

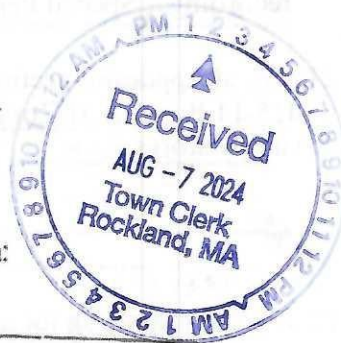
Sub's

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:

1. Address of the property in question: 49 Market St
2. Name(s) of Owner(s) of Property: 49 Market St LLC
3. Owner's Address: 190 Willard st. Quincy, MA 02169
4. Name of Applicant(s): Michel Trankels
5. Address of Applicant: 273 Center st. Hanover, MA 02339
6. Applicant's Phone: Home: _____ Work: _____
Cell: 781-603-9133 Fax: 781-333-5435
E-Mail: trankels_usa@hotmail.com
7. State the Assessor's Map # 51 and Lot # 85 of the property.
8. State the Zoning District in which the property is located: Business II
9. Explain in-depth what you are proposing to do: Home Improvement Company
in business for 24 years, wants to open a retail in this address.
We plan to open a retail with storage for the selling of PVC building materials,
windows, roofing and siding nails. No flammable materials. Our fleet has three
pickup trucks and three dump trailers. Trailers may be parked overnight
occasionally. Also a storage container will sit outside the building

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:

Special Permit filed July 1st 2003 No record of recording // Special permit filed Jan 29th 2018 No record of recording // Special Permit filed Jan 26th 2015 No record of recording // Special Permit filed August 16th 2005 No record of recording // Special Permit filed June 1st 2004 No record of recording

11. List all applicable sections of the Zoning Bylaw that pertains to this application:
415-14 Business II Zoning District . Uses requiring special permit: (7) Building supply stores.

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)

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:

Home Improvement Business as described above. Customers will attend retail only with appointment. No secretary on site

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. _____

Signed: _____

Michael Ahern

7-9-24

Owner(s) of Record

All owners must sign

Signed: _____

Michel Trankels

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

July 29, 2024

CERTIFIED ABUTTERS LIST OF MAP 51 - PARCEL 85 49 MARKET STREET

BOARD - ZBA

REQUIREMENTS - Abutters within 300 ft.

CERTIFIED BY:

Karen Doherty
Karen Doherty - Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
51-85	49 MARKET STREET LLC	49 MARKET ST	190 WILLARD ST	QUINCY MA 02169
51-56	SPRING LAKE CEMETERY ASSOC	52 PROSPECT ST	52 PROSPECT ST	ROCKLAND MA 02370
51-66	CROWLEY WILLIAM & ROBIN	16 HIGHLAND ST	16 HIGHLAND ST	ROCKLAND MA 02370
51-67	HANROCK REALTY CO. LLC C/O CVS #281-02	86 MARKET ST	ATTN: STORE ACCOUNTING ONE CVS DRIVE	WOONSOCKET RI 02895
51-68	TOWN OF ROCKLAND	0 MARKET ST	BOARD OF SELECTMAN 242 UNION ST	ROCKLAND MA 02370
51-73	7MS LLC	7 MARKET ST	7 MARKET ST	ROCKLAND MA 02370
51-74	TOWN OF ROCKLAND CONSERVATION COMMISSION	0 MARKET ST	242 UNION ST	ROCKLAND MA 02370
51-75	JACOBS HOWARD K & C/O JACOBS HOWARD K 1/2 INT &	27 MARKET ST	27 MARKET ST	ROCKLAND MA 02370
51-76	MAI LILY QING HUA TRUSTEE WILSON REALTY TRUST	35 MARKET ST	155 HIGH ST	BROOKLINE MA 02443
51-77	DELPRETE CHRISTINE M HEIRS OF	0-REAR JOHN DUNN DR	UNKNOWN	ROCKLAND MA 02370
51-83	CIFRINO-ROCKLAND REALTY CORP	165 MARKET ST	540 GALLIVAN BLVD	DORCHESTER MA 02124
51-84	JACKOBIE LLC	50 JOHN DUNN DR	50 JOHN DUNN DR	ROCKLAND MA 02370
51-86	GREENWALL REALTY LLC	75 MARKET ST	23 THE PINES C/O DILRRUBA HUSSAIN	OLD WESTBURY NY 11568
51-87	7 ESSEX GREEN DRIVE LLC	0 MARKET ST	ATTN WALGREENS PO BOX 1159	DEERFIELD IL 60015
51-88	NHS COPLEY GARDENS LLC	109-111 MARKET ST	C/O NEIGHBORHOOD HOUSING SVCS 422 WASHINGTON ST	QUINCY MA 02169
51-89	NHS COPLEY GARDENS LLC	105 MARKET ST	C/O NEIGHBORHOOD HOUSING SVCS 422 WASHINGTON ST	QUINCY MA 02169
51-140	EQUITAS DEVELOPMENT LLC	94 MARKET ST	2200 PACIFIC COAST HWY STE 303	HERMOSA BEACH CA 90254



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

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

State Tax Form 290
Certificate: 7711
Issuance Date: 05/28/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by MICHAEL TRANKELS
273 CENTER STREET
HANOVER, MA 02339

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 05/28/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 51-0085

49 MARKET ST

49 MARKET STREET LLC
190 WILLARD ST
QUINCY MA 02169

Land area : 0.29 AC
Land Value : 216,900
Impr Value : 246,800
Land Use : 0
Exemptions : 0
Taxable Value: 463,700

Deed date: Book/Page:
Class: 332-332

FISCAL YEAR	2024	2023	2022
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$6,519.62	\$5,783.60	\$5,944.58
COMMUNITY PRESERVATION ACT	\$97.79	\$86.75	\$89.17
RESIDENTIAL REAL ESTATE TAX	\$0.00	\$0.00	\$0.00
I&E CI PENALTY	\$250.00	\$0.00	\$250.00
WATER LIEN	\$0.00	\$52.94	\$45.59
TOTAL BILLED:	\$6,867.41	\$5,923.29	\$6,329.34
Charges/Fees	\$0.00	\$20.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$6,867.41	-\$5,943.29	-\$6,329.34
Interest to 05/28/2024	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$0.00	\$0.00	\$0.00

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901
SEWER 781-878-1964
BOARD OF HEALTH 781-871-1874 EXT 1005

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE