

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:

- I. Address of the property in question: **421 Forest Street**
2. Name(s) of Owner(s) of Property: **Melissa McInnis and Dennis S. Benoit**
3. Owner's Address: **421 Forest Street, Rockland**
4. Name of Applicant(s): **Melissa McInnis and Dennis S. Benoit**
5. Address of Applicant: **421 Forest Street, Rockland**

6. Applicant's Phone: Home: _ _ _ _ _ Work: 781-749-7200 _ _ _
Cell: _ _ _ _ _ Fax: _ _ _ _ _
E-Mail: sgolding@dtm-law.com _ _ _ _ _

7. State the Assessor's Map# **14** and Lot# **79** of the property.

8. State the Zoning District in which the property is located: **I-1 and R-2**

9. Explain in-depth what you are proposing to do: The Applicants request zoning relief in order to maintain the existing 758± s.f. single-family dwelling and construct a 2,250± s.f. warehouse/storage building, with accessory parking, at the Property (the "Project"). The proposed warehouse/storage structure is proposed to be sited entirely within the I-1 portion to the Property, and the existing dwelling is within the R-2 portion of the lot. Fencing and a planted buffer are proposed to provide enhanced separations between the existing dwelling and proposed structure, and the proposed warehouse/storage building is to be accessed via an existing gravel driveway off of VFW Parkway. See also Letter from Scott Golding, Esq., submitted herewith, for addition information regarding the Project.

Rockland Zoning Board Application
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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:

Not Applicable.

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

The Applicants request zoning variances, to the extent required, pursuant to § 415.89.1 of the Zoning Bylaw, and a Special Permit under § 415-29 of the Bylaw (Number of buildings on single lot), to the extent required, and/or such other relief that may be necessary, to maintain the existing single-family dwelling and construct a modest-size warehouse/storage building at the Property. Pursuant to § 415-29, only one principal residential building shall be allowed on a single lot; however, more than one principal structure is allowed on a lot in the I-1 District upon the granting of a Special Permit from the Zoning Board of Appeals. See also Letter from Scott Golding, Esq., submitted herewith, for addition information regarding

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. *See also* Letter of Scott Golding, Esq. for relating to justifications for requested use variance.

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:

Not Applicable

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: _ _ _ _ _

Melissa McInnis and Dennis S. Benoit

Owner(s) of Record

All owners must sign

Signed: Melissa McInnis, Dennis S. Benoit

Applicant(s) If Different from owner

All applicants must sign

Signed: _ _ _ _ _

Signature of Attorney (if any)

Date: 9/14/24



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

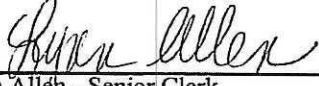
March 8, 2024

CERTIFIED ABUTTERS LIST OF MAP 14 – PARCEL 79 421 FOREST STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Lynn Allen - Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City State Zip
14-79	MCINNIS MELISSA & BENOIT DENNIS S	421 FOREST ST	421 FOREST ST	ROCKLAND MA 02370
14-4	WENZ DANIEL R	392 FOREST ST	392 FOREST ST	ROCKLAND MA 02370
14-5	FRAZIER DAVID G & MARY L	400 FOREST ST	400 FOREST ST	ROCKLAND MA 02370
14-7	JACKSON GREGORY & ELYSEE CAROLE	416 FOREST ST	416 FOREST ST	ROCKLAND MA 02370
14-8	GREENE HERBERT T & MAUREEN A	428 FOREST ST	428-B FOREST ST	ROCKLAND MA 02370
14-9	NAUGHTON JOSH J	436 FOREST ST	436 FOREST ST	ROCKLAND MA 02370
14-10	MCCARTHY ALEX C GASSETT EMMA	452 FOREST ST	452 FOREST ST	ROCKLAND MA 02370
14-63	ROBERT SENNETT TRUSTEE VFW PARKWAY REALTY TR	0 VFW DR	C/O KETHRO & THOMAS P C 382 WASHINGTON ST	NORWELL MA 02061
14-65	BARRETT DONA MARIA	0 VFW DR	P.O. BOX 14071	NEW BERN NC 28561
14-66	ERARDI PHILLIP J & LINDA J	0 VFW DR	443 FOREST ST	ROCKLAND MA 02370
14-67	NELSON EARL J	0 VFW DR	153 CEDAR ST	E WEYMOUTH MA 02189
14-68	THOMPSON KELLY L	0 VFW DR	429 FOREST ST	ROCKLAND MA 02370
14-69	MCINNIS MELISSA & BENOIT DENNIS S	0 VFW DR	421 FOREST ST	ROCKLAND MA 02370
14-70	TOWN OF ROCKLAND BOARD OF HEALTH	0 VFW DR	242 UNION ST	ROCKLAND MA 02370
14-75	DEAN SCOTT & PEGGY	393 FOREST ST	393 FOREST ST	ROCKLAND MA 02370
14-76	EASTMAN TODD W & MELISSA L	399 FOREST ST	399 FOREST ST	ROCKLAND MA 02370
14-77	GILDEA SEAN J	405 FOREST ST	405 FOREST ST	ROCKLAND MA 02370
14-78	TRACY JAYSON E, TRUSTEE THE TRACY FAMILY IRREVOC TRUST	411 FOREST ST	411 FOREST ST	ROCKLAND MA 02370
14-80	THOMPSON KELLY L	429 FOREST ST	429 FOREST ST	ROCKLAND MA 02370
14-81	TOWN OF ROCKLAND CONSERVATION COMMISSION	0 VFW DR/FOREST ST	242 UNION ST	ROCKLAND MA 02370
14-82	HANNIGAN DANIEL W & JANE M/TRS D & JH REALTY TRUST	437 FOREST ST	6 LIGHTHOUSE RD	SCITUATE MA 02066
14-83	ERARDI PHILLIP J & LINDA J	443 FOREST ST	443 FOREST ST	ROCKLAND MA 02370
14-84	ALITOLIP MARA	453 FOREST ST	453 FOREST ST	ROCKLAND MA 02370
14-92	FOREST DELAHUNT DEVELOPMNT LLC	80 BILL DELAHUNT PKWY	129 JACOBS LN	NORWELL MA 02061
20-1	406 VFW DRIVE LLC	406 VFW DR	415 VFW DR	ROCKLAND MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City State Zip
20-8	415 VFW DRIVE LLC	415 VFW DR	237 OLD SCHOOL HOUSE LN	HANOVER MA 02339
20-9	415 VFW DRIVE LLC	0 VFW DR	237 OLD SCHOOL HOUSE LN	HANOVER MA 02339
20-10	TOWN OF ROCKLAND CONSERVATION COMMISSION	0 VFW DR	242 UNION ST	ROCKLAND MA 02370
25-25-1	MCDUGALL P & MCBIRNEY S TRS MCDUGALL FAMILY PROT TRUST	1 NORTHFIELD DR	1 NORTHFIELD DR	ROCKLAND MA 02370
25-25-2	KENEALLY MICHAEL X & KENEALLY JEAN A	3 NORTHFIELD DR	3 NORTHFIELD DR	ROCKLAND MA 02370
25-25-3	ELIOPOULOS GEORGE & ELENI	5 NORTHFIELD DR	5 NORTHFIELD DR	ROCKLAND MA 02370
25-25-4	NICHOLS RICHARD C & MAUREEN K	7 NORTHFIELD DR	7 NORTHFIELD DR	ROCKLAND MA 02370
25-25-5	BARRETT STEPHEN & ROSEMARIE LE	9 NORTHFIELD DR	9 NORTHFIELD DR	ROCKLAND MA 02370
25-25-6	TIERNEY KATHLEEN M	11 NORTHFIELD DR	11 NORTHFIELD DR	ROCKLAND MA 02370
25-25-7	SALVUCCI RICHARD A	13 NORTHFIELD DR	13 NORTHFIELD DR	ROCKLAND MA 02370
25-25-8	QUIRK ILANA M	15 NORTHFIELD DR	15 NORTHFIELD DR	ROCKLAND MA 02370
25-25-9	CLEARY KEVIN & LYNNE LE	17 NORTHFIELD DR	17 NORTHFIELD DR	ROCKLAND MA 02370
25-25-10	SERAFINI JOSEPH M & JUDITH	19 NORTHFIELD DR	19 NORTHFIELD DR	ROCKLAND MA 02370
25-25-11	HAMILTON MARIE	21 NORTHFIELD DR	21 NORTHFIELD DR	ROCKLAND MA 02370
25-25-12	BURKE BRIAN W TRUSTEE BURKE FAMILY TRUST	23 NORTHFIELD DR	23 NORTHFIELD DR	ROCKLAND MA 02370
25-25-13	COHEN GARY A & MICHELE R	12 NORTHFIELD DR	12 NORTHFIELD DR	ROCKLAND MA 02370
25-25-14	SPADARO GRAZIA	10 NORTHFIELD DR	10 NORTHFIELD DR	ROCKLAND MA 02370
25-25-15	BAYNE DAVID G & DEBRA D	8 NORTHFIELD DR	8 NORTHFIELD DR	ROCKLAND MA 02370
25-25-16	LEO PETER M TRUSTEE & MOORE SANDRA J TRUSTEE	6 NORTHFIELD DR	6 NORTHFIELD DR	ROCKLAND MA 02370
25-25-17	FATZINGER DONALD & KATHLEEN TR FATZINGER REALTY TRUST	4 NORTHFIELD DR	4 NORTHFIELD DR	ROCKLAND MA 02370
25-25-18	MAZZONE RICHARD F & PAULA J LE	2 NORTHFIELD DR	2 NORTHFIELD DR	ROCKLAND MA 02370
25-25-19	NANKEY GEORGIA A	2 MIDFIELD DR	2 MIDFIELD DR	ROCKLAND MA 02370
25-25-20	SANTORO PAUL J & ROSE MARIE	4 MIDFIELD DR	4 MIDFIELD DR	ROCKLAND MA 02370
25-25-21	OSULLIVAN CAROL	6 MIDFIELD DR	6 MIDFIELD DR	ROCKLAND MA 02370
25-25-22	ROBIE DEBORAH A	8 MIDFIELD DR	8 MIDFIELD DR	ROCKLAND MA 02370
25-25-23	SCOTTRON K C JR & GAIL D TRS SCOTTRON NOMINEE REALTY TRUST	10 MIDFIELD DR	10 MIDFIELD DR	ROCKLAND MA 02370
25-25-24	FORTUIN MICHAEL S & FORTUIN MARGARET C	12 MIDFIELD DR	12 MIDFIELD DR	ROCKLAND MA 02370
25-25-25	MALFY DONNA MARIE	14 MIDFIELD DR	14 MIDFIELD DR	ROCKLAND MA 02370
25-25-26	TOZZI CYNTHIA L	16 MIDFIELD DR	16 MIDFIELD DR	ROCKLAND MA 02370
25-25-27	LIND MAYNARD G JR & ANN M	18 MIDFIELD DR	18 MIDFIELD DR	ROCKLAND MA 02370
25-25-28	MONDEAU ROBERT T & DONNA J	20 MIDFIELD DR	20 MIDFIELD DR	ROCKLAND MA 02370
25-25-29	FLYNN MAUREEN M & JAMES P	22 MIDFIELD DR	22 MIDFIELD DR	ROCKLAND MA 02370
25-25-30	PETERSON KATHLEEN A	24 MIDFIELD DR	24 MIDFIELD DR	ROCKLAND MA 02370
25-25-31	CAMPAGNA DEBORAH A TR ET AL ORIOLA FAMILY TRUST	26 MIDFIELD DR	26 MIDFIELD DR	ROCKLAND MA 02370
25-25-32	STODDARD THERESA	28 MIDFIELD DR	28 MIDFIELD DR	ROCKLAND MA 02370
25-25-33	SALERNO ANDREW W & SALERNO MARILYN G	30 MIDFIELD DR	30 MIDFIELD DR	ROCKLAND MA 02370
25-25-34	WANAMAKER GEORGE & DIANE	32 MIDFIELD DR	32 MIDFIELD DR	ROCKLAND MA 02370
25-25-35	DOYLE AUTILIA C & JAMES P LE	34 MIDFIELD DR	34 MIDFIELD DR	ROCKLAND MA 02370

