

Debra Shettlesworth

Subject: FW: Attorney Galvin's comments RE: 200 VFW Drive

From: Bob Galvin Jr. <rwgalvin@galvin-legal.com>

Sent: Wednesday, May 8, 2024 12:54 PM

To: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>; Allyson Quinn <aquinn@rockland-ma.gov>; Tom Ruble <buildinginspector@rockland-ma.gov>; Courtney Bjorgaard <cbjorgaard@rockland-ma.gov>; Robert Rosa <robert.rosa38@gmail.com>

Subject: Re: Draft Legal Notice - 323 Union Street

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This is not a permissible use so I do not think section 6 applies.

Robert W. Galvin, Esq.
Rockland Land Use Counsel
Galvin & Galvin, PC
10 Enterprise Street, Suite 3
Duxbury, MA 02332-3315
rwgalvin@galvin-legal.com

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From: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>

Sent: Wednesday, May 8, 2024 12:21 PM

To: Bob Galvin Jr. <rwgalvin@galvin-legal.com>; Allyson Quinn <aquinn@rockland-ma.gov>; Tom Ruble <buildinginspector@rockland-ma.gov>; Courtney Bjorgaard <cbjorgaard@rockland-ma.gov>; Robert Rosa <robert.rosa38@gmail.com>

Subject: RE: Draft Legal Notice - 323 Union Street

Hi Bob, it was the fire department that discovered the cars (personal vehicles) being stored in the basement. Per Tom Ruble, they are to come before the board for a Section 6 finding. One of Tom's major concerns is the 2 businesses above and they will be notified of the hearing by certified mail. We will reach out to the Fire Department regarding their issues and concerns. Please let me know if you have further questions. Thank you. Deb

Debra Shettlesworth
Land Use Coordinator
Town of Rockland

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781-871-0154, ext. 1195
dshettlesworth@rockland-ma.gov

From: Bob Galvin Jr. <rwgalvin@galvin-legal.com>

Sent: Wednesday, May 8, 2024 11:13 AM

To: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>; Allyson Quinn <aquinn@rockland-ma.gov>; Tom Ruble <buildinginspector@rockland-ma.gov>; Courtney Bjorgaard <cbjorgaard@rockland-ma.gov>; Robert Rosa <robert.rosa38@gmail.com>

Subject: Re: Draft Legal Notice - ~~242 Union Street~~

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Debra:

Here are two revision drafts to your hearing notices. I fixed them as best I can.

On the project at 200 VFW Parkway, I am very unclear as to what is going on.

This site has a food and smoke shop and some type of restaurant on the first floor and these are the principal uses.

The applicant is proposing to have vehicle storage (maybe for his own personal cars) on the inside in the basement.

That additional use is **not** listed as a permitted use or permitted accessory use in that district and I **suspect that this requires a use variance and not a special permit or section 6 finding.**

I do not see any issue with his site maintenance and snow blower being stored in the building and that does not require any approvals.

Please check with building/zoning on this significant tissue.

I would recommend you and the applicant also check with the Fire Department. Storage of vehicles inside may also require significant changes to the walls and ceilings that may not be fire rated.

Bob Galvin

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