



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: 51 North Ave, Rockland
2. Name(s) of Owner(s) of Property: Matthew Little
3. Owner's Address: 18 Garrity Ct, Rockland
4. Name of Applicant(s): Brandon Little
5. Address of Applicant: 51 North Ave, Rockland
6. Applicant's Phone: Home: _____ Work: _____
Cell: 7813512557 Fax: _____
E-Mail: Brandon@lotsoflovepetapparel.com
7. State the Assessor's Map # 34 and Lot # 49 of the property.
8. State the Zoning District in which the property is located: R-2
9. Explain in-depth what you are proposing to do: _____
Im proposing to be able to obtain a Special Permit pursuant to Section 415-38.3
to be able to run dog services out of my house. My services consist of doggie day
school Monday through Friday, and occasional overnight boarders. For my services
the outdoor space would provide my "day school" which is essentially a small doggie
daycare space for the dogs to socialize and use the bathroom. We also go out for
walks at different places. We would start the day in my yard with some time to play
and do some leash work with the group, then occasionally go out to different places
for walks and activities.

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:
Currently the only permit pertaining to the property is a kennel license permit from Rockland animal control to conduct business until license hearing.
11. List all applicable sections of the Zoning Bylaw that pertains to this application:
415-38.3 (Sec. A-D) Kennels other than personal kennels
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:
I'm applying for a special permit kennel license to be able to keep dogs in my care at my home. A site plan has been drawn of the property showing appropriate size space, fencing bordering the perimeter, and space set back enough to not impose undue noises, visual, and traffic impacts. Both inside and outside areas kept in a maintained sanitary humane matter. Animal waste will be disposed of with Rockland Sanitary Landfill with the dumpster we have in the property.

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: _____

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: _____

12-20-24



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

November 6, 2024

CERTIFIED ABUTTERS LIST OF MAP 34 - PARCEL 49

51 NORTH AVE

BOARD - ZBA

REQUIREMENTS - Abutters within 300 ft.

CERTIFIED BY: Annette Murray
Annette Murray- Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
34-49	LITTLE MATTHEW A	51 NORTH AV	51 NORTH AVE	ROCKLAND, MA 02370
34-37	FITZGERALD RUSSELL	20 DEERING SQ	1035 BEDFORD ST	ABINGTON, MA 02351
34-38	ORTEGA ERICA	34 DEERING SQ	34 DEERING SQ	ROCKLAND, MA 02370
34-39	PHIPPS JAMES	30 DEERING SQ	30 DEERING SQ	ROCKLAND, MA 02370
34-41	PAYNE GENEVIEVE & JOHN D	17 DEERING SQ	17 DEERING SQ	ROCKLAND, MA 02370
34-42	MCDONAGH DARREN S & MCDONAGH KAREN A	21 DEERING SQ	21 DEERING SQ	ROCKLAND, MA 02370
34-43	ARMSTRONG JAMES R & KATHERINE	25 DEERING SQ	25 DEERING SQ	ROCKLAND, MA 02370
34-44	HAYNES TIMOTHY S & CRONIN TIMOTHY R	35 DEERING SQ	35 DEERING SQ	ROCKLAND, MA 02370
34-47	LITTLE MATTHEW	18 GARRITY CT	51 NORTH AVE	ROCKLAND, MA 02370
34-48	LIGHTHOUSE DEVELOPMENT LLC C/O ANTONELLIS DEVELOPMENT LLC	59 NORTH AV	33 JORDAN DRIVE	WEYMOUTH, MA 02190
34-50	BENOIT LEON R & JUNE E TRUSTEE	45 NORTH AV	45 NORTH AVE	ROCKLAND, MA 02370
34-51	BENOIT FAMILY TRUST	45 NORTH AV	45 NORTH AVE	ROCKLAND, MA 02370
34-51	FITTS FRANK W & KARLENE M	33 NORTH AV	33 NORTH AVE	ROCKLAND, MA 02370
34-52	JOYCE JOHN J TRUSTEE 50% JOYCE JOHN J & DENNIS TRS 50%	23 NORTH AV	15 NORTH MUNROE TERR	DORCHESTER, MA 02122
34-53	CAMPBELL CARLA TRUSTEE CAMEYE REALTY TRUST	17 NORTH AV	860 MAIN ST	HANOVER, MA 02339
34-69	JOYCE JOHN J & WARREN J OBRIEN TR-23 NORTH AVENUE REALTY TR	494 UNION ST	1372 BRUSH HILL RD UNIT H-302	MILTON, MA 02186
34-237	MURPHY COLLEEN K	39 DEERING SQ	39 DEERING SQ	ROCKLAND, MA 02370
34-238	GILLAN BRENDA J TRUSTEE LINDA & GERALD CALLAHAN HME TR	84 SOUTH DOUGLAS ST	84 SOUTH DOUGLAS ST	ROCKLAND, MA 02370
34-245	VENUTI ANTHONY P & ERIN M	15 TIRRELL DR	15 TIRRELL DR	ROCKLAND, MA 02370
34-246	NOUREDDINE JAAFAR	17 TIRRELL DR	17 TIRRELL DR	ROCKLAND, MA 02370
34-247	NOVA RUBIL	16 TIRRELL DR	16 TIRRELL DR	ROCKLAND, MA 02370
34-248	PINSKE AARON A TRUSTEE 6 TIRRELL DRIVE REALTY TRUST	6 TIRRELL DR	6 TIRRELL DR	ROCKLAND, MA 02370
39-18	FALCO LISA M	85 NORTH AV	85 NORTH AVE	ROCKLAND, MA 02370
39-19	LOGAN CHERRIE A	77 NORTH AV	77 NORTH AVE	ROCKLAND, MA 02370
39-20	DACEY BRIAN M	12 DEERING SQ	12 DEERING SQ	ROCKLAND, MA 02370
39-22	BARRUS SCOTT W	69 NORTH AV	69 NORTH AV	ROCKLAND, MA 02370



TOWN OF ROCKLAND

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39-23	RUGGIERO SUSAN E	65 NORTH AV	65 NORTH AV	ROCKLAND, MA 02370
39-25	HALLSEN ERIC F & KRISTIN E	34 NORTH AV	34 NORTH AV	ROCKLAND, MA 02370
39-26	TOWN OF ROCKLAND MCKINLEY SCHOOL	394 UNION ST	394 UNION ST	ROCKLAND, MA 02370
39-27	SMITH GLENN A & NANCY	40 NORTH AV	40 NORTH AVE	ROCKLAND, MA 02370
39-28	YOUSSEF ELIAS & CHAHINE SALAM	54 NORTH AV	54 NORTH AV	ROCKLAND, MA 02370
39-29	KELLY EDWARD F & MARY A	62 NORTH AV	62 NORTH AVE	ROCKLAND, MA 02370
39-30	FREDLUND ROBERT A & JANET M	68 NORTH AV	68 NORTH AVE	ROCKLAND, MA 02370
39-31	COCO JAMES JR C/O TOWN OF ROCKLAND	68-REAR NORTH AV	242 UNION ST	ROCKLAND, MA 02370
39-33	LEBRUN JEAN M & GLADYS	76 NORTH AV	76 NORTH AVE	ROCKLAND, MA 02370
39-34	LAM LIEN B	84 NORTH AV	84 NORTH AVE	ROCKLAND, MA 02370
39-65	MITCHEL MORGAN A	51 BELMONT ST	51 BELMONT ST	ROCKLAND, MA 02370
39-24A	OPTION C PROPERTIES LLC	18 NORTH AV	PO BOX 263	WEYMOUTH, MA 02190

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: 7898
Issuance Date: 10/28/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by BRANDON LITTLE
51 NORTH AVENUE
ROCKLAND, MA 02370

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 10/28/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 34-0049

51 NORTH AV

LITTLE MATTHEW A
51 NORTH AVE
ROCKLAND MA 02370

Land area : 0.35 AC
Land Value : 205,700
Impr Value : 374,300
Land Use : 0
Exemptions : 0
Taxable Value: 580,000

Deed date: Book/Page:
Class: 105-105

FISCAL YEAR	2025	2024	2023
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$.00	\$.00	\$.00
COMMUNITY PRESERVATION ACT	\$51.95	\$101.23	\$96.53
RESIDENTIAL REAL ESTATE TAX	\$4,184.70	\$8,154.80	\$7,957.02
TOTAL BILLED:	\$4,236.65	\$8,256.03	\$8,053.55
Charges/Fees	\$.00	\$20.00	\$30.00
Abatements/Exemptions	\$.00	\$.00	\$.00
Payments/Credits	-\$2,118.33	-\$8,276.03	-\$8,083.55
Interest to 10/28/2024	\$.11	\$.00	\$.00
TOTAL BALANCE DUE:	\$2,118.43	\$.00	\$.00

NOTE: Actual 2025 taxes not yet issued.

TOTAL TAX INTEREST PER DIEM: \$.0100

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



COMMERCIAL GENERAL LIABILITY COVERAGE PART – CLAIMS-MADE FORM
CERTIFICATE PAGE

IT IS AGREED THAT THIS CERTIFICATE IS ISSUED TO THE CERTIFICATE HOLDER LISTED BELOW TO CERTIFY COVERAGE
UNDER THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY LISTED BELOW.

INSURANCE COMPANY: Certain Underwriters at Lloyds NAME OF INSURED: Beauty Health & Trade Alliance CERTIFICATE HOLDER: Brandon Little, DBA Lots of Love Pet Services ADDRESS: 51 North ave, Rockland, MA 02370 POLICY PERIOD: 04/22/2024 to 04/22/2025 12:01 am EDT at the Address of The Certificate Holder RETRO-DATE: 04/22/2024	POLICY NUMBER: JN1224 CERTIFICATE NUMBER: PC185229 ISSUANCE DATE: 04/22/2024
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LIMITS OF INSURANCE			
General Aggregate Limit (Other Than Products-Completed Operations)	\$	2,000,000	
Products-Completed Operations Aggregate Limit	\$	2,000,000	
Personal and Advertising Injury Limit	\$	1,000,000	
Each Occurrence Limit	\$	1,000,000	
Damage to Premises Rented To You Limit	\$	100,000	
Medical Expense Limit	\$	5,000	
Animal Bailee – Animals In Your Care, Custody or Control	\$	5,000	Any One Premises
	\$	10,000	Any One Person
Veterinarian Expense Reimbursement	\$	1,000	Each Occurrence
	\$	2,500	Aggregate Limit
	\$	250	Each Occurrence
Lost Key Liability Coverage	\$	2,000	Aggregate Limit
	\$	2,000	Deductible

ADDITIONAL COVERAGE OPTIONS – Coverage Applies When Checked			
☐ Employee Coverage Elected			Included in LIMITS OF INSURANCE shown above
☐ Independent Contractors Elected			Included in LIMITS OF INSURANCE shown above
☐ Dog Training Coverage			Included in LIMITS OF INSURANCE shown above
☐ House Sitting Coverage			Included in LIMITS OF INSURANCE shown above
☒ Pet Daycare Coverage			Included in LIMITS OF INSURANCE shown above
☐ Pet Sitting Coverage			Included in LIMITS OF INSURANCE shown above
☒ Pet Groomers Professional Liability			Included in LIMITS OF INSURANCE shown above
☐ Broadened Property Damage Coverage	\$	10,000	Each Occurrence
	\$	25,000	Aggregate Limit
☐ Employee Dishonesty (Bond)	\$	10,000	Each Occurrence
	\$	25,000	Aggregate Limit

FORMS AND ENDORSEMENTS applicable to all Coverage Parts and made part of this Policy at time of issue are listed on the attach Forms and Endorsements Schedule IL 88 01 (11/85).

TYPE OF BUSINESS: Sole Proprietor/Individual
BUSINESS DESCRIPTION: ; Pet Grooming; Dog Walker; Doggy Daycare; Pet Taxi

PREMIUM:	\$181.00
BHTA FEE:	\$102.00
SURPLUS LINES TAX:	\$7.24
TOTAL COST OF INSURANCE: (The cost is 100% earned/non refundable)	\$290.24

Mandatory Forms and Endorsement	
SLC-3	Lloyds Jacket
PC1001	Declaration Page and Terminology
PC1110	Participation By Respective Contract
LSW1135B	Lloyds Privacy Policy Statement
IL0017 11/98	Common Policy Conditions
CG0002 04/13	Commercial General Liability - Claims-Made Form
PC1002	Claims Reporting
PC1004	Expense within Limits/Single Aggregate Limit
PC1005	Minimum Policy Premium
PC1007	Animal Bailee
PC1009	Dog Training - Exclusion
CG2158 07/98	Exclusion - Professional Veterinarian Services
PC1012	Assault & Battery Exclusion
PC1016	Miscellaneous Exclusion Endorsement
PC1017	Contractors Coverage Limitation
PC1018	Athletic or Sports Participants Exclusion
PC1019	Communicable Disease Exclusion
PC1020	Employment-Related Practices Exclusion
PC1021	Total Liquor and State Approved Recreational Liability Exclusion
PC1022	Limitation of Coverage to Business Description
PC1023	Lost Key Coverage Extension
PC1024	Exclusion - Injury to Any Temporary Workers, Volunteers, Casual Workers or Independent Contractors
PC1025	Veterinarian Expense Reimbursement
PC1026	Pet and Dog Breeding -- Exclusion
PC1027	Extended Reporting Period
PC1028	Kennel(s) - Exclusion
PC1029	Who Is An Insured
PC1030	Employee and Independent Contractor Definition
PC1031	Claims Made and Reported Endorsement
PC1032	Owned Animal Exclusion
LMA5020	Service of Suite
NMA1331	Cancellation Clause
CG2184 01/08	Exclusion of Certified Nuclear, Biological, Chemical or Radiological Acts of Terrorism
CG2149 09/99	Total Pollution Exclusion
VER001	Recording and Distribution of Material or Information in Violation of Law Exclusion
CG2106 05/14	Exclusion - Access or Disclosure of Confidential or Personal Information and Data-Related Liability
LMA5390	Terrorism Risk Insurance Act
NMA2920	Terrorism Exclusion Endorsement
LSW1001	Several Liability Notice
LMA3100	Sanctions Limitation Exclusion Clause
NMA1256	Nuclear Incident Exclusion Clause
PC1035	Exclusion - Pre-Existing Conditions
PC1036	Exclusion - Fees
PC1037	Bodily Injury Redefined
NMA 1477	Radioactive Contamination Exclusion
TYS 572	Cyber Exclusion Endorsement
NMA2918	War and Terrorism Exclusion Endorsement
PC1038	Risk Purchasing Group Endorsement

Optional Forms - Coverages Applies When Checked		
☐	PC1008	Broadened Property Damage
☐	PC1010	Employee Dishonesty
☐	PC1013	House Sitting Exclusion
☒	PC1014	Pet Daycare Operation Exclusion
☒	PC1015	Pet Groomers Professional Liability
☐	CG2026 04/13	Additional Insured - Designated Person or Organization
☐	CG2001 04/13	Primary and Non-Contributory - Other Insurance Condition
☐	CG2404 05/09	Waiver of Transfer of Rights of Recovery Against Other to Us
☐	CG8802 11/85	Hired and Non-Owned Auto Liability

THIS INSURANCE IS SUBJECT TO ALL THE TERMS AND CONDITIONS, INCLUDING APPLICABLE ENDORSEMENTS, OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY. A COPY OF THE COMMERCIAL GENERAL LIABILITY INSURANCE MASTER POLICY ACCOMPANIES THIS CERTIFICATE. ADDITIONAL COPIES WILL BE PROVIDED TO THE CERTIFICATE HOLDER UPON REQUEST. PLEASE READ THE POLICY AND ALL ENDORSEMENTS.

IMPORTANT INFORMATION ON CLAIMS-MADE POLICY

THIS IS A CLAIMS MADE AND REPORTED POLICY. SUBJECT TO ITS TERMS, THIS POLICY APPLIES ONLY TO ANY CLAIM FIRST MADE AGAINST THE INSURED AND REPORTED IN WRITING TO THE UNDERWRITERS DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD (AS SET OUT IN CLAUSE X. OF THE POLICY), IF APPLICABLE. DAMAGES AND CLAIMS EXPENSES SHALL BE APPLIED AGAINST THE DEDUCTIBLE. CLAIMS EXPENSES ARE WITHIN AND REDUCE THE LIMIT OF LIABILITY UNDER THIS POLICY. THE UNDERWRITERS SHALL NOT BE LIABLE FOR ANY DEFENSE COSTS OR FOR ANY JUDGEMENT OR SETTLEMENT AFTER THE LIMIT OF LIABILITY HAVE BEEN EXHAUSTED. PLEASE READ THIS POLICY CAREFULLY.

CLAIMS/INCIDENTS REPORTING

Full detail of any incident should be submitted via the customer dashboard. Questions can be sent via email to tcclaims@premierclaimsllc.com and mbonetati@premierclaimsllc.com or by letter to Marilyn L. Bonetati at Premier Claims Management LLC 2020 B North Tustin Avenue Santa Ana, CA 92705

NO ADMISSION OF LIABILITY MAY BE MADE EITHER VERBALLY OR IN WRITING

Program Administrator:

Veracity Insurance Solutions, LLC
260 South 2500 West, Suite 303
Pleasant Grove UT 84062
888.568.0548
info@petcareins.com

UNIQUE MARKET REFERENCE
NUMBER:

B0572YF24ST10

AUTHORITY REFERENCE NUMBER:

YF24ST10

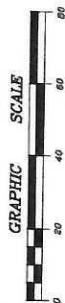
ADMINISTRATOR SIGNATURE:



Plan of Land
in
ROCKLAND, MASS.

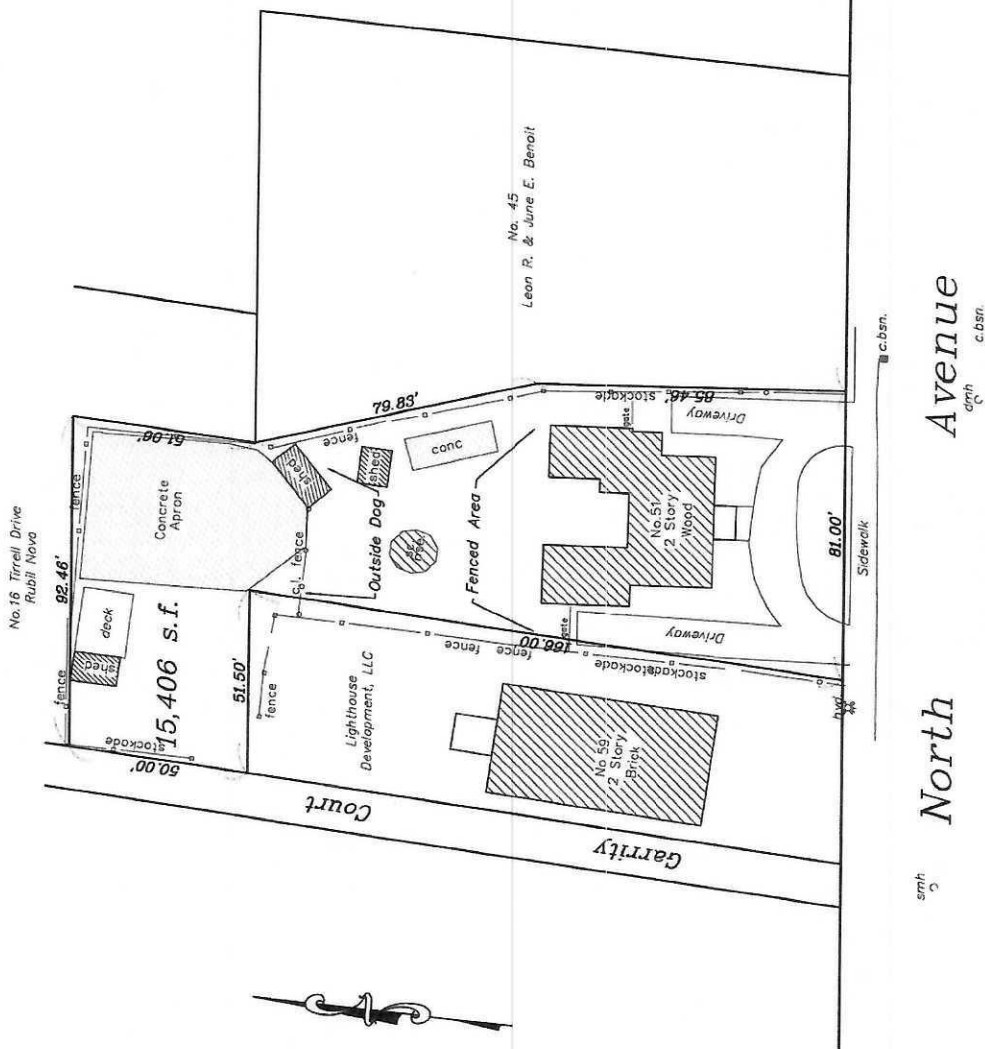
prepared for
Lots of Love Pet Service
Scale: 1 in. = 20 ft. September 21, 2024

C. W. GARVEY CO., INC.
SURVEYORS AND ENGINEERS
36 WEST STREET
WHITMAN, MASS.



NOTES:

1. ASSESSORS REFERENCE: MAP 34, PLOT 49-0
2. PROPERTY LIES IN THE RESIDENTIAL-2 ZONE
3. OWNER: MATTHEW A. LITTLE, 51 NORTH AVE.
4. PROPERTY LINE INFORMATION TAKEN FROM PLAN RECORDED IN BOOK 3302, PAGE 290 PREPARED BY PERKINS ENGINEERING ASSOCIATES 5/2/1966



North Avenue
smh
amh
c.bsn.

276.00' SB/DH