

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: 401 VFW Drive
2. Name(s) of Owner(s) of Property: Suffolk Advisors Acquisition LLC
3. Owner's Address: 57 Bedford Street, Ste. 200, Lexington, MA 02420
4. Name of Applicant(s): Achieve Lacrosse, LLC
5. Address of Applicant: 42 Chestnut Street
Boston, MA 02108
6. Applicant's Phone: Home: _____ Work: 781-562-1905
Cell: 617-840- Fax: 781-562-1917
E-Mail: _____
7. State the Assessor's Map # 20 and Lot # 005 of the property.
8. State the Zoning District in which the property is located: M1
9. Explain in-depth what you are proposing to do: Achieve Lacrosse LLC
is a lacrosse program for girls that provides
lacrosse training and club team opportunities. The
space will be used as the company's offices and
as an athletic facility to provide lacrosse training.
The space may also be used for general fitness
training. The athletic facility is approximately
5,000 sq. ft.

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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:

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

415-15 (2)

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:

N/A

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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: _____

Ivy Freedman

Ivy Freedman

Manager of Suffolk Advisors Acquisition, LLC

Owner(s) of Record

All owners must sign

Signed: _____

DocuSigned by:

Ian O'Keeffe

CDE1877BCD994E6...

Ian O'Keeffe Manager of Achieve Lacrosse, LLC
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

July 17, 2023

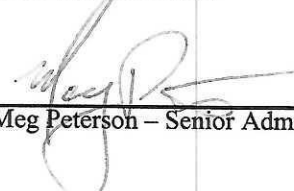
CERTIFIED ABUTTERS LIST OF MAP 20 – PARCEL 5

401 VFW DRIVE

BOARD – ZBA

REQUIREMENTS – All abutters within 300 ft.

CERTIFIED BY:


Meg Peterson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
20-5	SUFFOLK ADVISORS ACQUISITION	401 VFW DR	57 BEDFORD ST SUITE 200	LEXINGTON MA 02420
19-54	388 VFW DRIVE LLC	388 VFW DR	237 OLD SCHOOLHOUSE LN	HANOVER MA 02339
19-69	SENNETT ROBERT, TRUSTEE	0 VFW DRIVE/FOREST ST	C/O KETHRO & THOMAS, P.C 382 WASHINGTON ST	NORWELL MA 02061
19-70	TOWN OF ROCKLAND BOARD OF HEALTH	279 PLEASANT ST	242 UNION ST (TOWN HALL)	ROCKLAND MA 02370
20-3	MCKINNON PAUL	0 VFW DR	86 SPRING ST #2F	BRIDGEWATER NH 02324
20-6	TOWN OF ROCKLAND FORMER TOWN DUMP	0-REAR PLEASANT ST	242 UNION ST	ROCKLAND MA 02370
20-7	403 VFW DRIVE LLC	403 VFW DR	403 VFW DR	ROCKLAND MA 02370
20-8	415 VFW DRIVE LLC	415 VFW DR	237 OLD SCHOOL HOUSE LN	HANOVER MA 02339
20-47	AACS REALTY LLC	409 VFW DR	ATTN STEPHEN SOLARI 320 WATERTOWN ST	NEWTON MA 02458
20-50	405 VFW DRIVE LLC	405 VFW DR	405 VFW DR	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

State Tax Form 290
Certificate: 7373
Issuance Date: 07/12/2023

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by KATHLEEN S. HANSEN
ACHIEVE LACROSSE, LLC
490 CHAPMAN ST, SUITE 102
CANTON MA 02021

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 07/12/2023 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 20-0005

401 VFW DR

SUFFOLK ADVISORS ACQUISITION
57 BEDFORD STREET SUITE 200
LEXINGTON MA 02420

Land area : 3.38 AC
Land Value : 484,700
Impr Value : 4,346,100
Land Use : 0
Exemptions : 0
Taxable Value: 4,830,800

Deed date: Book/Page:
Class: 400-400

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$37,680.24	\$73,524.78	\$60,789.10
COMMUNITY PRESERVATION ACT	\$565.21	\$1,102.87	\$911.84
RESIDENTIAL REAL ESTATE TAX	\$0.00	\$0.00	\$0.00
TOTAL BILLED:	\$38,245.45	\$74,627.65	\$61,700.94
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	\$0.00	-\$74,627.65	-\$61,700.94
Interest to 07/12/2023	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$38,245.45	\$0.00	\$0.00

NOTE: Actual 2024 taxes not yet issued.

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901; SEWER 781-878-1964; 781-871-1874 EXT 1005
ACCT # 4348
DUE DATE 07/30/2023
WATER: \$1071.00
SEWER: N/A
TRASH: N/A

SEWER BETTERMENT: NO


JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE