

My name is Marcus Martins Owner of 307 concord st Rockland Ma 02370 I come through this letter to ask permission to park my truck behind my garage when I returned from my day at work. we have a great relationship with our neighbors, I always keep my property clean and organized with the landscape always well done, I work with the installation of fences, and I use my truck a ford F-350 flat bed for this work, my area is quite large approx. 1.5 acre. all fenced and with trees forming part of the landscape there is no visibility from the back of my property. I go out to work every day with this truck and I come home with it. I park it behind my garage, I use part of my area to have some materials that I use for work in which I always keep it organized. not being offensive by reason of emissions of odor, fumes, dust, smoke and noise.

thank you

Marcus Martins

08/24/2023

Marcus Martins
08/24/2023

Sub's file copy



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: 307 CONCORD ST
2. Name(s) of Owner(s) of Property: MARCUS TULLIO DIAS MARTINS
3. Owner's Address: 307 CONCORD ST ROCKLAND
4. Name of Applicant(s): SAME
5. Address of Applicant: SAME
6. Applicant's Phone: Home: _____ Work: _____
Cell: 774-204-3402 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 57 and Lot # 21 of the property.
8. State the Zoning District in which the property is located: R1
9. Explain in-depth what you are proposing to do: APPLICANT REQUEST
TO USE REAR PORTION OF PROPERTY FOR
OUTSIDE STORAGE AND STORAGE WITHIN
BOX TRAILERS OF FENCING MATERIALS,
LOADING AND UNLOADING OF FENCING TO BE
USED OFFSITE.

11

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:

415-35 F 415-39.1

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)

N/A

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:

APPLICANT WISHES TO STORE FENCING MATERIALS OUTSIDE AND WITHIN STORAGE TRAILERS. SAID USE WOULD NOT BE OFFENSIVE BY REASON OF EMISSIONS OF ODOR, FUMES, DUST, SMOKE, NOISE. SAID OUTSIDE STORAGE IS TOTALLY FENCED AND CAN NOT BE SEEN FROM ADJACENTS OR THE STREET.

Rockland Zoning Board Application
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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: MARCUS MARTINS

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

August 22, 2023

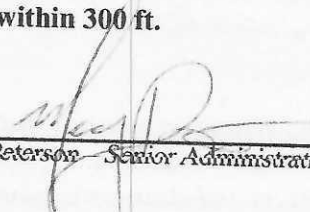
CERTIFIED ABUTTERS LIST OF MAP 57 - PARCEL 21

307 CONCORD ST

BOARD - ZBA

REQUIREMENTS - All abutters within 300 ft.

CERTIFIED BY:


Meg Peterson - Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
57-21	TULLIO DIAS MARTINS MARCUS	307 CONCORD ST	307 CONCORD ST	ROCKLAND MA 02370
57-5	JLWS DEVELOPMENT LLC	168 CONCORD ST	168 CONCORD ST	ROCKLAND MA 02370
57-11	CIRINO VICTOR M	268 CONCORD ST	268 CONCORD ST	ROCKLAND MA 02370
57-12	HUNT CHRISTOPHER & MCKEON BRITTANY	284 CONCORD ST	284 CONCORD ST	ROCKLAND MA 02370
57-13	DELPRETE MICHAEL D & LINDA J	292 CONCORD ST	292 CONCORD ST	ROCKLAND MA 02370
57-14	BRIGHAM PAUL & CAROL A	308 CONCORD ST	308 CONCORD ST	ROCKLAND MA 02370
57-17	BOYD KATHLEEN A & WAYNE TRS KATHLEEN A BOYD 2022 TRUST	343 CONCORD ST	343 CONCORD ST	ROCKLAND MA 02370
57-18	GORDON CAROL ANN TRUSTEE CAROL ANN GORDON REVOC TRUST	333 CONCORD ST	333 CONCORD ST	ROCKLAND MA 02370
57-19	KIOGEN ROBERT H	317 CONCORD ST	317 CONCORD ST	ROCKLAND MA 02370
57-22	HICKS GEORGE R & CATHERINE	297 CONCORD ST	297 CONCORD ST	ROCKLAND MA 02370
57-23	ROURKE MARY ELIZABETH TRS MARY ELIZABETH ROURKE INVESTME	0 CONCORD ST	466 PLYMOUTH ST	ABINGTON MA 02351
57-47	MAGRATH JAMES E & DONNA M	277 CONCORD ST	277 CONCORD ST	ROCKLAND MA 02370
57-48	CAREY KATHRYN TRUSTEE CARROLL FAMILY PROTECTION TRST	287 CONCORD ST	287 CONCORD ST	ROCKLAND MA 02370
57-49	RIEMAN LINDSEY M & GEORGE ADAM J	12 HERITAGE DR	12 HERITAGE DR	ROCKLAND MA 02370
57-50	BYTHROW EDWARD M & KIMBERLY	18 HERITAGE DR	18 HERITAGE DR	ROCKLAND MA 02370
57-66	CHASE ALLEN & MARIE	366 CONCORD ST	366 CONCORD ST	ROCKLAND MA 02370
57-70	WALL STREET DEVELOPMENT CORP	320 CONCORD ST	2 WARTHIN CIR	NORWOOD MA 02062
57-71	TANZI RALPH JR & MARY JOANNE	346 CONCORD ST	346 CONCORD ST	ROCKLAND MA 02370
57-72	WONG MEI L & PAULA L & WONG KIN K & MANDY L	330 CONCORD ST	330 CONCORD ST	ROCKLAND MA 02370
62-35	DELPRETE DANIEL G & CHRISTINE	365 CONCORD ST	365 CONCORD ST	ROCKLAND MA 02370
62-36	DELPRETE REALTY CORP C/O CONROCK LLC	0 CONCORD ST	PO BOX 1414	DUXBURY MA 02331
62-149	JACOBS MICHAEL L	375 CONCORD ST	375 CONCORD ST	ROCKLAND MA 02370



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 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