

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: 250-252 REED STREET
2. Name(s) of Owner(s) of Property: STEVEN G. BALLARD TRUSTEE
3. Owner's Address: 33 MELISSA CIR. E. BRIDGEWATER MA. 02333
4. Name of Applicant(s): LORRAINE T. BALLARD IRREV. TRUST
5. Address of Applicant: 33 MELISSA CIRCLE
EAST. BRIDGEWATER, MA 02333
6. Applicant's Phone: Home: _____ Work: _____
Cell: 617-693-5275 Fax: _____
E-Mail: _____
7. State the Assessor's Map # 44 and Lot # 61 of the property.
8. State the Zoning District in which the property is located: RESIDENCE R-2
9. Explain in-depth what you are proposing to do: _____

APPLICANT OWNES TWO ADJACENT PARCELS 250-252 REED STREET AND 260 REED STREET THE TWO PROPERTIES HAVE BEEN IN THE BALLARD FAMILY SINCE 1972. THE PROPERTIES ORIGINAL CONSISTED OF THREE LOTS BEING SHOWN ON C.W.HOWLAND PLAN 8019 AND ALSO ON ROCKLAND ASSESSORS MAP 44 LOTS 59, 60 & 61. APPLICANT WISHES TO RE- SUBDIVIDE LOTS NEARLY EQUAL IN SIZE. THE SHED AND PRESENT DEIVEWAY OF 260 REED STREET ENCROACHES ONTO 250-252 PROPERTY.

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:

NONE

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

ARTICLE V BUILDING LOT AND GENERAL DISTRICT
REGULATIONS (415-22) AND (415-24)
SECTION 6 FINDING.

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)

THE VARIANCE REQUESTED IS TO REDUCE THE AREA OF 250-252 REED STREET BY 5,080 S.F. AND TO ADD THAT AREA TO THE ABUTTING 260 REED STREET. THE FRONTAGE FOR 260 REED STREET WOULD INCREASE FROM 75.00 FT. TO 112.50 FT. AND THE AREA FROM 10,650 S.F. TO 15,730 S.F. THE FRONTAGE FOR 250-252 WOULD ALSO BE 112.50 FT. CONFORMING TO ZONING. THE PRESENT DRIVEWAY AND REAR SHED AT 260 REED STREET ENCROACH ONTO THE PROPERTY OF 250-252 REED STREET. BOTH PROPERTIES ARE IN THE ESTATE OF BALLARD AND TO CONVEY THEM THE ENCROACHMENT CREATES AN ENCUMBRANCE ON BOTH PROPERTIES. THE GRANTING OF THE VARIANCE DOES EFFECT THE ZONING DISTRICT AS BOTH LOTS WILL BE LARGER IN AREA AND FRONTAGE THAN ALL LOTS ON THE SOUTHERLY SIDE OF REED STREET.

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:

N/A

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error.

N/A

Signed:

Shirley Ballantyne, Trustee of Lawrence T. Ballantyne Trust

Owner(s) of Record

All owners must sign

Signed:

Applicant(s) If Different from owner

All applicants must sign

Signed:

Signature of Attorney (if any)

Date:



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

March 3, 2025

CERTIFIED ABUTTERS LIST OF MAP 44 – PARCEL 61

250-252 REED ST ROCKLAND MA 02370

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Karen Doherty
Karen Doherty – Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
44-61	BALLARD STEVEN G TRUSTEE LORRAINE T BALLARD IRREV TR	250-252 REED ST	33 MELISSA CIR	EAST BRIDGEWATER MA 02333
38-97	TOWN OF ROCKLAND	0 REED ST	REED ST	ROCKLAND MA 02370
38-131	FRANCO RENATO MOREIRA & SANTANA GRAZIELE DA SILVA	48 CAREY ST	48 CAREY ST	ROCKLAND MA 02370
39-204	TOWN OF ROCKLAND SENIOR HIGH SCHOOL	52 MACKINLAY WAY	52 MACKINLAY WAY	ROCKLAND MA 02370
44-55	FULTON CHRISTOPHER F & KATHLEEN A	290 REED ST	290 REED ST	ROCKLAND MA 02370
44-56	MELCHIONE JOHN	286 REED ST	ATTN JAM REAL ESTATE MGMT LLC 218 VFW DR	ROCKLAND MA 02370
44-57	JOHNSON TYRONE D & ELIZABETH M	278 REED ST	278 REED ST	ROCKLAND MA 02370
44-58	PHIPPS REGINA E LE	272 REED ST	272 REED ST	ROCKLAND MA 02370
44-59	BALLARD STEVEN G TRUSTEE LORRAINE T BALLARD IRREV TR	260 REED ST	33 MELISSA CIR	EAST BRIDGEWATER MA 02333
44-62	KAMEL JOANNE M LE	210 REED ST	210 REED ST	ROCKLAND MA 02370
44-63	LOMBARDO ALEJANDRA & GUSTAVO SUAREZ JOSE	208 REED ST	208 REED ST	ROCKLAND MA 02370
44-64	WINSOR JAMES R & KIM M	206 REED ST	206 REED ST	ROCKLAND MA 02370
44-65	DEOLIVEIRA RICHARD GALES	204 REED ST	204 REED ST	ROCKLAND MA 02370
44-71	KILLINGER ROBERT N & JAN-MARIE	245 REED ST	245 REED ST	ROCKLAND MA 02370
44-72	NASTASIA K & MARRERO S TRS DONNA WALLACE IRREVOCABLE TRUS	253 REED ST	253 REED ST	ROCKLAND MA 02370
44-73	MARI MICHAEL J & YVONNE A	21 CAREY ST	21 CAREY ST	ROCKLAND MA 02370
44-74	BATES LAURIE B TRUSTEE CHIWULU NOMINEE TRUST 2014	29 CAREY ST	29 CAREY ST	ROCKLAND MA 02370
44-76	FLAMMIO THOMAS G & MARIAN C	22 CAREY ST	22 CAREY ST	ROCKLAND MA 02370
44-77	JENNINGS MARY C & DEGUST JOSHUA R	10 CAREY ST	10 CAREY ST	ROCKLAND MA 02370
44-78	GRISOLIA MICHAEL P & LISA S	273 REED ST	273 REED ST	ROCKLAND MA 02370

TOWN OF ROCKLAND

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Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
44-79	MERLINO PAUL & MERLINO JESSICA	287 REED ST	287 REED ST	ROCKLAND MA 02370
44-105	TOWN OF ROCKLAND SENIOR CENTER	317 PLAIN ST	242 UNION 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