



TOWN OF ROCKLAND PLANNING DEPARTMENT

Town Hall - 242 Union Street
Rockland, Massachusetts 02370
Phone: 781-871-0154, ext. 1195

Date: June 18, 2024

To: The Town of Rockland Zoning Board of Appeals

From: Allyson Quinn, Town Planner
Tom Ruble, Building Commissioner, Zoning Code Enforcement Officer

Re: 200 VFW Parkway, Application for a Section 6 Finding

To the ZBA Members,

Please be advised that the Application for a Special Permit for 200 VFW Parkway has been reviewed by the Building Department and the Planning Department with the following recommendations:

1. This Application should be denied as the "storage" is intended to be for the two primary uses of that site, the convenience store use and the restaurant use. The storage is not, by the Town zoning bylaws, applicable to a use not on the site regardless of ownership or proximity to said site.
2. The Applicant should be required to remove the cars from the unpermitted "storage" area within 30 days of this decision at which time the Building Inspector/Zoning Code Enforcement Officer will schedule an inspection.
3. The Applicant shall install cement bollards equally distanced three feet apart across the bay doors to prevent any further unpermitted storage of vehicles in this location, on this site.
4. This Applicant and this location will be subject to annual or more frequent inspections or upon request of the Building Inspector/Zoning Code Enforcement Officer with or without notice.

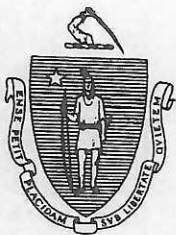
I have also conferred with Land Use Counsel. Attorney Galvin does not believe that the storage of automobiles is accessory to the two primary uses of the premises since an accessory use is one that is subordinate to the principal use of a building and serving a purpose customarily incidental to the use of the principal building. Attorney Galvin also expressed concern over the sufficiency of the building to comply with fire codes and building codes since vehicles contain flammable materials and access to put out a fire may require fire suppression and other building improvements if the use is permitted.

These recommendations are not to serve as punitive measures against this Application or site, the recommendations are in the best interest of public safety and to uphold the Town's own bylaws that serve the public welfare. We thank you for your time and attention to this matter.

Regards,

Tom Ruble, Building Inspector/Zoning Enforcement Officer
Allyson Quinn, Town Planner

TOWN CLERK, ROCKLAND
JUN 18 '24 PM2:40



THE COMMONWEALTH OF MASSACHUSETTS

TOWN OF ROCKLAND

BUILDING DEPARTMENT

DIVISION OF INSPECTION AND ENFORCEMENT

242 UNION STREET

ROCKLAND, MASSACHUSETTS 02370



CERTIFICATE OF OCCUPANCY

Building Permit No. 15229

Date: 3/16/2017

This certifies that the building or structure located at 200 VFW Drive

may be occupied as Retail Space 8th Ed. Basement Storage 8th Ed.

in accordance with the provisions of the Massachusetts State Building Code, as hereinafter specified.

This Certificate issued to:

Jan Real Estate LLC.

Owner

Silverado Construction- Gerald F. Espasito

Contractor

Thomas Reible

Inspector of Buildings