

Dina Lucchesi, DPT, CSCS
Core Physical Therapy & Performance
36 Finnell Drive, Suite 2
Weymouth, MA 02188
508.314.6008 (cell)
dinalucchesi@coreptp.com
09/23/2024

Town of Rockland
Zoning Board of Appeals
Rockland, MA 02370

Dear Members of the Zoning Board,

I hope this letter finds you well. I am writing on behalf of Core Physical Therapy & Performance, a privately owned physical therapy practice that specializes in orthopedics and sports medicine for the active adult. We are seeking a special variance and special permit to operate out of a designated industrial space in Rockland, and would like to respectfully request a hearing before the Zoning Board to discuss this matter. The building is located at 40 Reservoir Park Drive, Unit C, Rockland, MA, 02370.

Our clinic comprises a staff of three Doctors of Physical Therapy and one full-time administrative assistant. We provide individualized, one-on-one sessions, ensuring a calm and focused environment for our clients. Due to our operational structure, there would never be more than six vehicles parked at the location at any given time. Our business hours are 7:00 AM to 6:00 PM, Monday through Friday, and we are closed on weekends, which we believe helps to minimize any potential disruption to the surrounding community.

We believe the use of industrial/flex space is ideal for our clinic, as our approach to treatment is highly fitness-forward, with an emphasis on movement-based therapies. Our mission is to foster physical wellness through active rehabilitation and performance enhancement, making the space both practical and necessary for our operations.

We respectfully request the opportunity to present our case in more detail at a formal hearing and to demonstrate how our use of the space aligns with the community's needs while ensuring minimal impact on traffic and surrounding properties.

Thank you for your time and consideration. We look forward to the opportunity to work with the Town of Rockland to bring our practice to the community.

Sincerely,

Dina Lucchesi, DPT, CSCS
Owner, Core Physical Therapy & Performance
508.314.6008 (cell)
dinalucchesi@coreptp.com

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: 40 Reservoir - Park Drive Unit C Rockland, Ma.
2. Name(s) of Owner(s) of Property: LF 40 Reservoir, LLC
3. Owner's Address: 100 LedgeWOOD Place Suite 301 Rockland, Ma.
4. Name of Applicant(s): Dina Lucchesi
5. Address of Applicant: 34 Pleasant Street, Unit 107
Foxboro, MA 02035
6. Applicant's Phone: Home: _____ Work: 857-267-6033
Cell: 508-314-6008 Fax: _____
E-Mail: dinalucchesi@coreptp.com
7. State the Assessor's Map # 08 and Lot # 031 of the property.
8. State the Zoning District in which the property is located: H1
9. Explain in-depth what you are proposing to do: Opening a physical therapy clinic. We are consolidating two current locations to one bigger office. We are a fitness forward clinic and focus mainly on exercise. We currently have 3 PT's on staff and one full time office manager. All of our PT appointments are 1:1 but we also offer some small group strength training, that is max 8 people.

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:

N/A none in 40 Reservoir but at 22 Reservoir Park Unit A, also H-1 zoned, a special permit was granted in 2014 to Hawks Lacrosse for a recreational/fitness training facility.

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

Special Permit 415-19 H1-78

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) N/A

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:

Hours of business Mon-Friday 6am-6pm, 8 parking spots available, 40 Reservoir Park Drive, Unit C. Two health and fitness/recovery businesses are operating at 22 Reservoir Park Drive in the H-7 zone. Unit 4 Hardcore Athletic Performance Center and Unit 2 The Sanctuary Athletic Recovery Facility.

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. N/A

Signed: 

Owner(s) of Record

All owners must sign

Signed: 

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

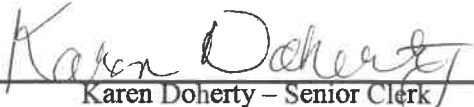
September 4, 2024

CERTIFIED ABUTTERS LIST OF MAP 8 – PARCEL 31 40 RESERVOIR PARK DRIVE

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:


Karen Doherty – Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
8-22	L F 40 RESERVOIR LLC	40 RESERVOIR PARK DR	552 ADAMS ST	MILTON MA 02186
8-23	OPUS REALTY LLC	61-73 RESERVOIR PARK DR	800 HINGHAM ST	ROCKLAND MA 02370
8-23-1A	BELANGER RAYMOND & RAYMOND JR RNB REALTY TRUST OF 2016	161-165 WEYMOUTH ST	23 HIGHFIELD LN	NORWELL MA 02061
8-23-1D	LUND JOHN M TRS 100 RESERVOIR REALTY TR	167-169 WEYMOUTH ST	10 OLD MINE WAY ROCK WAY	HINGHAM MA 02043
8-23-2A	OHART MICHAEL E TRUSTEE OHART FAMILY TRUST	90 RESERVOIR PARK DR	90 RESERVOIR PARK DR	ROCKLAND MA 02370
8-23-2B	OHART MICHAEL TRUSTEE OHART FAMILY TR	92 RESERVOIR PARK DR	92 RESERVOIR PARK DR	ROCKLAND MA 02370
8-23-2C	OHART MICHAEL TRUSTEE O'HART FAMILY TRUST	94 RESERVOIR PARK DR	90 RESERVOIR PARK DR	ROCKLAND MA 02370
8-23-2D	CAREY LINDA M TRUSTEE MCHUGH REAL ESTATE TRUST	96 RESERVOIR PARK DR	96 RESERVOIR PARK DR	ROCKLAND MA 02370
8-23-2E	BAKER KENNETH F TRUSTEE THE BAKER RESERVOIR PARK TRUST	98 RESERVOIR PARK DR	248 POND ST	ROCKLAND MA 02370
8-23-3A	EAST BAY PROPERTIES INC	80 RESERVOIR PARK DR	20 LOCUST RD ATTN: TOM FRED A	COHASSET MA 02025
8-23-3B	EAST BAY PROPERTIES INC	82 RESERVOIR PARK DR	20 LOCUST RD ATTN: TOM FRED A	COHASSET MA 02025
8-23-3C	EAST BAY PROPERTIES INC	84 RESERVOIR PARK DR	20 LOCUST RD ATTN: TOM FRED A	COHASSET MA 02025
8-23-3D	GALVIN MARIANNE JILL TRUSTEE R PARK REALTY TRUST	86 RESERVOIR PARK DR	82 WEATHERBEE DR	WESTWOOD MA 02090
8-23-4A	70 LEDGEWOOD PLACE, LLC	70 LEDGEWOOD PL	70 LEDGEWOOD PLACE	ROCKLAND MA 02370
8-23-4B	70 LEDGEWOOD PLACE LLC	72 LEDGEWOOD PL	70 LEDGEWOOD PLACE	ROCKLAND MA 02370
8-23-4C	70 LEDGEWOOD PLACE LLC	74 LEDGEWOOD PL	70 LEDGEWOOD PLACE	ROCKLAND MA 02370
8-23-4D	70 LEDGEWOOD PLACE LLC	76 LEDGEWOOD PL	70 LEDGEWOOD PLACE	ROCKLAND MA 02370
8-23-5A	60 LEDGEWOOD PLACE LLC	60 LEDGEWOOD PL	60 LEDGEWOOD PL	ROCKLAND MA 02370
8-23-5B	62 LEDGEWOOD PLACE LLC	62 LEDGEWOOD PL	70 LEDGEWOOD PLACE	ROCKLAND MA 02370
8-29-4	LEDGEWOOD PLACE ROCKLND LLC & FMA REALTY PARTNERS LLC	100-300 LEDGEWOOD PL	PO BOX 850330	BRAINTREE MA 02184
8-32	FOXROCK RESERVOIR REALTY LLC	0 RESERVOIR PARK DR	PO BOX 690528	QUINCY MA 02269
8-33	FOXROCK RESERVOIR REALTY LLC	30 RESERVOIR PARK DR	350 GRANITE ST SUITE 2205	BRAINTREE MA 02184

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
8-40-20	SMITH JAMES P TRUSTEE ESSEX REALTY TRUST 2020	20 RESERVOIR PARK DR	800 HINGHAM ST	ROCKLAND MA 02370
8-40-22	SMITH JAMES & CARLSON ALAN TRS THE ESSEX REALTY TRUST II	22 RESERVOIR PARK DR	800 HINGHAM ST STE 200N C/O CORNERSTONE REALTY TRUST	ROCKLAND MA 02370
8-42	HOLBROOK RICHARD F & MEREDITH C/O RCAJ REALTY LLC	35 RESERVOIR PARK DR	9 MILBERY LN	PEMBROKE MA 02359
8-43	G TEAM LLC	45 RESERVOIR PARK DR	29 ACCORD PARK DRIVE	NORWELL MA 02061
8-46	MULCAHY JOHN R TRUSTEE RESERVOIR PARK OFFICE TRUST	800 HINGHAM ST	800 HINGHAM ST	ROCKLAND MA 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.

LIST IS VALID FOR 90 DAYS

State Tax Form 290
Certificate: 7839
Issuance Date: 09/03/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by DINA LUCCHESI
34 PLEASANT STREET, APT 107
FOXBORO, MA 02035

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 09/03/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 08-0031

40 RESERVOIR PARK DR

L F 40 RESERVOIR LLC
552 ADAMS ST
MILTON MA 02186

Land area : 2.51 AC
Land Value : 375,700
Impr Value : 3,018,400
Land Use : 0
Exemptions : 0
Taxable Value: 3,394,100

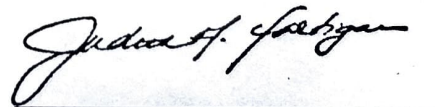
Deed date: Book/Page:
Class: 340-340

FISCAL YEAR	2025	2024	2023
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$24,488.43	\$47,721.05	\$45,165.35
COMMUNITY PRESERVATION ACT	\$367.33	\$715.82	\$677.48
RESIDENTIAL REAL ESTATE TAX	\$0.00	\$0.00	\$0.00
I&E CI PENALTY	\$0.00	\$250.00	\$250.00
TOTAL BILLED:	\$24,855.76	\$48,686.87	\$46,092.83
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$12,427.88	-\$48,686.87	-\$46,092.83
Interest to 09/03/2024	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$12,427.88	\$0.00	\$0.00

NOTE: Actual 2025 taxes not yet issued.

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

LF 40 RESERVOIR, LLC

100 Ledgewood Place, Suite 301
Rockland, Mass. 02370
781-982-1144
781-982-1191 Fax

October 1, 2024

Ms. Dina Lucchesi, PT, DPT, CSCS
Core Physical Therapy & Performance

RE: 40 Reservoir Park Drive, Rockland

Dear Ms. Lucchesi,

Please accept this letter as my confirmation to provide your business with six reserved parking spaces adjacent to the leased premises for your exclusive use. You may install signage indicating said spaces are reserved for your business. In addition, I also own the adjacent property at 100-300 Ledgewood Place. Ledgewood Place has ample parking and is available for your use in the unlikely event additional parking is required.

We look forward to having you as a tenant in the property and working together on this endeavor.

Very Truly Yours,
LF 40 Reservoir, LLC



Frank P. Giglio
President

FPG:ak

