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May 29, 2024

Via Electronic Mail

Robert Rosa, Chair
c/o Debra Shettlesworth
Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, MA 02370

**Re: Application for Variance and Special Permit
421 Forest Street, Rockland, MA**

Dear Chair Rosa and Members:

As you are aware, this office represents Melissa McInnis and Dennis S. Benoit (collectively, the "Applicants"), owners of the property at 421 Forest Street, in Rockland, related to their request for grant of zoning variances, pursuant to § 415.89.1 of the Town of Rockland Zoning Bylaw (the "Bylaw"), and a Special Permit under § 415-29 of the Bylaw (Number of buildings on single lot), and/or such other relief that may be necessary, 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"). Since the last hearing, the Applicants and their project team have actively worked to address comments from the Board and neighbor related to the proposed Project.

Enclosed for filing, please find the following materials:

1. Updated Site Plans prepared by Morse Engineering, Inc.; and
2. Visual sample of proposed exterior upgrades to the existing dwelling.

As reflected on the updated plans, greatly enhanced buffering is proposed through (i) the installation of a six-foot (6') tall stockade fence, and (ii) the planting of twenty-eight (28) Green Giant Arborvitae (8'-10' in height), two (2) Sweet Gum trees (8'-10' in height), and two (2) Red Maple (3"-4" caliper). In addition, the Applicants intend to fully renovate the existing dwelling at the property, which will include a visual transformation on the exterior including the installation of a new roof, siding, windows, doors and landscaping. Submitted herewith is a visual sample of what these upgrades to the exterior of the house will include.

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We look forward to appearing before the Board at the continued hearing on June 4th.
Thank you for your attention to this matter.

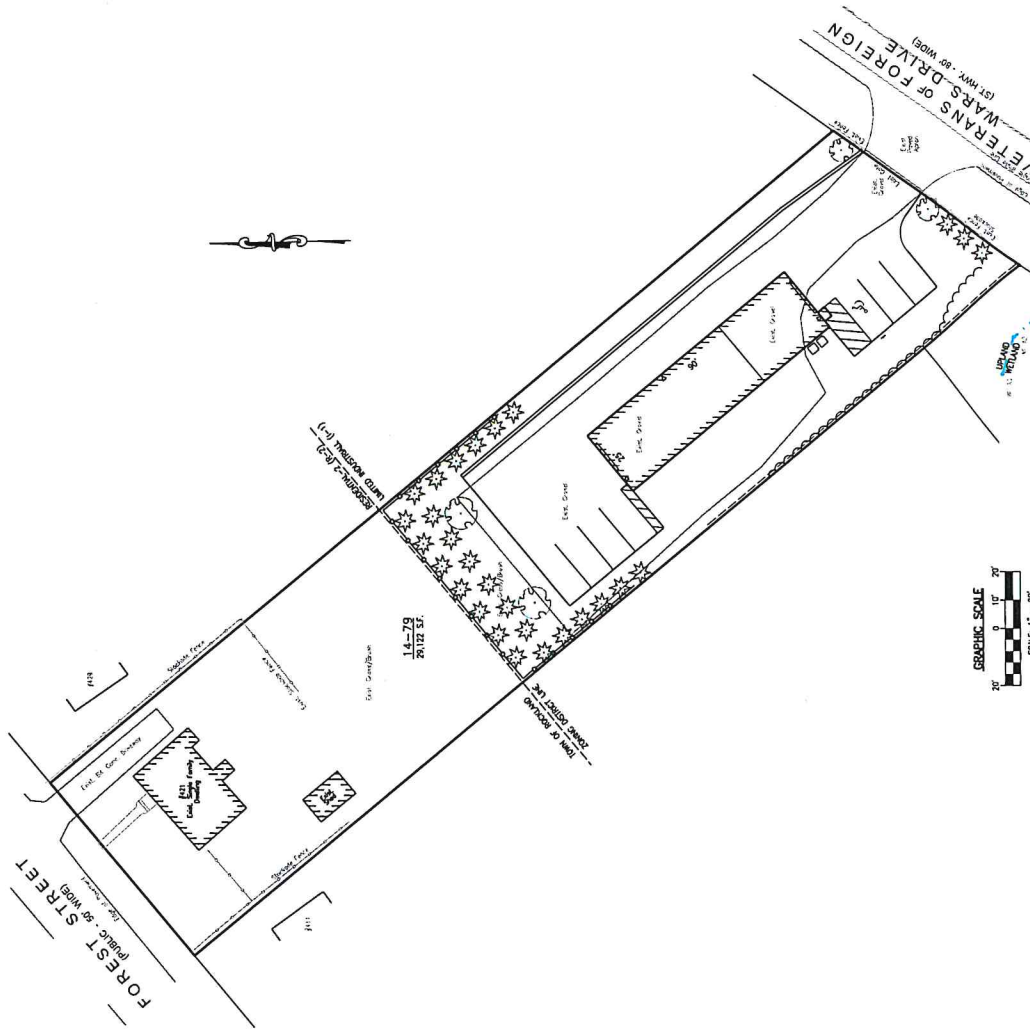
Very truly yours,


Scott Golding

cc: Melissa McInnis and Dennis S. Benoit (*via email*)

EXHIBIT 1

An aerial photograph showing a residential street. A 'LOCUS' street sign is visible on the left side of the road. A 'DELAWARE PARK' street sign is visible on the right side of the road. The street is lined with houses and trees.



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GENERAL NOTES

- [illegible]

INDEX TO DRAWINGS	
PLAN	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	DROSSON CONTROL PLAN
4	SITE LAYOUT & LANDSCAPE PLAN
5	GRADING & UTILITIES PLAN
	CONSTRUCTION DETAILS

GRAPHIC SCALE



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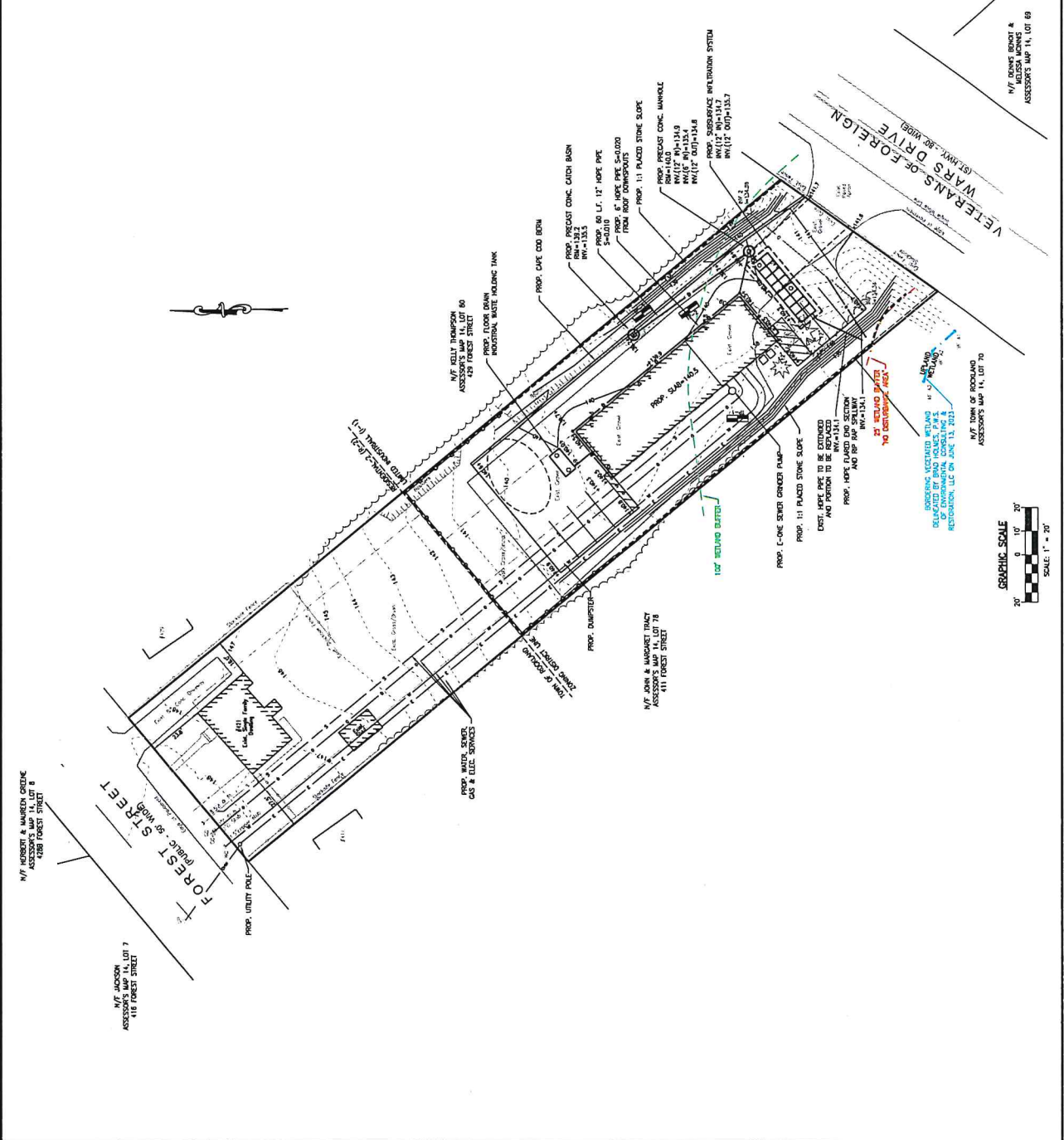


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EXHIBIT 2

