42 WARDSON CIR	ROCKLAND MA 02370
38-180	✓	JACOBS GREGORY L & SUSAN C	46 WARDSON CIR	46 WARDSON CIR	ROCKLAND MA 02370
38-181		BRAHM JEANNE TRUSTEE BRAHM REALTY TRUST	47 WARDSON CIR	47 WARDSON CIR	ROCKLAND MA 02370
38-182		LANGLAIS DAVID R. TRUSTEE LANGLAIS FAMILY LIVING TRUST	39 WARDSON CIR	39 WARDSON CIR	ROCKLAND MA 02370
38-183		MURPHY BRITTANY & MCCLLOUD JAMES E & LINDA L	31 WARDSON CIR	31 WARDSON CIR	ROCKLAND MA 02370
38-184		SCHOEN VIRGINIA LE SCHOEN IRREVOCABLE HOME TRUST	586 SALEM ST	586 SALEM ST	ROCKLAND MA 02370
38-185		FALLANO JOEL & FALLANO MARY E	592 SALEM ST	592 SALEM ST	ROCKLAND MA 02370

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.

Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

LIST IS VALID FOR 90 DAYS