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ZONING BOARD OF APPEALS TOWN OF ROCKLAND

Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma.gov

November 22, 2023

Via Email

Mr. Mark Hendrickson
Turf Tacos
16 Webster Street
Rockland, Massachusetts 02301-7500

Re: 16 Webster Street, Rockland, Massachusetts
Applicant: Turf Tacos (Mark Hendrickson, Shayne Ferrara, Harry Diemer)
Property Owner: The Hammer Trust

Dear Mr. Hendrickson:

This will confirm that at last night's hearing the Zoning Board of Appeals respectfully accepted your withdrawal of the Application for a Section 6 Finding filed September 27, 2023, without prejudice.

Please let me know if you have any questions. Thank you.

Very truly yours,



Debra Shettlesworth
Land Use Coordinator
Phone: 781-871-0154, ext. 1195
Email: dshettlesworth@rockland-ma.gov

C: The Hammer Trust
Robert Galvin, Esquire
Thomas Ruble, ZEO

Debra Shettlesworth

Subject: FW: 16 Webster Street - ZBA Hearing 11-21-2023 & Proposed Change

From: mark hendrickson <mhendrickson@oceanmanllc.com>
Sent: Wednesday, November 22, 2023 8:29 AM
To: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>
Cc: Shayneferrara@gmail.com
Subject: RE: 16 Webster Street - ZBA Hearing 11-21-2023 & Proposed Change

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Debra,

First and foremost, thank you for your help with the process, it was a learning experience for sure.

As requested last night, please let this email serve as an official withdrawal from the Turf Taco Business Plan proposed for 16 Webster, it is our understanding this withdrawal will allow us to pursue other ventures immediately.

Lastly, being that parking seems to be a hurdle we most likely will not overcome (due to the already congested area), and most business type plans would further congest that are of Webster St, how would we go about a change of use from business on the 1st floor to residential? There are already homes in area that are fully residential, and residences would not affect the street parking like a business would.

Thank you,

Mark Hendrickson