

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: 1119 + 1059^(Rear) Union Street
2. Name(s) of Owner(s) of Property: N+M RE Holdings LLC
3. Owner's Address: 1250 Long Pond Road Brewster MA 02631
4. Name of Applicant(s): N+M RE Holdings LLC
5. Address of Applicant: Same as above
6. Applicant's Phone: Home: _____ Work: 781 585 2300
Representative Cell: _____ Fax: _____
Grady Consulting E-Mail: Kevin@gradyconsulting.com
7. State the Assessor's Map # 18 and Lot # 60 of the property.
18 61
8. State the Zoning District in which the property is located: I-2 + R-2
9. Explain in-depth what you are proposing to do: see attached letter
by Grady Consulting

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:

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

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:

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: Ro _____

Robert Murray Dean Niezgoda
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: _____

October 4, 2024

Zoning Board of Appeals
C/o Town Clerk
Town Hall
Rockland MA02370

RE: Section 6 Finding & Special Permit– 1119 & 1059 R Union Street
Assessors Map 18 Lot 60 & 61
Applicant – N&M RE Holdings, LLC

Dear Board Members:

On behalf of the applicant, we hereby submit this application for a Section 6 Finding and Special Permit at the above referenced address. The applicant is seeking a Section 6 Finding, to determine that the access from Union Street is by right and conforms with Section 415-33. – Driveway shall be located through the frontage of said Land. The applicant is requesting a Special Permit for Contractor Yard/Warehouse and Storage of Materials per 415-16C(6) Manufacturing, assemblage, processing and storage operations that are not offensive by reason of the emission of odor, fumes, dust, smoke, noise and/or vibration, or that would have a negative impact on the environment or conditions within the Town or adjacent towns. Enclosed please find the following.:

1. \$200 Application Fee for Special Permit and/or Variance
2. 13 copies of Petition application.
3. 13 copies of certified list of abutters
4. 13 copies of the Site Plan
5. 1 business sized pre-addressed stamped envelope for each name on certified abutters list.
6. 1 business sized pre-addressed stamped envelope for each Planning Board in Surrounding Towns.
7. 1 certified envelope addressed to the applicant and 1 addressed to the owner with green card and white slip filled out.
8. Decision Mailing - 1 business sized pre-addressed stamped envelope for each name on certified abutters list
9. Decision Mailing - 1 certified envelope addressed to the applicant and 1 addressed to the owner with green card and white slip filled out

The property is located at the north end of Union Street in the I-2 District and R-2 Districts. The majority of the property is located in the I-2 Zoning District. Approximately 1 acre of the property is located in the R-2 District. The applicant is proposing to construct a contractor yard/warehouse allowed by Special Permit per 415-16C(6) Manufacturing, assemblage, processing and storage operations that are not offensive by reason of the emission of odor, fumes, dust, smoke, noise and/or vibration, or that would have a negative impact on the environment or conditions within the Town or adjacent towns. Details are shown on the attached Site plan.

Section 6 Finding

The applicant requests the Zoning Board find that access to this property from Union Street is allowed by right in accordance with Rockland Zoning Bylaw Section 415-33.

The frontage of the subject property along Union Street is in the R-2 District. The property also has frontage at Northerly end of Lavina Avenue. The frontage along Lavina Avenue is located at the I-2 and R-2 District boundary. The applicant would like to provide access to the proposed development via Union Street. Union Street is the main collector street through the center of Rockland. Union Street runs North and South connecting Routes 139 & 123 to the Town Center and then to VFW Parkway and Forest Street prior to dead ending at the subject property. It appears there is an intention to connect Union Street to Bill Delahunt Parkway in the future as the Parkway has a roundabout with exit aligned with Union Street approximately 750 ft to the North of the Northerly end of Union Street. The property is Zoned Industrial and is intended to contain industrial Uses including Warehouses, Food Processing and bottling plants and the like as allowed uses. All the above allowed uses would include truck traffic that is similar or more intense than the proposed Use.

The applicant has given due consideration to the residential abutters along Lavina Avenue by locating the development as far from them as possible and would like to also keep traffic from the residential neighborhood of Lavina Ave, Ward Avenue, Loretta Ave, Stanley Avenue and Warren Avenue by accessing the locus property from Union Street. The applicant has access rights and can provide safe and adequate access to the property without locating the driveway in this residential neighborhood.

The project conforms with Section 415-33 as follows:

Prior to the construction of a driveway, an owner shall make written application for approval to the Building Inspector. Driveways shall meet the following design requirements.

A.

Entrances shall be located to the best advantage with regard to street alignment, profile, sight distance and safety conditions.

The entrance is located at approximately 90 degrees to Union Street. Union Street has a grade of 2.5% and the proposed driveway grade is 1.5%. The driveway is located at the northerly end of a 780 ft long tangent line that ends in a dead end. The driveway location provides adequate site distance in both directions. Considering the grade, alignment and reduced speeds in this location, the driveway provides safe and adequate access and is located in a location on the property that provides the best advantage for access. Union Street in this area has a posted speed limit of 35 mph. 390+ ft sight distance is provided to the south as recommended by AASHTO intersection sight distance for a stopped passenger car to turn left onto a two-lane highway. A left-turn from the minor road is used as it represents the worst-case scenario. Sight distance to the north is not shown as the roadway dead ends 170 ft from the driveway intersection.

B.

Driveways shall be located through the frontage of said land.

The driveway is located along its Union Street frontage and complies with this requirement.

C.

Driveway grades and locations shall be such as to provide for an access for emergency vehicles including fire and police.

The driveway grade varies from 1.25 to 3%. The proposed driveway is 24 ft wide and the entrance proposes 30 ft radii. The driveway provides access for emergency vehicles and complies with this requirement.

D.

All driveways from the edge of the road surface to a point 15 feet onto the property shall be no less than 12 feet, and no more than 24 feet wide.

The applicant is proposing a 24 ft wide driveway and complies with this requirement.

E.

No driveway shall be located along the street line closer than 25 feet to any street intersection.

The closest intersection is located over 1000 ft to the south of the proposed driveway.

Based on the information provided on the Site Plans and the above detailed compliance with RZBL Section 415-33 Driveways we hereby request the Board find the proposed driveway is in compliance with the Zoning Bylaw.

Special Permit Request 415-16C(6) Manufacturing, assemblage, processing and storage operations that are not offensive by reason of the emission of odor, fumes, dust, smoke, noise and/or vibration, or that would have a negative impact on the environment or conditions within the Town or adjacent towns.

The applicant is requesting a Special Permit for Contractor Yard/Warehouse and Storage of Materials 415-16C(6).

A special permit shall be required to construct or otherwise establish any of the specific types of uses so identified within this bylaw, which shall only be permitted upon issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the bylaw and shall be subject to the specific provisions established herein. Such permits may also impose conditions, safeguards, and limitations on time or use.

The applicant is proposing a contractor yard. Typical business activities take place off site and includes site work construction such as sewer, water, electric utilities, grading and the like. The locus property is to be used as a base of operations for storage of equipment and materials. Equipment will be stored indoors and outside; a list of equipment is attached to this document below. The building will be utilized to repair equipment and provide storage and will also be utilized to store items that should not be exposed to weather such as some vehicles, machines, saws, hand tools, and mechanic's tools. The garage will include a floor drain that is connected to a tight tank to contain any vehicle fluids such as oil and gas.

The site layout and details are shown on the Plan by Grady Consulting. The exterior will be utilized for vehicle parking and materials storage. Materials will be stored in bins and will include various crushed stone sizes, sand, loam, mulch and gravel. Salt is not proposed to be stored on the property. The location of the bins was chosen to maximize setback from the adjacent abutting residential neighborhood.

Typical business hours are Monday through Friday 7:00 -6:00, Saturday 7:00-3:30 and closed on Sundays and Holidays.

The proposed development complies with the Environmental standards of the bylaw as follows:

415-79 Environmental performance standards.

A.

With the exception of single- or two-family residential uses, any use permitted by right or by special permit in any district shall be conducted so as to protect the adjoining premises against detrimental or offensive uses on the site, including:

[Amended 5-2-2016 ATM, Art. 29]

(1)

By compliance with all dimensional requirements set forth in this Zoning Bylaw.

Site Plan by Grady Consulting details conformance with this standard. All dimensional requirements are met.

(2)

By providing adequate landscaping, including the screening of adjacent residential uses, street trees, landscape islands in the parking lot and a landscaped buffer along the street frontage.

The project proposes to meet the required property line setbacks to the abutting properties. An 8 ft tall privacy fence is proposed between the proposed development and all developed abutting properties. The project proposes a 30 ft undisturbed landscape setback to all residential zoned abutters and a 10 ft setback to industrial zoned areas.

Approximately 2/3rds of the property will remain as undisturbed woodland. The access driveway is 24 ft wide with 30 ft radii. The proposed building is located over 200 ft from Union Street. The only visible portion of the development that can be seen from Union Street is the driveway. The driveway curves 125 ft from Union Street and there will remain an unaltered woodland between the proposed building and Union Street. A contiguous row of green giant arbovitae are proposed along the perimeter of the project where natural vegetation is sparse

(3)

By providing for the convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements, including compliance with other provisions of this Zoning Bylaw where required.

The access driveway is 24 ft wide with 30 ft radii. The entrance is located at approximately 90 degrees to Union Street. Union Street has a grade of 2.5% and the proposed driveway grade is 1.5%. The driveway is located at the northerly end of a 780 ft long tangent line that ends in a dead end. The driveway location provides adequate site distance in both directions. Considering the grade, alignment and reduced speeds in this location, the driveway provides safe and adequate access and is located in a location on the property that provides the best advantage for access. 390+ ft sight distance is provided as discussed above. Public pedestrian access to the property is limited and is not necessary as this is a contractor yard and no on-site sale of goods is proposed. The proposed project does not create a significant increase in traffic in the neighborhood or the main roads within the Town. We have prepared a trip generation report that is attached to this letter. The business currently has 8 employees. We have utilized 15 employees for a conservative estimate and to account for some business growth. The site with 15 employees will generate 55 Vehicle trips per day and 3 truck trips per day. Based on the low number of trips anticipated to be generated from this development the increase in vehicle trips from this location will not have adverse impacts to traffic.

(4)

By providing for adequate methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site.

The property is proposed to be connected to the Town sewer and water systems, A dumpster with encloser is proposed behind the proposed building and is shielded from view. The property has

(5)

By providing an adequate stormwater drainage system within and/or adjacent to the site to manage all increased runoff resulting from the development on site.

The stormwater system will be designed in accordance with state and local requirements. The plans will need to go through the Site Plan approval process with the Planning Board where the Planning Boards peer review engineer will review the design and calculations to confirm compliance.

(6)

By providing an adequate soil erosion plan and any plan for protection of steep slopes, both during and after construction.

The Site Plan includes an erosion control plan to mitigate erosion and sedimentation during construction. The site will be stabilized with compacted surfaces and plantings when the construction is complete. The stormwater will be routed to low points within the yard away from the edges. This will help direct runoff, sediment and erosion to the center of the gravel yard away from wetland resource areas. Materials will be stored in bins to help contain materials. Slopes greater than 3:1 along the perimeter of the yard will be stabilized with rip rap as shown on the plan.

(7)

By providing adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.

The project proposes a 24 ft wide access drive and approximately 3.5 acres of space for parking, loading, unloading and storage of materials to service the business needs and the 7,000 SF proposed building. The site plan proposes area for 29 spaces. The applicant currently has 8 employees and anticipates approximately 12 total employees. 29 Spaces is significantly more than necessary. The applicant proposes to park passenger vehicles in front and behind the proposed building and would like to expand the parking to the south side of the driveway entrance in the future if needed. The site plan includes a turning analysis for emergency vehicles, refuse vehicles and WB-40 trucks to detail conformance with this section.

(8)

By providing adequate site lighting whether interior or exterior, and all intense light emanating from operations or equipment shall be shielded from direct view at normal eye level from adjacent properties.

The applicant is not proposing any site lighting at this time. The building will include wall packs with shields/hoods. The proposed lighting will be in night sky compliant and will be shielded from view as required.

(9)

By minimizing any material or significant adverse impacts on steep slopes, floodplains, scenic views, grade changes and wetlands.

The proposed site development as designed will not have significant adverse impacts to steep slopes, flood plains, scenic view, grade changes or wetlands.

The 25 acre site does not contain steep slopes. The site contains gradual slopes and elevations ranging from el=154 to el=122 over the 25 acres. Any proposed slopes steeper

than 3:1 are to be stabilized with rip-rap to mitigate erosion of the slopes. There is a FEMA Flood Zone A located to the northeast. No work is proposed within the Floods Plain. There are no known scenic views associated with this property. The project has been designed to minimize impacts to the wetland resource areas. The applicant is filing a Notice of intent with the Conservation Commission who will ensure that the project complies with all state, federal and local wetlands requirements.

(10)

By requiring all permits issued under this Zoning Bylaw be conditioned upon receipt of all other required permits including Board of Health, Conservation Commission, Planning Board, etc. prior to the commencement of any use.

B.

In the event of a conflict between the above performance standards and state standards, the standards of a duly organized regional authority, or local standards, the standards which are more stringent shall govern.

§ 415-80 General performance standards.

A.

Work hours.

(1)

The hours of work will be Monday through Friday, 7:00 a.m. to 6:00 p.m., Saturday, 7:00 a.m. to 3:30 p.m., no Sundays, and no holidays. Following are the holidays to be observed: New Years, Martin Luther King Day, Presidents' Day, Easter, Patriot's Day, Memorial Day, July 4th, Labor Day, Columbus Day, Veterans Day, Thanksgiving, and Christmas, for a total of 12.

(2)

Any work that is needed after designated hours, on Sundays or holidays will require notification to the Zoning Enforcement Officer, the Planning Board Chairman and direct abutters 48 hours prior to work commencing.

The applicant respectfully requests that the Zoning Board grant the Special Permit, as the project complies with all performance standards and effectively safeguards neighboring properties and adjacent towns from potentially offensive operations, including those related to odor, fumes, dust, smoke, noise, and/or vibration. Specifically:

- The proposed work hours align with the standard hours of operation for similar businesses in the Town.
- An 8-foot privacy fence will be installed along the perimeter of the property, providing a buffer between the development and all adjacent properties.
- The project includes a 30-foot undisturbed landscape setback for residential-zoned abutters and a 10-foot setback for industrial-zoned areas.
- Existing woodland will be preserved where possible along the perimeter. In areas where trees have been previously cleared by abutters, the plan proposes planting a continuous row of Green Giant arborvitae.
- Approximately two-thirds of the property will remain as undisturbed woodland.
- The materials storage area will be located over 250 feet from the abutters on Warren Avenue and more than 400 feet from the nearest abutter on Union Street. The storage area is set at an elevation of approximately 146 feet, while the homes on Warren Avenue sit at an elevation of 154 feet, 8 feet higher than the storage bins. The combination of fencing, retained woodland buffer, natural elevation differences, and newly planted

screening trees will help mitigate potential impacts related to noise, dust, and visual aesthetics.

- In periods of limited rainfall, the owner will use a water truck to spray exposed soils for additional dust control. Exposed soils that remain for more than 30 days will be covered with tarps or seeded to stabilize the area.
- Noise impacts will be minimized by positioning the building as far as possible from nearby residential properties. Operations that produce significant noise, such as compressor use, cutting, or tire removal, will be conducted inside the building with doors closed. For exterior noise such as vehicle starting, running and back up alarms an 8 ft perimeter/privacy fence is proposed between the proposed project and any developed properties. The location of the contactor yard is at a lower elevation than the surrounding developed lots. The combination of unaltered buffer areas, an 8 ft perimeter wall and elevation differential will protect the adjoining developed properties from impact from noise. Furthermore, the proposed yard meets the required setbacks. There is a similar business (TR Reske) located on an adjacent property at 1095 Union Street, where typical operations include landscape equipment use, stockpiling and soil removal.
- The contractor yard does not generate a significant amount of smoke, and the proposed project will not impact abutting properties in this regard.

Please notify us of the scheduled hearing at your earliest convenience.

If you have any questions, please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Kevin Grady
Project Engineer

N&M RE HOLDINGS LLC
1250 LONG POND ROAD
BREWSTER, MA 02631

RECORD OWNER(S):

ASSESSOR MAP 18 LOT 60
& ASSESSOR MAP 18 LOT 61

N&M RE HOLDINGS LLC

1250 LONG POND ROAD

BREWSTER, MA 02631

DEED BOOK 58745 PAGE 136

PARCEL 1 (1119 UNION STREET) - PLAN BOOK 14 PAGE 1104

PARCEL 2 (1059-REAR UNION STREET) - PLAN BOOK 61 PAGE 837

Doc#: 00015035

Bk: 58745 Pg: 136 Page: 1 of 4

Recorded: 03/15/2024 03:27 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 03/15/2024 03:27 PM

Ctrl# 171249 22313

Fee: \$4,560.00 Cons: \$1,000,000.00

Upon recording, return to:

Caggiano Real Estate Law, LLC
75 State Street, Suite 100
Boston, MA 02109
Attn: Allan Caggiano, Esq.

QUITCLAIM DEED

Anthony Borghi and Kurt Stenhouse, Trustees of the Mosaic Lending Trust u/d/t dated April 9, 2019, pursuant to a Declaration of Trust recorded with the Norfolk County Registry of Deeds in Book 36730, Page 132 and in the Plymouth County Registry of Deeds in Book 51008, Page 309 ("Grantor"), for consideration paid and in full consideration of ONE MILLION AND 00/100 (\$1,000,000.00) DOLLARS

grants to

N&M RE Holdings LLC, a Massachusetts Limited Liability Company with a principal place of business at 1250 Long Pond Road, Brewster, MA 02631 ("Grantee")

With QUITCLAIM COVENANTS

PARCEL 1 (1119 Union Street, Rockland, Plymouth County, MA)

The land in Rockland, Plymouth County, Massachusetts, being shown as Lot B on a plan of land on Union Street, Rockland, Massachusetts, dated October 23, 1968, prepared by Loring M. Jacobs, Registered Land Surveyor of Norwell, Massachusetts, recorded with Plymouth County Registry of Deeds in **Plan Book 14, Page 1104.**

PARCEL 2 (1059-Rear Union Street, Rockland, Plymouth County, MA)

The land in Rockland, Plymouth County, Massachusetts, being shown as "Assessors Parcel 18-061" on a plan entitled "Plan of Land Assessors Parcels 18-060 & 18-061 in Rockland Massachusetts" dated September 25, 2017 and recorded with Plymouth County Registry of Deeds in **Plan Book 61, Page 837.**

Locus: 1059 Rear Union Street and 1119 Union Street, Rockland, MA 02370

✓

Grantors hereby release any and all rights of homestead that they may have in the subject premises and certify that no other party may claim the right of homestead in the subject premises.

The subject premises is conveyed with the benefit of and subject to all leases, easements, restrictions and other agreements currently of record so far as the same may be in force and effect.

Meaning and intending to convey a portion of the premises conveyed to the Grantor pursuant to that certain Foreclosure Deed from Rosemary Traini, as Trustee of the Mosaic Lending Trust u/d/t April 9, 2019 and recorded in the Norfolk County Registry of Deeds at Book 36730 Page 132 and with the Plymouth County Registry of Deeds at Book 51008, Page 309, and recorded on October 25, 2019 with the Plymouth Registry of Deeds Book 51845, Page 19.

[REMAINDER OF PAGE BLANK; SIGNATURE(S) ON FOLLOWING PAGE(S)]

Witness my hand and SEAL this 6th day of March, 2024.



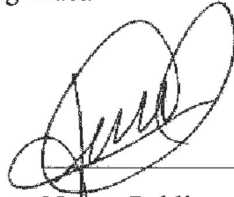
Anthony Borghi, Trustee of the
Mosaic Lending Trust

STATE OF FLORIDA

County of Collier

On this 6 day of March, 2024, before me, the undersigned notary public, personally appeared Anthony Borghi, Trustee of the Mosaic Lending Trust, proved to me through satisfactory evidence of identification, which was FLDL to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Trustee of the Mosaic Lending Trust.





Notary Public

My Commission Expires: July 10, 2026

[Affix Notary Seal]

Witness my hand and SEAL this 6 day of March, 2024.



Kurt Stenhouse, Trustee of the
Mosaic Lending Trust

COMMONWEALTH OF PUERTO RICO

County of Dorado

On this 6 day of March, 2024, before me, the undersigned notary public, personally appeared Kurt Stenhouse, Trustee of the Mosaic Lending Trust, proved to me through satisfactory evidence of identification, which was PR Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Trustee of the Mosaic Lending Trust.



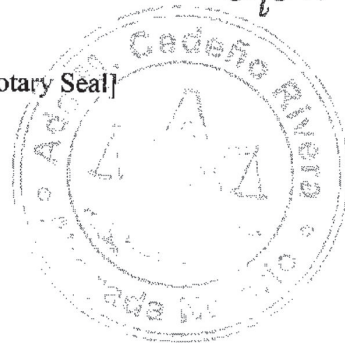
Notary Public

Ada M. Cedeño Rivera

My Commission Expires:

Lifetime

[Affix Notary Seal]





TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

September 18, 2024

CERTIFIED ABUTTERS LIST OF MAP 18 – PARCEL 61

1059-REAR UNION ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Annette Murray
Annette Murray - Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
18-61	BORGHI A. TR & STENHOUSE K. TR C/O N&M RE HOLDINGS LLC	1059-REAR UNION ST	1250 LONG POND RD	BREWSTER, MA 02631
13-1	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	120 BILL DELAHUNT PARKWAY	ROCKLAND, MA 02370
18-7	CHAVIS JOSEPH M	1072 UNION ST	1072 UNION ST	ROCKLAND, MA 02370
18-11	MANNING WILLIAM J & BARBARA C BW MANNING FAMILY TRUST	1056 UNION ST	1056 UNION ST	ROCKLAND, MA 02370
18-12	MURPHY DONNA & PAUL D	1048 UNION ST	1048 UNION ST	ROCKLAND, MA 02370
18-30	BOUZAN BRIAN & PATRICIA	1021 UNION ST	1021 UNION ST	ROCKLAND, MA 02370
18-31	CEDRONE JEFFREY J & LAURA J	1029 UNION ST	1029 UNION ST	ROCKLAND, MA 02370
18-32	TUTTY JOHN PAUL & JOHN ANTHONY	24 LAVINA AV	24 LAVINA AV	ROCKLAND, MA 02370
18-33	SENNA DONNA	18 LAVINA AV	18 LAVINA AV	ROCKLAND, MA 02370
18-34	SHEPPARD MARK & SHEPPARD KRISTIN	12 LAVINA AV	12 LAVINA AVE	ROCKLAND, MA 02370
18-35	HUYNH THANH C	4 LAVINA AV	4 LAVINA AVE	ROCKLAND, MA 02370
18-40	BUTLER JODI L & JOHN N BUTLER III	21 WARD AV	21 WARD AVE	ROCKLAND, MA 02370
18-41	CAMPOS CHRISTOPHER J & DAWN M	29 WARD AV	29 WARD AVE	ROCKLAND, MA 02370
18-42	CAFFIN SCOTT & TRACY	35 WARD AV	35 WARD AVE	ROCKLAND, MA 02370
18-43	COLEMAN DAVID M	43 WARD AV	43 WARD AVE	ROCKLAND, MA 02370
18-44	SYLVESTER HARRY F JR & LINDA	19 LAVINA AV	19 LAVINA AVE	ROCKLAND, MA 02370
18-45	DASILVA MANUEL C	15 WARREN AV	15 WARREN AVE	ROCKLAND, MA 02370
18-46	CHIASSON ROSE C & DANIEL G	21 WARREN AV	21 WARREN AVE	ROCKLAND, MA 02370
18-47	WILE MICHAEL A & MICHELE L	31 WARREN AV	31 WARREN AVE	ROCKLAND, MA 02370
18-48	HEATH JEFFREY & ROLPH KRISTEN	30 WARREN AV	30 WARREN AVE	ROCKLAND, MA 02370
18-49	FOYE LILA M & WILLIAM O JR	22 WARREN AV	22 WARREN AV	ROCKLAND, MA 02370
18-50	ELSMORE JOSEPH & DONOVAN ALISON	14 WARREN AV	14 WARREN AV	ROCKLAND, MA 02370
18-51	FERRIS ALEX J	6 WARREN AV	6 WARREN AV	ROCKLAND, MA 02370
18-52	CALDAROLA ROSE M	1049 UNION ST	1049 UNION ST	ROCKLAND, MA 02370
18-53	EVANS SHAWN R & SMITH REGINA L	1051 UNION ST	25 OLD PASTURE RD	COHASSET, MA 02025
18-54	JOYCE JOSEPH ALFRED & PHELAN THERESA M	1059 UNION ST	1059 UNION ST	ROCKLAND, MA 02370
18-55	COOK DAVID J & CHRISTIE L	1067 UNION ST	1067 UNION ST	ROCKLAND, MA 02370
18-56	HANNIGAN MORGAN T & KAITLIN M	1073 UNION ST	1073 UNION ST	ROCKLAND, MA 02370
18-57	HANLEY MATTHEW S & KATE E	1085 UNION ST	1085 UNION ST	ROCKLAND, MA 02370
18-58	RESKE THOMAS TRUSTEE RESKE FAMILY TRUST	1095 UNION ST	417 PLAIN ST	ROCKLAND, MA 02370
18-60	BORGHI A. TR & STENHOUSE K. TR C/O N&M RE HOLDINGS LLC	1119 UNION ST	1250 LONG POND RD	BREWSTER, MA 02631



TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370

18-66	SHORTALL LAWRENCE A & DONNA M	1079 UNION ST	1079 UNION ST	ROCKLAND, MA 02370
19-13	OBRIEN MATTHEW & TAYLOR	11 WARD AV	11 WARD AV	ROCKLAND, MA 02370
19-14	HOULE KEVIN R	1 WARD AV	1 WARD AVE	ROCKLAND, MA 02370
19-15	VAILLANCOURT ALEXANDER & QI LI	45 LORETTA AV	45 LORETTA AV	ROCKLAND, MA 02370
19-16	KENNEDY HENRY B III & MABEL L	49 STANLEY AV	49 STANLEY AV	ROCKLAND, MA 02370
19-17	WASIELEWSKI ROBERT J & ANDREA C/O WASIELEWSKI CARRIE	39 STANLEY AV	39 STANLEY AV	ROCKLAND, MA 02370
19-18	MESHEAU GARY C & NANCY L	71 WARREN AV	71 WARREN AVE	ROCKLAND, MA 02370
19-19	BINSFIELD BRANDON JOHN	61 WARREN AV	61 WARREN AV	ROCKLAND, MA 02370
19-20	BABCOCK SEANA D	55 LORETTA AV	55 LORETTA AVE	ROCKLAND, MA 02370
19-21	DICENSO JOSEPH B & KIMBERLY A	56 LORETTA AV	56 LORETTA AVE	ROCKLAND, MA 02370
19-22	KELLY THERESA M & MILLER CHERYL G	40 WARREN AV	40 WARREN AVE	ROCKLAND, MA 02370
19-24	GRATTO JOHN G & MARSHA A	52 WARREN AV	52 WARREN AVE	ROCKLAND, MA 02370
19-25	LONG MICHAEL G & ELLEN F	62 WARREN AV	62 WARREN AVE	ROCKLAND, MA 02370
19-26	ROACH MICHAEL & FRANCINE/ TRS ROACH FAMILY TRUST	72 WARREN AV	72 WARREN AVE	ROCKLAND, MA 02370
19-27	ZOTOV ALEKSANDR & IRINA	2 STANLEY AV	2 STANLEY AV	ROCKLAND, MA 02370
19-28	QUIN TRACY P	18 STANLEY AV	18 STANLEY AVE	ROCKLAND, MA 02370
19-29	LEARY BARBARA A M	20 STANLEY AV	20 STANLEY AVE	ROCKLAND, MA 02370
19-47	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	120 BILL DELAHUNT PRKWY	ROCKLAND, MA 02370

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

TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370



September 13, 2024

CERTIFIED ABUTTERS LIST OF MAP 18 – PARCEL 60

1119 UNION ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Annette Murray- Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
18-60	BORCHI A. TR & STENHOUSE K. TR C/O N&M RE HOLDINGS LLC	1119 UNION ST	1250 LONG POND RD	BREWSTER, MA 02631
12-841	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
12-842	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
12-843	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
13-1	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	120 BILL DELAHUNT PARKWAY	ROCKLAND, MA 02370
13-860	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
13-864	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
13-87	USA DEPT OF NAVY BRAC PMO EAST	0 ROCKLAND	4911 SOUTH BROAD ST	PHILADELPHIA, PA 19112
18-1	DELPRETE FRANK P & VICKIE L	1126 UNION ST	201 CONCORD ST	ROCKLAND, MA 02370
18-2	ZBYSZEWSKI KENNETH A	1116 UNION ST	1116 UNION ST	ROCKLAND, MA 02370
18-3	NORKUS WALTER M JR & JOSEPH	1104 UNION ST	1104 UNION ST	ROCKLAND, MA 02370
18-4	HAGGERTY SCOTT	1100-1102 UNION ST	1100-1102 UNION ST	ROCKLAND, MA 02370
18-5	CARUSO MARK P TRUSTEE 1094 UNION STREET REALTY TRUST	1094 UNION ST	833 UNION ST	ROCKLAND, MA 02370
18-6	TOWN OF ROCKLAND	1088 UNION ST	242 UNION STREET	ROCKLAND, MA 02370
18-7	CHAVIS JOSEPH M	1072 UNION ST	1072 UNION ST	ROCKLAND, MA 02370
18-55	COOK DAVID J & CHRISTIE L	1067 UNION ST	1067 UNION ST	ROCKLAND, MA 02370
18-56	HANNIGAN MORGAN T & KAITLIN M	1073 UNION ST	1073 UNION ST	ROCKLAND, MA 02370
18-57	HANLEY MATTHEW S & KATE E	1085 UNION ST	1085 UNION ST	ROCKLAND, MA 02370
18-58	RESKE THOMAS TRUSTEE RESKE FAMILY TRUST	1095 UNION ST	417 PLAIN ST	ROCKLAND, MA 02370
18-59	LOUGHLIN EDWARD J & DOREEN J	1117 UNION ST	1117 UNION ST	ROCKLAND, MA 02370
18-61	BORCHI A. TR & STENHOUSE K. TR C/O N&M RE HOLDINGS LLC	1059-REAR UNION ST	1250 LONG POND RD	BREWSTER, MA 02631
18-66	SHORTALL LAWRENCE A & DONNA M	1079 UNION ST	1079 UNION ST	ROCKLAND, MA 02370
18-811	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DR	S. WEYMOUTH, MA 02190
18-838	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
18-844	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
18-846	SOUTHFIELD REDEVELOPMENT AUTH	0 ROCKLAND	223 SHEA MEMORIAL DRIVE	S. WEYMOUTH, MA 02190
18-865	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
19-47	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	120 BILL DELAHUNT PARKWAY	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



Rockland Board of Assessors (Notice of decision only)

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<i>Equip. Type</i>	<i>Equip. Make</i>	<i>Equip. Model/yr</i>
Excavator	Komatsu	PC308-3 /2004
Excavator	Komatsu	PC308-10 /2007
Excavator	Komatsu	PC228USLC-10 /2016
Excavator	Komatsu	PC138USLC-11 /2019
Excavator	Yanmar	SV100 /2018
Excavator	Yanmar	Vi055-6A / 2021
Excavator	Yanmar	ViO35 /2019
Loader	John Deere	333G Compact Track Loader /2019
Loader	John Deere	TC54H Front End Loader /2004
Triaxle	Kenworth	T880 /2022
Triaxle	Freightliner	SD112 /2021
Tractor	Kenworth	1998 W900
Utility Truck	Ford	F550 /2019
Dump Truck	Ford	F350/ 2019
Utility Truck	Ford	F350 /2001
Truck	Ford	F250 /2022
Truck	Ford	F150 /2022
Freightliner	Freightliner	FL70 /1994
Box Truck	Hino	Box Truck /2005
Trailer	Cam Super Line	20 Ton Tag /2019
Trailer	Tow Bandit	over 10k Trailer / 2019
Trailer	Cam Super Line	15k Trailer
Trailer	Atlas Copco	Tow Behind Compressor
Trailer	Atlas Copco	Tow Behind Compressor
Trailer	Generac	Tow Behind Light Tower
Trailer	Rogers	55 Ton Low Bed
Roller	Whacker	2.5 Asphalt Roller
Roller	Hamm	54" Wheeled Roller
Tech	TopCon	Pipe Laser
Trench	8x10	Alluminum Shoring Box
Trench	8x16	Steel Shoring Box
Trench	8x20	Steel Shoring Box
Compactor	Whacker	Walk Behind 5545 Compactor
Sweeper	Attachment	Sweeper Attachment Skidsteer

Trip Generation Analysis

for

1119 & 1059 Rear Union St.

Rockland, MA 02370

This trip generation analysis was based on the ITE Trip Generation Manual, 11th ed. The proposed land use for this analysis is “Specialty Trade Contractor” which is defined as a specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial or residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning. The results are broken up on proposed 8 or 15 employees and the vehicle and truck traffic are being considered.

8 Employee analysis

Vehicle: Trip ends – 40 trips per day

Truck: Trip ends – 2 trips per day

15 Employee analysis

Vehicle: Trip ends – 55 trips per day

Truck: Trip ends – 3 trips per day

Graph Look Up



ITETripGen Web-based App

- Graph Look Up
- How to Use ITETripGen
- TGM Desk Reference
- TGM Appendices
- Support Documents
- Add Users
- Comments

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

180



LAND USE GROUP:

(100-199) Industrial

LAND USE :

180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday

TRIP TYPE:

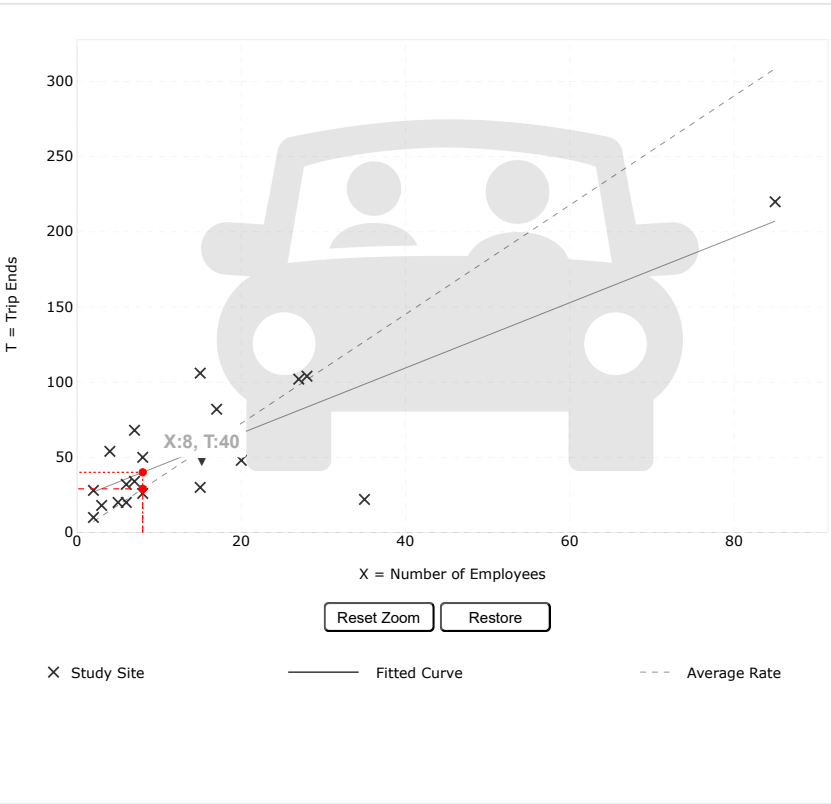
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

8

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Specialty Trade Contractor (180) [Click for Description and Data Plots](#)

Independent Variable:
Employees

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
20

Avg. Num. of Employees:
16

Average Rate:
3.63

Range of Rates:
0.63 - 14.00

Standard Deviation:
2.37

Fitted Curve Equation:
 $T = 2.17(X) + 22.67$

R²:
0.70

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 29 (Total), 15 (Entry), 14 (Exit)
Fitted Curve: 40 (Total), 20 (Entry), 20 (Exit)

Add-ons to do more

Try OTISS Pro



Graph Look Up



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- Comments

Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

180



LAND USE GROUP:

(100-199) Industrial

LAND USE :

180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday

TRIP TYPE:

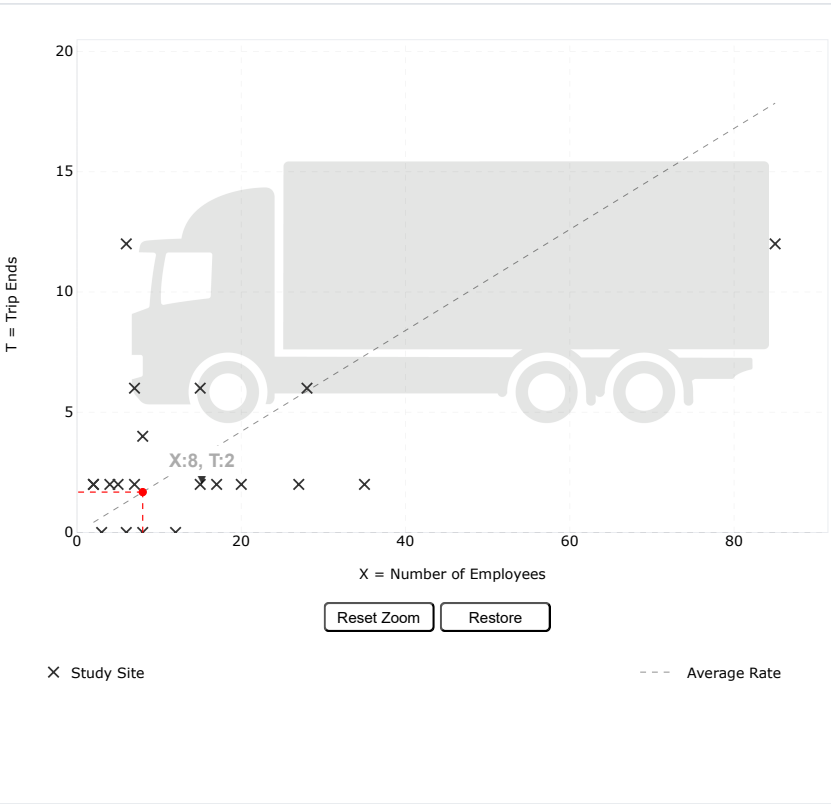
Truck

ENTER IV VALUE TO CALCULATE TRIPS:

8

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Specialty Trade Contractor (180) [Click for Description and Data Plots](#)

Independent Variable:
Employees

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Truck

Number of Studies:
20

Avg. Num. of Employees:
16

Average Rate:
0.21

Range of Rates:
0.00 - 2.00

Standard Deviation:
0.32

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 2 (Total), 1 (Entry), 1 (Exit)

Add-ons to do more

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Graph Look Up



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Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:

180

LAND USE GROUP:

(100-199) Industrial

LAND USE :

180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday

TRIP TYPE:

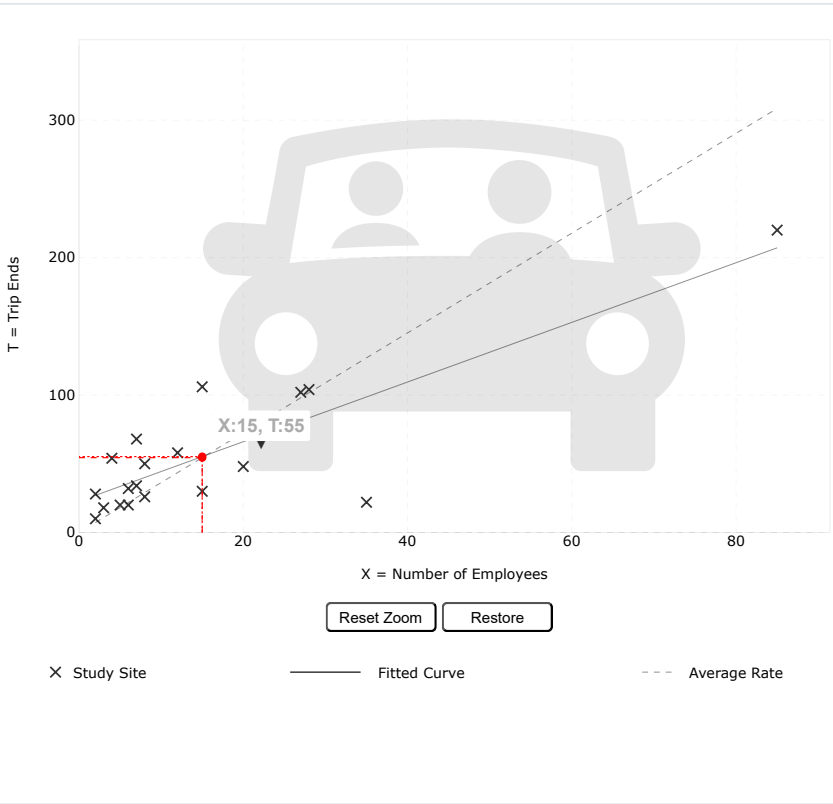
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

15

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:
Specialty Trade Contractor (180) [Click for Description and Data Plots](#)

Independent Variable:
Employees

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Vehicle

Number of Studies:
20

Avg. Num. of Employees:
16

Average Rate:
3.63

Range of Rates:
0.63 - 14.00

Standard Deviation:
2.37

Fitted Curve Equation:
 $T = 2.17(X) + 22.67$

R²:
0.70

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 54 (Total), 27 (Entry), 27 (Exit)
Fitted Curve: 55 (Total), 28 (Entry), 27 (Exit)

Add-ons to do more

Try OTISS Pro



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180



LAND USE GROUP:

(100-199) Industrial

LAND USE :

180 - Specialty Trade Contractor

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Employees

TIME PERIOD:

Weekday

TRIP TYPE:

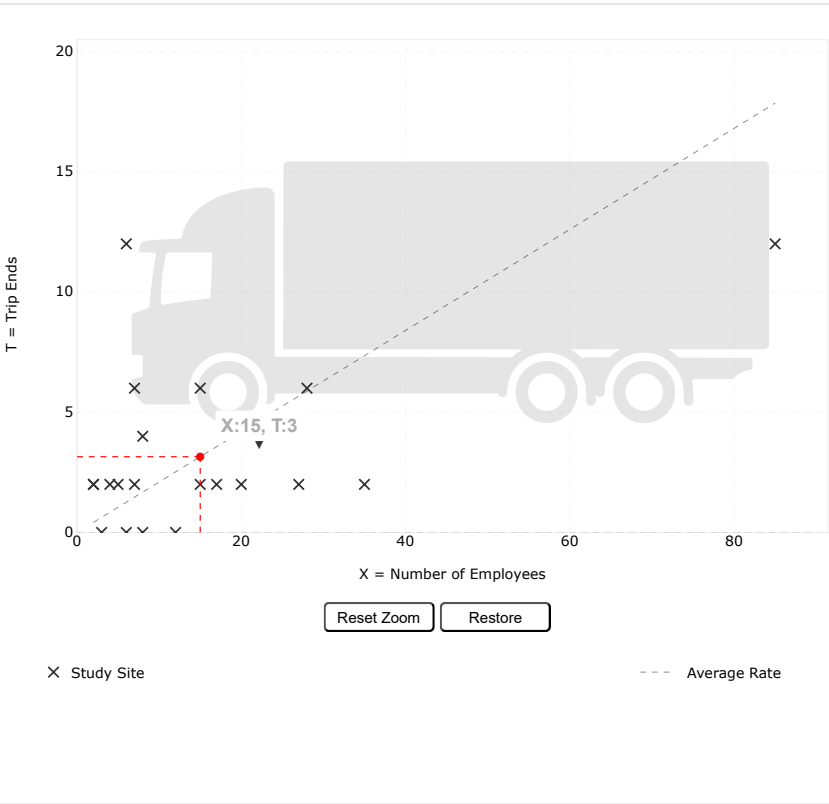
Truck

ENTER IV VALUE TO CALCULATE TRIPS:

15

Calculate

Data Plot and Equation



Use the mouse wheel to Zoom Out or Zoom In.
Hover the mouse pointer on data points to view X and T values.

DATA STATISTICS

Land Use:
Specialty Trade Contractor (180) [Click for Description and Data Plots](#)

Independent Variable:
Employees

Time Period:
Weekday

Setting/Location:
General Urban/Suburban

Trip Type:
Truck

Number of Studies:
20

Avg. Num. of Employees:
16

Average Rate:
0.21

Range of Rates:
0.00 - 2.00

Standard Deviation:
0.32

Fitted Curve Equation:
Not Given

R²:

Directional Distribution:
50% entering, 50% exiting

Calculated Trip Ends:
Average Rate: 3 (Total), 2 (Entry), 1 (Exit)

Add-ons to do more

Try OTISS Pro