

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

TOWN CLERK, ROCKLAND
NOV 13 '24 PM 3:04

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: 47 Williams St Rockland MA 02370
2. Name(s) of Owner(s) of Property: Richard and Kyla Phillips
3. Owner's Address: 47 William St Rockland MA 02370
4. Name of Applicant(s): Richard and Kyla Phillips
5. Address of Applicant: 47 William St Rockland MA 02370
6. Applicant's Phone: Home: _____ Work: _____
Cell: 781 635 6046 Fax: _____
E-Mail: kylarn@gmail.com
7. State the Assessor's Map # 51 and Lot # 21 of the property.
8. State the Zoning District in which the property is located: R3
9. Explain in-depth what you are proposing to do: _____

I am proposing to move my office to my home. I am currently renting an office in Hingham MA. I meet with clients one on one for Biofeedback and talk therapy. My driveway fits 6 vehicles and clients will be instructed to park in the driveway. I meet with clients on average 3 days a week, Monday through Friday 9am-6pm. I average 5 clients each of these days. I see clients by appointment only. I have been in practice since May 2016.

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:

I confirmed with the town clerk there are none.

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

415-10 R3 - Residential Zoning district uses that require special use permit - medical clinics.

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)

This is not a dimensional variance.

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:

My business will adhere to the operational hours outlined in Article 415-80, my hours are Monday through Friday from 9 AM to 6 PM. To ensure minimal visual disturbance to our neighbors, will continue to maintain landscaping features, including hedges and fences on our property. All client consultations will take place indoors, thereby preserving the privacy and tranquility of the neighborhood. Visitor and delivery vehicles will use our driveway for parking. Our practice generates no medical or hazardous waste, and I anticipate no increase in waste disposal; however, if it is needed, I will obtain and pay for an additional trash pick up through the town. Thank you for considering my application

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. _____

This application is not an appeal

Signed: _____

Xyfa Phelan RHK Phelan
Owner(s) of Record
All owners must sign

Signed: Xyfa Phelan

Applicant(s) If Different from owner
All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: 10-17-24



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

November 1, 2024

CERTIFIED ABUTTERS LIST OF MAP 51 – PARCEL 21

47 WILLIAM STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Karen Doherty

Karen Doherty – Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
51-21	PHILLIPS KYLA T & RICHARD L	47 WILLIAM ST	47 WILLIAM ST	ROCKLAND MA 02370
45-216	GAMBON GREG P & JILL M	205 WEST WATER ST	205 WEST WATER ST	ROCKLAND MA 02370
45-217	ANDRADE SAVANNAH D	199 WEST WATER ST	199 WEST WATER ST	ROCKLAND MA 02370
45-218	DE ALMEIDA COSTA GLEISON & SOUZA MARTINS FLAVIA	185 WEST WATER ST	185 WEST WATER ST	ROCKLAND MA 02370
45-220	CAMPOS MARLON D & CYNTHIA X	136 PLAIN ST	136 PLAIN ST	ROCKLAND MA 02370
51-1	BOIS GREGORY P & HEFFERNAN LISA M	211 WEST WATER ST	211 WEST WATER ST	ROCKLAND MA 02370
51-2	LINDQUIST REALTY CORPORATION ESTES AUTO SUPPLY INC	225 WEST WATER ST	c/o JAMES COTTER III PO BOX 270	N QUINCY MA 02171
51-7	FAY JOHN T & KAREN	115 PROSPECT ST	115 PROSPECT ST	ROCKLAND MA 02370
51-8	GARCIA ESTANISLAO R TR GARCIA TRUST II	232 WEST WATER ST	842 MONPONSETT ST	HANSON MA 02341
51-9	GARCIA ESTANISLAO R TR OF THE GARCIA TRUST	224 WEST WATER ST	842 MONPONSETT ST	HANSON MA 02341
51-10	WOOD BARRY P & LEEANN	218 WEST WATER ST	218 WEST WATER ST	ROCKLAND MA 02370
51-11	KILIAN JEFFREY A & WALSH JAYMIE L	210 WEST WATER ST	210 WEST WATER ST	ROCKLAND MA 02370
51-12	DAMON FRANCES C DAMON ERIC, FREDRICK, KEVIN &	208 WEST WATER ST	208 WEST WATER ST	ROCKLAND MA 02370
51-13	GARNETT JOHROS LADARMOR & MONDESIR GARNETT SHIRLEY	198 WEST WATER ST	198 WEST WATER ST	ROCKLAND MA 02370
51-14	GREELEY DAVID J & EDVANIA X	192 WEST WATER ST	192 WEST WATER ST	ROCKLAND MA 02370
51-15	BRUNELLE ROBERT J III & COCOZZA RACHEL B	130 PLAIN ST	130 PLAIN ST	ROCKLAND MA 02370
51-16	MCPARTLIN JAMES H & MARY C	122 PLAIN ST	122 PLAIN ST	ROCKLAND MA 02370
51-17	SILVA JOSIAS	118 PLAIN ST	PO BOX 419	KINGSTON MA 02364
51-18	AMBROSE JOSEPH J JR & AMBROSE CATHERINE M	102 PLAIN ST	102 PLAIN ST	ROCKLAND MA 02370
51-19	AYLWARD SUSAN	29 WILLIAM ST	29 WILLIAM ST	ROCKLAND MA 02370
51-20	ELLIOTT HAROLD A & NILES SUSAN M	39 WILLIAM ST	39 WILLIAM ST	ROCKLAND MA 02370
51-22	CAERAN PAUL H & PATRICIA A	55 WILLIAM ST	55 WILLIAM ST	ROCKLAND MA 02370
51-23	ROACH BRIAN T	65 WILLIAM ST	65 WILLIAM ST	ROCKLAND MA 02370
51-24	TORCHETTI MARK MICHAEL MATTHEW & JOHN & DONAHUE CHRISTINE M	75 WILLIAM ST	75 WILLIAM ST	ROCKLAND MA 02370



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Parcel ID	Owner	Location	Mailing Street	Mailing City
51-25	MCDONOUGH-BUSA SHARON	81 WILLIAM ST	81 WILLIAM ST	ROCKLAND MA 02370
51-26	LABOLLITA DENNIS P & BARBARA E	101 PROSPECT ST	101 PROSPECT ST	ROCKLAND MA 02370
51-27	RESZENSKI ELAINE TRUSTEE RESZENSKI COLLINS FAM PRT TR	72 WILLIAM ST	72 WILLIAM ST	ROCKLAND MA 02370
51-28	RUSSO MICHAEL	64 WILLIAM ST	104 LODGE ST	MANCHESTER NH 03104
51-28	LADONNE MICHELLE	66 WILLIAM ST	66 WILLIAM ST	ROCKLAND MA 02370
51-29	DRISCOLL JOHN P JR & PAMELA C	55 PROSPECT ST	55 PROSPECT ST	ROCKLAND MA 02370
51-30	DONOVAN JENNIFER L TRUSTEE KINSMAN FAMILY PROTECTION TR	48 WILLIAM ST	48 WILLIAM ST	ROCKLAND MA 02370
51-31	LINCOLN RUSSELL & MARCIA	38-40 WILLIAM ST	38 WILLIAM ST	ROCKLAND MA 02370
51-32	TAMULYNAS CHARLES J & C/O HOWIE CODY &	34 WILLIAM ST	65 YEOMANS AVE	MEDFORD MA 02155
51-33	CARLSON ANDREW D & ASHLEY L	24 WILLIAM ST	24 WILLIAM ST	ROCKLAND MA 02370
51-34	KRYSKINA MARINA & KRETOV PETR	16 WILLIAM ST	16 WILLIAM ST	ROCKLAND MA 02370
51-35	CURRIE PETER R & DONNA L	8 WILLIAM ST	8 WILLIAM ST	ROCKLAND MA 02370
51-38	TURCOTTE RYAN H & KATIE M	17 PROSPECT ST	17 PROSPECT ST	ROCKLAND MA 02370
51-39	FAHEY RACHEL L	25 PROSPECT ST	25 PROSPECT ST	ROCKLAND MA 02370
51-40	SFRAVARA ANTONIO & SFRAVARA GIANNA	35 PROSPECT ST	35 PROSPECT ST	ROCKLAND MA 02370
51-41	DRISCOLL JAMES P & DESIMONE SARA	43 PROSPECT ST	43 PROSPECT ST	ROCKLAND MA 02370
51-42	TOWNHOUSE HOLDINGS LLC	49 PROSPECT ST	165 HANCOCK STREET	BRAINTREE MA 02184
51-43	WOODWARD WARREN B III & MARY ELLEN	69 PROSPECT ST	69 PROSPECT ST	ROCKLAND MA 02370
51-45	MONAHAN THOMAS G & THERESA N	73 PROSPECT ST	73 PROSPECT ST	ROCKLAND MA 02370
51-46	TOOHEY KATHRYN	89 PROSPECT ST	89 PROSPECT 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.

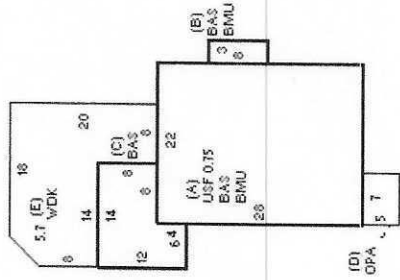
LIST IS VALID FOR 90 DAYS

Key: 3100

Town of ROCKLAND - Fiscal Year 2024

5:05 pm 12/28/2023 SEQ # 2,977

CURRENT OWNER		PARCEL ID		LOCATION		CLASS		CLASS%		DESCRIPTION		BN ID		BN		CARD									
PHILLIPS KYLA T & RICHARD L 47 WILLIAM ST ROCKLAND, MA 02370		51-21-0		47 WILLIAM ST		1010		100		SINGLE FAMILY		1		1		1 of 1									
TRANSFER HISTORY		DOS		T		SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY		DESC		AMOUNT		INSP		BY		1st %	
PHILLIPS KYLA T & RICHARD		07/24/2015		QS		270,000		45835-82		13367		08/14/2013		12		REROOF		9,400		06/30/2014				100	
ANDREWS BRUCE D		12/21/1990		XX				10084-333																100	
ANDREWS ALFRED D & DEBORA		09/07/1979		QS				4718-405																100	
CD		T		AC/ISF/UN		Nph		Inf1		Inf2		Lp1		VC		CREDIT AMT		ADJ VALUE							
100		S		9,225		1		1.00		1.00		1.00		1.00		304,800		212,190							
TOTAL		9,225 SF		ZONING		R3		FRNT		0															
Nph		1		O		T		E																	
Inf1		FACTOR 100																							
Inf2		PHY 100																							
TY		QUAL		COND		DIM/NOTE		YB		UNITS		ADJ PRICE		RCNLD											
DGF		A		1.00		50 0.50 23X28		1940		644		29.20		9,400											
BUILDING		CD		ADJ		DESC																			
MODEL		1				RESIDENTIAL																			
STYLE		7		0.95		CONVENTIONAL (100%)																			
QUALITY		A		1.00		AVERAGE (100%)																			
FRAME		1		1.00		WOOD FRAME (100%)																			
YEAR BLT		1900		SIZE ADJ		1.000																			
NET AREA		1,238		DETAIL ADJ		0.950																			
\$/SFLA(RCN)		\$222		OVERALL		1.000																			
CAPACITY				UNITS		ADJ																			
STORIES		1.5		7		1.00																			
ROOMS		3		3		1.00																			
BATHROOMS		2		2		1.00																			
# 1/2 BATHS		0		0		1.00																			
TOT FIXTURES		7		\$4,522		1.00																			
# UNITS		1		1		1.00																			
ELEMENT		CD		DESCRIPTION		ADJ																			
FOUNDATION		5		BRICK/STONE		1.00																			
EXT COVER		2		CLAPBOARD		1.00																			
ROOF SHAPE		1		GABLE		1.00																			
ROOF COVER		1		ASPH SHINGLES		1.00																			
FLOOR COVER						1.00																			
INT FINISH						1.00																			
HEATING/COOLING		1		FORCED AIR		1.00																			
FUEL SOURCE		2		GAS		1.00																			
MEASURE		8/25/2015		WFF																					
LIST		8/25/2015		EST																					
REVIEW		9/10/2015		TD																					
S		BAT		T		DESCRIPTION		UNITS		YB		ADJ PRICE		RCN		TOTAL RCN		CONDITION ELEM		CD					
+ BMU		N		BSMT UNFINISHED		640																			
A USF		L		UPPER STORY FIN		462																			
+ BAS		L		BASE AREA		776																			
D OPA		N		OPEN PORCH		35																			
E WDK		N		WOOD DECK		320																			
MST		O		MAMMETAL STACK		1																			
EFF. YR/AGE		1975 / 47																							
COND		29		29 %																					
FUNC		0																							
ECON		0																							
DEPR		29		% GD		71																			
RCNLD																									



BLDG COMMENTS