

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: 16 Webster St.
2. Name(s) of Owner(s) of Property: The Hammer Trust
3. Owner's Address: 16 Webster St.
4. Name of Applicant(s): Turf Tacos Mark Hendrickson Harry Diemer
Shayne Ferraro
5. Address of Applicant: 16 Webster St.
Rockland, MA 02370
6. Applicant's Phone: Home: N/A Work: N/A
Cell: 781-783-2627 Fax: N/A
E-Mail: mhendrickson@oceanmanllc.com
7. State the Assessor's Map # 39 and Lot # 225 of the property.
8. State the Zoning District in which the property is located: B1
9. Explain in-depth what you are proposing to do: Food Trailer/Restaurant
on turf field side yard of
16 Webster St.

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:

NOT APPLICABLE

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

B1 Zone Allows Restaurant

11 Spaces on site, + on street parking

1 space used by tenant currently

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)

NOT APPLICABLE

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:

B1 Zone Restaurant

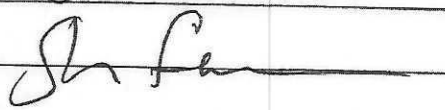
11 on site parking, additional on street parking

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. _____

NOT APPLICABLE

Signed: _____

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: _____

7/26/23



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

July 27, 2023

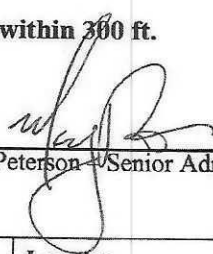
CERTIFIED ABUTTERS LIST OF MAP 39 – PARCEL 225

16 WEBSTER STREET

BOARD – ZBA

REQUIREMENTS – All abutters within 300 ft.

CERTIFIED BY:


Meg Peterson Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing ST	Mailing City
39-225	FERRARA S & HENDRICKSON M TRS THE HAMMER TRUST	16 WEBSTER ST	16 WEBSTER ST	ROCKLAND MA 02370
39-72	TOWN OF ROCKLAND MEMORIAL LIBRARY	20 BELMONT ST	20 BELMONT ST	ROCKLAND MA 02370
39-106	HARRISON PETER TRUSTEE 11-15 PACIFIC STREET REALTY TR	11-15 PACIFIC ST	26 FIRST PARISH RD	NORWELL MA 02061
39-107	TOWN OF ROCKLAND FIRE DEPARTMENT	360 UNION ST	360 UNION ST	ROCKLAND MA 02370
39-109	RICE BUILDING LLC	342-346 UNION ST	8 ALTON PLACE #2	BROOKLINE MA 02446
39-110	GRANT MICHAEL MANAGER GRANT PROPERTY MANAGEMENT LLC	18 PACIFIC ST	141 SOUTH ST	NORWELL MA 02061
39-152	324-328 UNION STREET LLC	324-328 UNION ST	328 UNION ST	ROCKLAND MA 02370
39-153	320 UNION STREET LLC	318-322 UNION ST	320 UNION ST	ROCKLAND MA 02370
39-154	HARALAMBOS/DELKOURAS TRUSTEE 312-314 UNION ST REALTY TRUST	312-314 UNION ST	159 WEST ST	QUINCY MA 02169
39-213	MICCICHI ANTHONY J & JENNIFER	45 EXCHANGE ST	45 EXCHANGE ST	ROCKLAND MA 02370
39-214	KENWORTHY JOAN N LE KENWORTHY IRR REAL ESTATE TR	39 EXCHANGE ST	39 EXCHANGE ST	ROCKLAND MA 02370
39-215	WHITMAN ROBERT C & NIKIESHA	33-35 EXCHANGE ST	33 EXCHANGE ST	ROCKLAND MA 02370
39-216	CARNEY NATHANIEL A & YOUNG ROBIN M	25 EXCHANGE ST	25 EXCHANGE ST	ROCKLAND MA 02370
39-217	DAVIS FRANK G & DAVIS AMY E	17 EXCHANGE ST	17 EXCHANGE ST	ROCKLAND MA 02370
39-218	379 UNION STREET LLC	379 UNION ST	225 PROSPECT ST	HINGHAM MA 02043
39-219	CUBELL NORMAN & CLARICE TRS CUBELL REALTY TRUST	365-375 UNION ST	180 WINCHESTER ST	BROOKLINE MA 02446
39-221	JAM REAL ESTATE MANAGEMENT LLC	361-363 UNION ST	218 VFW DRIVE	ROCKLAND MA 02370
39-222	QUINN PATRICK J JR	353-357 UNION ST	BOX 444	ROCKLAND MA 02370
39-223	BINHCAITLYN LLC	345-349 UNION ST	633 ADAMS ST	MILTON MA 02186
39-224	BINHCAITLYN LLC	337-343 UNION ST	633 ADAMS ST	MILTON MA 02186
39-226	OLD HARBOR REALTY LLC	28 WEBSTER ST	245 ELM ST	DUXBURY MA 02332