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Parcel ID	Owner	Location	Mailing Street	Mailing City State Zip
25-25-36	BARBOSA STELLA LE	36 MIDFIELD DR	36 MIDFIELD DR	ROCKLAND MA 02370
25-25-37	DUDLEY CHARLES & HONEYCUTT DAVID	38 MIDFIELD DR	38 MIDFIELD DR	ROCKLAND MA 02370
25-25-38	DUCEY SHARON A LE DUCEY IRREVOCABLE TRUST	13 MIDFIELD DR	13 MIDFIELD DR UNIT 38A	ROCKLAND MA 02370
25-25-39	ONBASHIAN JR ARAM TRUSTEE ARAM ONBASHIAN JR TRUST	11 MIDFIELD DR	45 UNION ST	ROCKLAND MA 02370
25-25-40	DUTSON ANNE E	9 MIDFIELD DR	9 MIDFIELD DR	ROCKLAND MA 02370
25-25-41	KUERS JANET	7 MIDFIELD DR	7 MIDFIELD DR	ROCKLAND MA 02370
25-25-42	MONAHAN MARGARET L	5 MIDFIELD DR	5 MIDFIELD DR	ROCKLAND MA 02370
25-25-43	SILVA EUGENIO P & SHEILA A TRS SILVA REVOCABLE TRUST	3 MIDFIELD DR	3 MIDFIELD DR	ROCKLAND MA 02370
25-25-44	JOHNSON JAMES H & PHYLLIS A VINCENT THOMAS B TRUSTEE THOMAS B VINCENT 2015 TR	1 MIDFIELD DR	1 MIDFIELD DR	ROCKLAND MA 02370
25-25-45	KELLEY GERALD P & KELLEY JEANNE M	3 VON RHOR DR	3 VON RHOR DR	ROCKLAND MA 02370
25-25-46	DEWEY NANCY L	5 VON RHOR DR	5 VON RHOR DR	ROCKLAND MA 02370
25-25-47	POLLENZ SARAH M	7 VON RHOR DR	7 VON RHOR DR	ROCKLAND MA 02370
25-25-48	FARRELL LINDA L	9 VON RHOR DR	9 VON RHOR DR	ROCKLAND MA 02370
25-25-49	REALE MARK T	11 VON RHOR DR	11 VON RHOR DR	ROCKLAND MA 02370
25-25-50	CHAISSON LINDA G, TRS 1/2 INT JJC RENTALS LLC 1/2 INTEREST	13 VON RHOR DR	13 VON RHOR DR	ROCKLAND MA 02370
25-25-51	FRENETTE JOSEPH & BARBARA 2/3 BELLERBY CARRIE A 1/3	15 VON RHOR DR	15 VON RHOR DR	ROCKLAND MA 02370
25-25-52	CARMODY KATHLEEN	17 VON RHOR DR	17 VON RHOR DR #53A	ROCKLAND MA 02370
25-25-53	BUCCINI BRADFORD R TR BUCCINI IRREVOCABLE TRUST	19 VON RHOR DR	19 VON RHOR DR	ROCKLAND MA 02370
25-25-54	TALEAS MESSINA A TRUSTEE ETAL AVTGES FAMILY TRUST	15 MIDFIELD DR	MARIA PAUL 196 HARVARD AVE #17	ALLSTON MA 02134
25-25-55	BARBIERI MARY-ELIZABETH	17 MIDFIELD DR	17 MIDFIELD DR	ROCKLAND MA 02370
25-25-56	PETRINO MARY E	19 MIDFIELD DR	19 MIDFIELD DR	ROCKLAND MA 02370
25-25-57	DACIER DONALD R & HOLLY C TRS DACIER FAMILY REVOC TRUST	21 MIDFIELD DR	21 MIDFIELD DR	ROCKLAND MA 02370
25-25-58	CINA, SALVATORE & EILEEN	23 MIDFIELD DR	23 MIDFIELD DR	ROCKLAND MA 02370
25-25-59	MARTIN PAUL F & TRIANDAFILOS-MARTIN KATHLEEN	40 MIDFIELD DR	40 MIDFIELD DR	ROCKLAND MA 02370



TOWN OF ROCKLAND

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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.

THIS LIST IS VALID FOR 90 DAYS