

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<sup>(Rear)</sup> 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.  
19 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: \_\_\_\_\_

January 21, 2025

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 Variance and Special Permit at the above referenced address. The applicant is seeking a Variance for access from Union Street through a residential zoning district. Details of the variance request have been prepared by Attorney Jeffrey De Lisi and are attached to this application. The applicant is also requesting a Special Permit for 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, dated 2024-10-08, 13 Copies of subdivision Concept plan dated 2025-02-03
5. 1 business sized pre-addressed stamped envelope for each name on the 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 by right warehouse 415-16.A.(2) and outdoor storage of materials 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.

**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 enclosure 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**

**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 Flood 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 arborvitaes.
- 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

**OHRENBERGER,  
DE LISI &  
HARRIS, LLP**  

---

**ATTORNEYS AT LAW**

WILLIAM H. OHRENBERGER, III  
JEFFREY A. DE LISI  
GREG E. HARRIS

February 3, 2025

RICHARD A. HENDERSON  
ALISON SMITH PIASECKI  
MATTHEW E. MITCHELL

Town of Rockland  
Zoning Board of Appeals  
Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

RE: 1119 and 1059-Rear Union Street

Dear Mr. Chair and Members of the Board:

This office represents the N&M RE HOLDINGS LLC (the "Applicant"), which is the owner and applicant of 1119 & 1059-Rear Union Street identified as Assessor Map 18, Lots 60 & 61 (hereinafter, collectively, the "Property".) The Applicant is filing herewith an application seeking a variance from Section 415-5.B of the Rockland Zoning Bylaw, which may be construed to prohibit the residentially zoned portion of this Property from being used to access an allowed industrial use on the industrially zoned portion of the property. The Applicant is also seeking a special permit to allow for the outdoor storage of materials on the industrial portion of the Property. The Board is familiar with this property because in December it denied without prejudice a requested identical special permit application and a Section 6 finding for the Project on the basis that the Applicant did not request the appropriate relief, that being the variance component.

The Property consists of approximately 25.63 acres of land having frontage on both Union Street and Lavina Avenue. The Property is located primarily in the I-2 Industrial Zoning District, except that a small portion of it at the frontage of Union Street is located in the R-2 Residence Zoning District. As indicated above, the Applicant previously proposed a permissible industrial use on the industrially zoned portion of the Property, but the Board felt that there was a question as to whether Zoning Bylaw Section 415-5.B. precluded access of the industrial portion using a driveway designed to accommodate industrial uses which traversed residentially zoned land<sup>1</sup>.

---

<sup>1</sup> Rockland Zoning Bylaw Section 415-5.B. provides in its entirety: "Where a district boundary line divides a lot existing at the time such line is adopted, the regulations applying to the portion of such lot in the less restricted district may be considered as extending not more than 30 feet into the more restricted portion, but only if the lot has frontage on a street in the less restricted district. The provision shall not be used to diminish the buffer zone (rear yard dimensions) requirements between residential and non-residential districts as contained in § 415-22."

As the Board can see in the enclosed plans, if the Applicant were to file and obtain approval on a definitive subdivision plan which meets the Subdivision Rules and Regulations and which extends Lavina Avenue into the Property, then it would be able to access the industrial use from Lavina Avenue, as opposed to from Union Street. That potential alternative concept, while permissible, is certainly not the best utilization of the Property, and is an inferior plan when compared to the variance request currently before the Board. I therefore urge the Board to seriously consider approving the requested variance.

Rockland Zoning Bylaw Section 415-89.1 provides the authority that empowers the Board issue use variances, and sets forth the required criteria. Specifically, it provides, in part, as follows:

§ 415-89.1. Zoning variances

A.

The Zoning Board of Appeals may authorize a variance for a particular use of a parcel of land or to an existing building thereon from the terms of this bylaw where, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such parcel or such building but not affecting generally the district in which it is located, a literal enforcement of the provisions of this bylaw would involve substantial hardship, financial or otherwise, to the applicant, and where desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this bylaw. The Board may impose conditions, safeguards and limitations both of time and of use, including the continued existence of any particular structures, but excluding any condition, safeguards or limitations based upon the continued ownership of the land or structures to which the variance pertains by the applicant, petitioner or any owner. If the rights authorized by a variance are not exercised within one year of the date of the grant of such variance, they shall lapse, and may be reestablished only after notice and a new hearing pursuant to this section.

It is therefore necessary to address each one of these required findings separately.

**Unique Condition of the Land Related to Soil, Shape or Topography**

This Property has features relating to all three factors. The shape bottlenecks at Union Street and then opens-up into a large expansive area. The bottleneck requires once to travel more than 600 feet into the Property just to access the rear portion which then doubles back toward Union Street behind residential properties. Additionally, the topography is strikingly low-lying and the soils are such that there are four primary areas of jurisdictional wetlands, in addition to

---

has frontage on a street in the less restricted district. The provision shall not be used to diminish the buffer zone (rear yard dimensions) requirements between residential and non-residential districts as contained in § 415-22."

a stream. To make matters worse, the shape is complicated by the zoning layers; approximately 90% of the 25.63-acre parcel is zoned industrial, while only a small remaining portion at the narrow frontage on Union Street is residentially zoned.

**Epecially Affecting the Property but Not Affecting Generally the District in Which it is Located**

This shape having frontage on two roads with four separate wetland areas, located in two zoning districts, is certainly a condition that is unique to this Property and does not generally affect both of the zoning districts in which it is located. It is rare to find a Property that was clearly intended for industrial uses that happens to require access from a street through a residential zoning district.

**A literal enforcement of the provisions of this bylaw would involve substantial hardship, financial or otherwise, to the applicant**

The Applicant is not proposing to use the residentially zoned portion of the Property for industrial uses. In point of fact, Bylaw Section 415-5 is not even a “use” section of the Rockland Zoning Bylaws; it concerns “interpretation of boundaries.” To interpret this provision literally so as to preclude using is as access, a use which is not specifically precluded in the Table of Uses of the Zoning Bylaw, would operate to preclude all uses of 90% of the 25.63-acre parcel. By no reasonable measure would denying access to the industrial zone NOT cause substantial hardship to the Applicant. All permissible and allowable industrial uses would thus be impermissible.

**Desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this bylaw.**

The boundary of the I-2 and R-2 zones was artificially imposed by the Town of Rockland after the Property was laid-out. Allowing residentially zoned land to contain a driveway which is a safer alternative than the potential subdivision road extension of Lavina Avenue through multiple residential homes cannot be said to be a substantial detriment to the public good. In fact, it would be an asset to the neighborhood when compared to that potential alternative, and would enable the land to be used for the industrial purposes for which it was primarily zoned.

For the foregoing reasons, the Applicant believes that the variance allows for the safest and most responsible utilization of the industrially zoned portion of the Property. The issuance of a variance would obviate the need to pursue the alternative Lavina Avenue concept outlined above. Additionally, the Applicant believes it meets the special permit criteria on that application, and is happy to review that criteria with the Board at the hearing.

Town of Rockland  
Zoning Board of Appeals  
February 3, 2025  
Page 4

Kindly feel free to contact me with any questions.

Very truly yours,



Jeffrey A. De Lisi

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 6<sup>th</sup> 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.



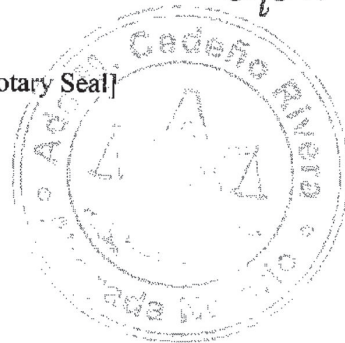
Notary Public

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

January 16, 2025

### 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     | 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 DR      | S. WEYMOUTH, MA 02190 |
| 12-842    | SOUTHFIELD REDEVELOPMENT AUTH                           | 0 ROCKLAND         | 223 SHEA MEMORIAL DR      | S. WEYMOUTH, MA 02190 |
| 12-843    | SOUTHFIELD REDEVELOPMENT AUTH                           | 0 ROCKLAND         | 223 SHEA MEMORIAL DR      | 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<br>US DEPT OF THE INTERIOR        | 0 ROCKLAND         | 15 STATE STREET           | BOSTON, MA 02109      |
| 13-864    | NATIONAL PARK SERVICE<br>US DEPT OF THE INTERIOR        | 0 ROCKLAND         | 15 STATE STREET           | BOSTON, MA 02109      |
| 13-875    | USA DEPT OF NAVY BRAC PMO EAST                          | 0 ROCKLAND         | 4911 SOUTH BROAD ST       | PHILADELPHIA, PA19112 |
| 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<br>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     | MCKEEN WILLIAM 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<br>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     | 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 DR      | S. WEYMOUTH, MA 02190 |
| 18-844    | SOUTHFIELD REDEVELOPMENT AUTH                           | 0 ROCKLAND         | 223 SHEA MEMORIAL DR      | S. WEYMOUTH, MA 02190 |
| 18-846    | SOUTHFIELD REDEVELOPMENT AUTH                           | 0 ROCKLAND         | 223 SHEA MEMORIAL DR      | S. WEYMOUTH, MA 02190 |

# TOWN OF ROCKLAND

## Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



|        |                                                  |             |                           |                    |
|--------|--------------------------------------------------|-------------|---------------------------|--------------------|
| 18-865 | NATIONAL PARK SERVICE<br>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 |

### 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



January 16, 2025

### 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     | 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<br>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     | CHIASSEON 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 &<br>PHELAN THERESA M                | 1059 UNION ST      | 1059 UNION ST             | ROCKLAND, MA 02370 |
| 18-55     | MCKEEN WILLIAM L                                         | 1067 UNION ST      | 1067 UNION ST             | ROCKLAND, MA 02370 |

# TOWN OF ROCKLAND

## Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 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<br>RESKE FAMILY TRUST          | 1095 UNION ST | 417 PLAIN ST              | ROCKLAND, MA 02370 |
| 18-60 | N&M RE HOLDINGS LLC                                 | 1119 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 |
| 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 CARRIE<br>WASIELEWSKI ANDREA LE         | 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 &<br>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<br>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 PARKWAY | 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**



| <i><b>Equip. Type</b></i> | <i><b>Equip. Make</b></i> | <i><b>Equip. Model/yr</b></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, 11<sup>th</sup> 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:

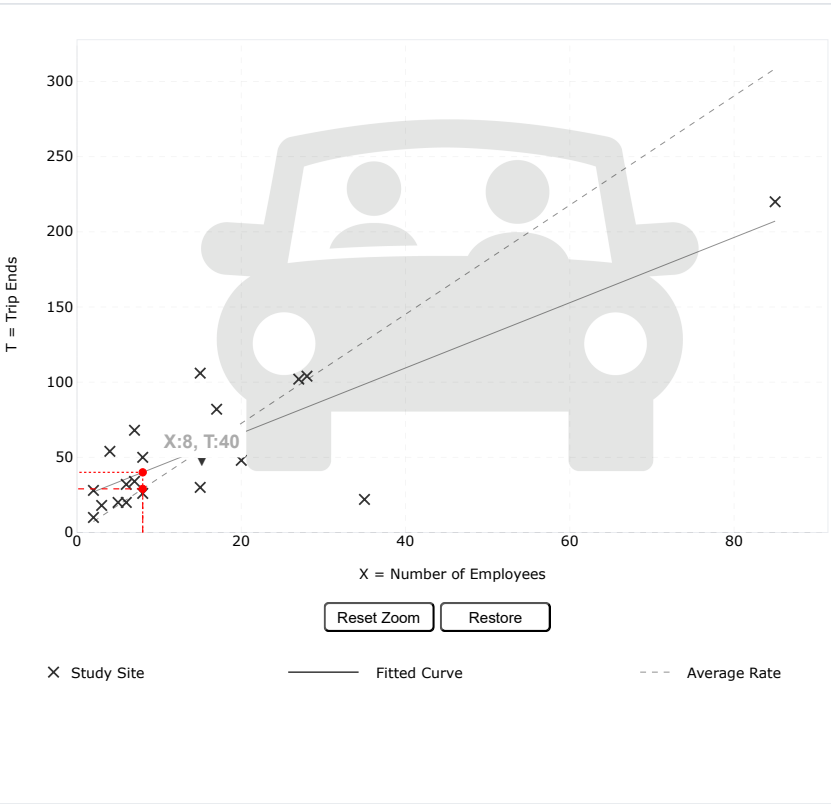
Vehicle

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:**  
 $T = 2.17(X) + 22.67$

**R<sup>2</sup>:**  
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



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:

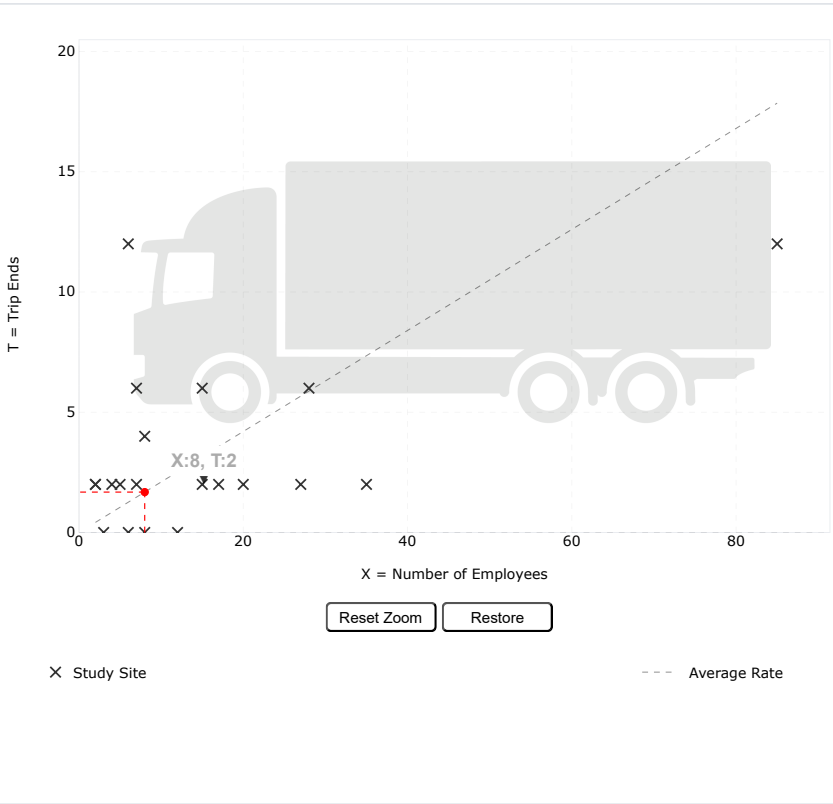
Truck

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

**R<sup>2</sup>:**  
\*\*\*\*

**Directional Distribution:**  
50% entering, 50% exiting

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

Add-ons to do more

Try OTISS Pro



# 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:

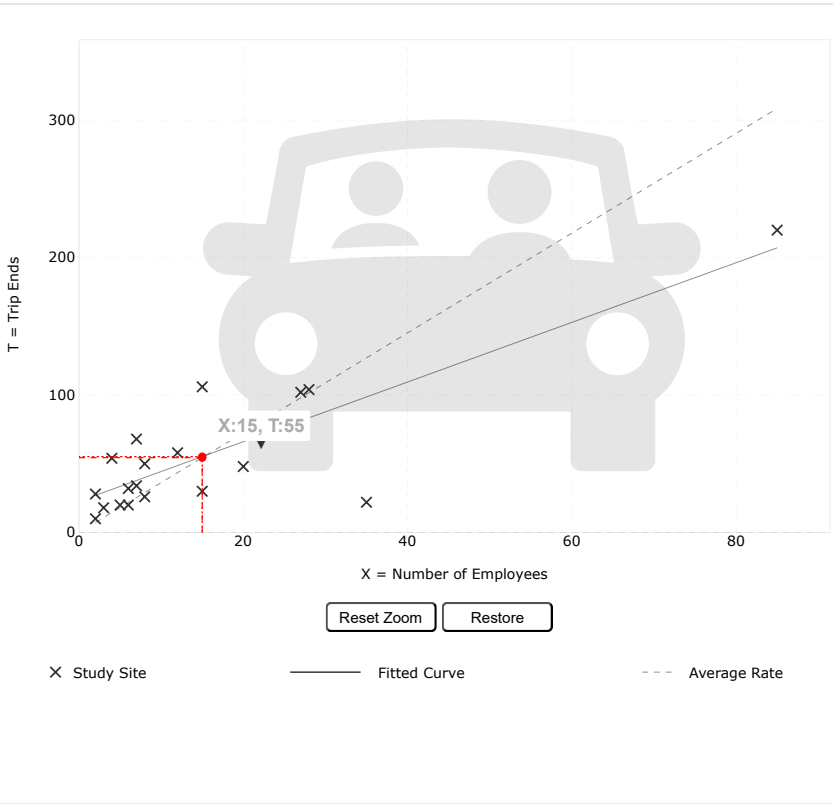
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

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:**  
 $T = 2.17(X) + 22.67$

**R<sup>2</sup>:**  
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

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

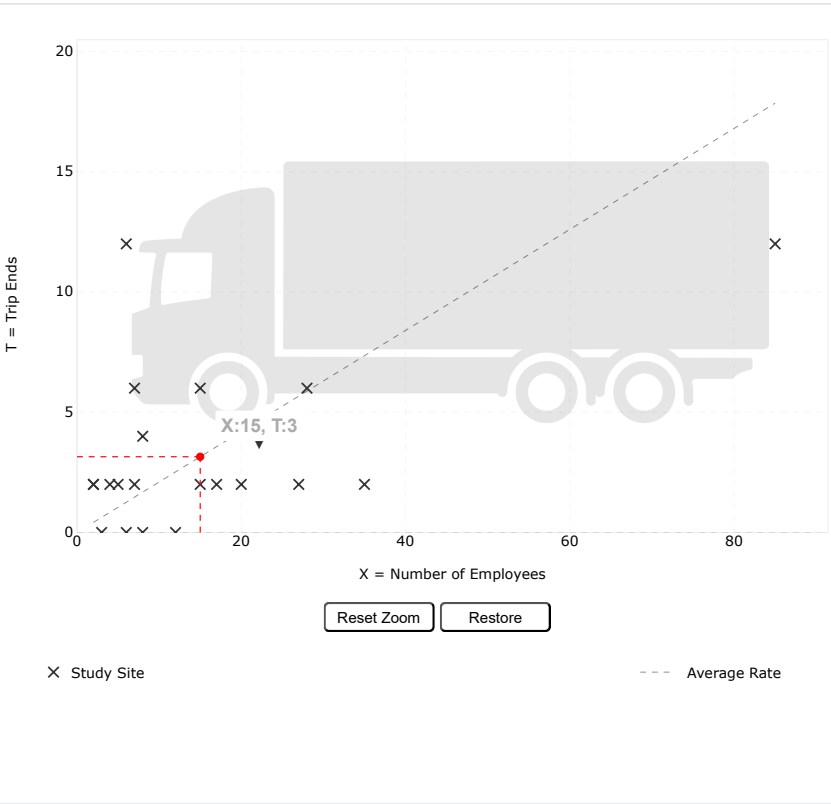
TRIP TYPE:

Truck

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:**  
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

**R<sup>2</sup>:**  
\*\*\*\*

**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