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Parcel ID	Owner	Location	Mailing Street	Mailing City
39-227	EGAN SUSAN ELLEN TRS WEBSTER ST RLTY TR	38 WEBSTER ST	ATTN MARTIN 38 WEBSTER ST	ROCKLAND MA 02370
39-228	MITCHELL SHARON A LE 46 WEBSTER ST LLC	46 WEBSTER ST	551 RAVINE RD	DE PERE WI 54115
39-230	WEBSTER PARK PROPERTY LLC	56 WEBSTER ST	PO BOX 1030	BRICK NJ 08723
39-239	WEBSTER PARKING LLC	53 WEBSTER ST	PO BOX 1030	BRICK NJ 08723
39-240	UNITARIAN CHURCH SCTY OF ROCKLAND	45 WEBSTER ST	45 WEBSTER ST	ROCKLAND MA 02370
39-241	U S OF AMERICA POST OFFICE BLD	39 WEBSTER ST	WEBSTER ST	ROCKLAND MA 02370
39-242	LAMB REBECCA	23 WEBSTER ST	23 WEBSTER ST	ROCKLAND MA 02370
39-243-1C	GANNON PATRICK	15-1C WEBSTER ST	15 WEBSTER ST UNIT 1C	ROCKLAND MA 02370
39-243-1R	MANNING LAURA	15-1R WEBSTER ST	15 WEBSTER ST UNIT 1R	ROCKLAND MA 02370
39-243-2C	GANNON PATRICK	15-2C WEBSTER ST	15 WEBSTER ST UNIT 2C	ROCKLAND MA 02370
39-243-2R	RITZ KATHERINA MARY & RITZ MARTINA MARION	15-2R WEBSTER ST	15-2R WEBSTER ST	ROCKLAND MA 02370
39-244	GUARINO MICHAEL TRS OF A & M REALTY TRUST	323-335 UNION ST	29 LEDGEBROOK RD	S WEYMOUTH MA 02190
39-245	PHOENIX BUILDING MGMT LLC	315-321 UNION ST	225 PROSPECT ST	HINGHAM MA 02043
39-246	5810 INVESTMENTS LLC	16 PARK ST	196 MONCRIEF RD	ROCKLAND MA 02370
39-248	FP PARK STREET LLC	24-30 PARK ST	24 TE BERRY FARM RD	HANOVER MA 02339
39-259	FRATERNAL ORDER OF EAGLES ROCKLAND AERIE NO 841 INC	29 PARK ST	29 PARK ST	ROCKLAND MA 02370
39-261	T & P ROCKLAND LLC	295-305 UNION ST	545 PLAIN ST	MARSHFIELD MA 02050
39-310-1	GOODROW KEVIN J	384-1 UNION ST	384 UNION ST #1	ROCKLAND MA 02370
39-310-2	WOOD SHANNON TRUSTEE SANDRA MAYO WOOD IRREV TRUST	384-2 UNION ST	38 BORDER ST	HOLBROOK MA 02343
39-310-3	RYAN DONNA A	384-3 UNION ST	384 UNION ST #3	ROCKLAND MA 02370
39-310-4	DAY ROBYN ELIZABETH TRUSTEE ROBYN ELIZABETH DAY LIV TRUST	384-4 UNION ST	384-4 UNION ST	ROCKLAND MA 02370
39-310-5	MANNING JOANNE H	384-5 UNION ST	384 UNION ST #5	ROCKLAND MA 02370
39-310-6	VENDETTI CHRISTINA	384-6 UNION ST	384 UNION ST #6	ROCKLAND MA 02370
39-310-7	BOUCHER MARY C	384-7 UNION ST	384 UNION ST #7	ROCKLAND MA 02370
39-312	BERGERON ROBERT J JR & RENEE L	19 WEBSTER ST	19 WEBSTER ST	ROCKLAND MA 02370
39-313 <i>dup</i>	BERGERON ROBERT J JR & RENEE	20 PARK ST	19 WEBSTER 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.



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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: 7438
Issuance Date: 09/25/2023

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by MARK HENDRICKSON
466 OLD TOWN WAY
HANOVER, MA 02339

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 09/25/2023 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 39-0225	16 WEBSTER ST
FERRARA S & HENDRICKSON M TRS	Land area : 0.35 AC
THE HAMMER TRUST	Land Value : 178,500
16 WEBSTER ST	Impr Value : 405,500
ROCKLAND MA 02370	Land Use : 0
	Exemptions : 0
	Taxable Value: 584,000

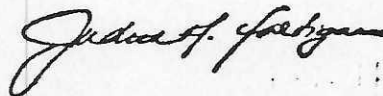
Deed date: Book/Page:
Class: 030-COMM MIXED USE

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$2,733.12	\$5,333.09	\$5,368.71
COMMUNITY PRESERVATION ACT	\$56.63	\$110.50	\$109.09
RESIDENTIAL REAL ESTATE TAX	\$1,822.08	\$3,555.39	\$3,579.14
TOTAL BILLED:	\$4,611.83	\$8,998.98	\$9,056.94
Charges/Fees	\$.00	\$.00	\$.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$2,305.92	-\$8,998.98	-\$9,056.94
Interest to 09/25/2023	\$.00	\$.00	\$.00
TOTAL BALANCE DUE:	\$2,305.91	\$.00	\$.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 # 903
DUE DATE 7/30/2023
WATER: \$0.00
SEWER: \$0.00
TRASH: \$0.00

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE