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SCOTT GOLDING
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April 1, 2025

Via Hand-Delivery

Robert Rosa, Chair
Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, MA 02370

**Re: Application for Variance
 421 Forest Street, Rockland, MA**

Dear Chair Rosa and Members:

This office represents Melissa McInnis and Dennis S. Benoit (collectively, the “Applicants”), owners of the property at 421 Forest Street, in Rockland (the “Property”). As the Board will recall, the Applicants were previously granted a Variance (Case No.: 2024-07), dated July 2, 2024, and recorded with the Plymouth County Registry of Deeds at Book 59093, Page 312, to construct a 2,250± square foot warehouse/storage building, with accessory parking, sited entirely within the I-1 portion of the Property and accessed off of VFW Drive. By this application, the Applicants request that the Board grant a zoning variance, pursuant to § 415.89.1 of the Town of Rockland Zoning Bylaw (the “Bylaw”), from Section 415-22.A(2)(d), and such other relief as deemed necessary, to allow for the Applicants to modify the width of the internal access driveway to 20 feet (20’) from seventeen feet (17’) proximate to the warehouse/storage building, and seven feet (7’) from the northerly property line.

I. Background Facts

The Property is a dual access lot with frontage on Forest Street and VFW Drive. The Applicants hold title to the Property by virtue of deed dated October 22, 2018, recorded with the Plymouth County Registry of Deeds at Book 50431, Page 48. A copy of the deed is attached as Exhibit 1. The property was subdivided in 1953. Per the operative Deed and referenced subdivision plan (from 1953), the deeded property is 1.31± acres (53,916 square feet). In 1960, a portion of the deeded property was taken for the relocation of the State Highway (VFW Drive). As a result of this taking, the deeded property now consists of approximately 29,500 square feet of land with frontage on both Forest Street and VFW Drive, along with an additional 21,000+

square feet of unimproved land located on the opposite side of VFW Drive..¹ The Property is located in both the R-2 and I-1 Districts.

The Property is irregularly shaped, as it is long and narrow – having 79± linear feet of frontage on Forest Street and 82± linear feet of frontage on VFW Drive, and a depth of 359± linear feet on the easterly lot line and 380± linear feet on the westerly lot line. The Property is improved with a 758± square foot single-family dwelling constructed in 1954. The dwelling is setback 24± linear feet from the Forest Street front lot line, and 18± linear feet from the easterly side lot line and 26± linear feet from the westerly side lot line. The Bylaw was subsequently adopted on March 4, 1958 and effective on April 8, 1958. Accordingly, the Property is a preexisting, non-conforming lot with a pre-existing non-conforming dwelling.

On July 2, 2024, the Applicants were granted a Variance by the Board to construct a 2,250± square foot warehouse/storage building, with accessory parking, sited entirely within the I-1 portion of the Property and accessed off of VFW Drive. The warehouse/storage structure is sited to maintain a minimum 27-foot side yard setback, as required by 415-34 of the Bylaw.

II. The Proposed Relief

Subsequent to the issuance of the Special Permit and Variances, the Applicants and their project team received an Order of Conditions from the Conservation Commission and are now before the Planning Board for Site Plan Approval. As part of the Planning Board review, the Deputy Fire Chief, Thomas Heaney, provided comments to the board regarding certain requirements necessary to comply with NFPA codes; including the requirement that “[f]ire apparatus access roads shall have an unobstructed width of not less than 20 Feet.” A copy of the comment letter is attached hereto as Exhibit 2.

In order to comply with this requirement, the Applicants request a variance from Section 415-22.A(2)(d), which requires that in all Industrial Districts all areas used for access, egress or onsite circulation shall be set back a minimum of 10 feet from any property line and the ten-foot setback back shall be properly landscaped and maintained, to allow for the internal access driveway to be seven feet (7') from the northerly property line in the area(s) proximate to the warehouse/storage building, in order to modify the width of the internal access driveway to 20 feet (20'). As shown on the submitted site plan, the modification of the internal access driveway width from 17 feet (17') to 20 feet (20') proximate to the warehouse/storage building results in 442 square feet of driveway and 202 square feet of cape cod berm within the ten-foot setback. See Site Layout & Landscape Plan submitted herewith.

¹ The 29,500± s.f. portion of the deeded property that has frontage on Forest Street and VFW Drive is hereafter referred to as the “Property.”

The requested relief has no effect on the buffer between the warehouse/storage structure and existing residential structures, as the continues to include an eight foot (8') tall stockade fence, twenty-five (25) Thuja Plicata (Giant Green Arborvitae), each of 8'-10' in height, and two (2) Acer Rubrum (Red Maple). See Site Layout & Landscape Plan.

III. The Zoning Board of Appeals Should Grant a Variance.

Under § 415-89.1.A. of the Bylaws and M.G.L. c. 40A, § 10, the Board 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, a literal enforcement of the provisions of the Bylaws would involve substantial hardship, financial or otherwise, to the applicant and where relief may be granted without nullifying or substantially derogating from the intent or purpose of the Bylaws.

In order to grant a variance, § 415-89.1.B. requires that the Board find the following conditions to be present:

- (1) Conditions and circumstances unique to the applicant's lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district.
- (2) Strict application of the provisions of this bylaw would deprive the applicant of reasonable use of the lot, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighborhood lands, structures or buildings in the same district.
- (3) The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of this bylaw.
- (4) Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this bylaw.
- (5) Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district.

See also M.G.L. c. 40A, §10.

1. There are Unique Conditions and Circumstances Supporting a Variance.

The Property has unique conditions and circumstances that do not apply to neighboring lands structures, or buildings in the same zoning district. It is irregularly shaped, being long and narrow, with 79± linear feet of frontage on Forest Street and 82± linear feet of frontage on VFW Drive. The lot extends significantly in depth, measuring approximately 359± linear feet along the

easterly lot line and 380± linear feet on the westerly lot line. Additionally, the Property is improved with a 758± square foot single-family dwelling constructed in 1954, which is lawfully pre-existing non-conforming. The dwelling is set back approximately 24 feet from the Forest Street lot line, 18 feet from the easterly side lot line, and 26 feet from the westerly side lot line. These constraints, combined with the lot's irregular shape and existing nonconformities, create a unique hardship that does not generally apply to other properties in the district

The surrounding area consists of a mix of residential dwellings along Forest Street and industrial/commercial uses along VFW Drive. As previously noted, per the operative Deed, the Property is 1.31± acres (53,916 square feet) – but a portion of the Property was taken for the relocation of the State Highway (VFW Drive) in 1960² – after the development of Forest Street primarily in 1954. The taking for and relocation of VFW Drive, after the development of Forest Street, altered the development pattern of the area – with certain lots being redivided in order to create industrial lots with frontage on VFW Drive and smaller lots with existing single-family dwellings along Forest Street. For example, the five lots numbered as 373 – 399 Forest Street are all identical lots possessing 11,250 s.f. of land area, and improved with modest size homes originally constructed in 1954, and the lots at 406-415 VFW Drive was created to the rear of these properties and improved in 1973 with a warehouse-style building housing a health club, as well as secondary structure to the rear.³ Thus, Forest Street in the area of the Property is characterized by smaller homes built primarily in 1954. The placement of the homes and lot frontage are similar; however, the land area varies – ranging from 10,000± SF to 30,000± – with the Property being one of the largest. VFW Drive in the area of the Property is characterized by warehouse-style buildings housing industrial, commercial and recreational uses, as well as contractor yards. The post-taking development pattern results in the Property being the largest dual frontage lot that has accessible frontage on VFW Drive.

On July 2, 2024, the Applicants were granted a Variance by the Board to construct a 2,250± square foot warehouse/storage building, with accessory parking, sited entirely within the I-1 portion of the Property and accessed from VFW Drive. The warehouse/storage structure is sited to maintain a minimum 27-foot side yard setback, as required by 415-34 of the Bylaw. To comply with the Fire Department's requirement, the Applicants seek modest relief to increase the width of the internal access driveway to 20 feet (20'). This adjustment would require a reduction of the access area setback from 10 feet (10') to seven feet (7') along the northerly property line, resulting in 442 square feet of driveway and 202 square feet of cape cod berm within the ten-foot setback. Granting this modest variance would accommodate necessary safety and access improvements while recognizing the unique characteristics of the Property and the surrounding industrial

² Subsequent to the taking, the Property consists of 29,500± square feet of land that has frontage on Forest Street and VFW Drive, and an additional 21,000± square feet of unimproved land on the opposite side of VFW Drive.

³ The secondary structure appears to be an apartment.

neighborhood. The Property's irregular shape, existing development, and the need for fire access justify this relief and distinguish it from other properties in the zoning district.

2. The Strict Application Of § 415-29 Would Deprive the Applicants of Reasonable Use of the Property in an Equivalent Manner.

As mentioned, the surrounding neighborhood consists of a mix of residential dwellings along Forest Street and industrial/commercial uses along VFW Drive. The Property is the largest dual frontage lot in the area that has accessible frontage on VFW Drive. The warehouse/ storage building is accessed via the existing gated, gravel driveway from VFW Drive – and 8-foot-tall fencing and numerous buffer plantings provide ample separation between the existing residential structures and the warehouse/storage building. Allowing the Applicants to increase the width of the internal access driveway to 20 feet (20') to comply with a requirement of the Fire Department requires modest relief to reduce the access area setback from 10 feet (10') to seven feet (7') along the northerly property line to provide for safe access to the modest size warehouse/storage structure from VFW Drive and allowing the Applicants to make reasonable use of their Property in a manner equivalent to the uses permitted by other land owners in the neighborhood.

3. The Unique Conditions And Circumstances are Not The Result of Actions Of the Applicants Taken Subsequent to the Adoption of the Bylaw.

The unique condition and circumstances are not the result of any actions taken by the Applicants subsequent to the adoption of the Bylaw. As previously outlined, the taking for and relocation of VFW Drive, after the development of Forest Street, altered the development pattern of the area – with certain lots being redivided in order to create industrial lots with frontage on VFW Drive and smaller lots with existing single-family dwellings. The Applicants are seeking relief to widen the internal access driveway to comply with a requirement of the Fire Department which requires a modest reduction in the access area setback due to the narrow width of the lot.

4. The Grant of a Variance Will Not Cause Substantial Detriment To The Public Good Or Impair The Purposes and Intent Of The Bylaw.

The Applicants are seeking relief to widen the internal access driveway to comply with a requirement of the Fire Department which requires a modest reduction in the access area setback due to the narrow width of the lot. The use of the Property and modest encroachment of the driveway into the setback is consistent with previously explained historic development patterns of the neighborhood. Case law recognizes that “some derogation from the By-Law’s purpose is anticipated by every variance; [o]therwise, the denial of relief on the basis of a slight or insubstantial departure from the goals of the by-law would prohibit the grant of any variance.” Cavanaugh v. DiFlumera, 9 Mass. App. Ct. 396, 400 (1980). The project is designed to conform to the character of the neighborhood and is well-conceived. The surrounding neighborhood consists of a mix of residential dwellings along Forest Street and industrial/commercial uses along VFW Drive. The Property is the largest dual frontage lot in the area that has accessible frontage

Robert Rosa, Chair
Zoning Board of Appeals
April 1, 2025
Page 6

on VFW Drive. The warehouse/storage building is accessed off of VFW Drive – and 8-foot-tall fencing and numerous buffer plantings will provide ample separation between the existing residential structures and the warehouse/storage building. Allowing the Applicants to widen the internal access driveway to comply with a requirement of the Fire Department requires a modest reduction in the access area setback due to the narrow width of the lot and will not cause substantial detriment to the public good or impair the purpose or intent of the Bylaw. In fact, the granting of relief will promote the public good by providing between access for emergency vehicles.

5. The Grant of a Variance Will Not Constitute a Grant of Special Privilege Inconsistent with the Limitations Upon Other Properties in the District.

The Applicants assert that there is no special treatment or privilege being requested here. The Property is the largest dual frontage lot in the area that has accessible frontage on VFW Drive. Allowing the Applicants to widen the internal access driveway to comply with a requirement of the Fire Department promotes public safety and allows for the use of the Property in a manner equivalent to the uses permitted by other landowners in the neighborhood.

IV. Conclusion

Accordingly, the Applicants respectfully request that the Board grant Variance from Section 415-22.A(2)(d), and such other relief as deemed necessary, to allow for the Applicants to modify the width of the internal access driveway to 20 feet (20') from seventeen feet (17') proximate to the warehouse/storage building, and seven feet (7') from the northerly property line. The Applicants assert that all conditions of § 415-89 of the Bylaws and the requirements of M.G.L. c. 40A, §10, have been met.

Should you require additional information, please do not hesitate to contact us. Thank you for your consideration.

Very truly yours,



Scott Golding

cc: Melissa McInnis and Dennis S. Benoit (*via email*)

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: **421 Forest Street**
2. Name(s) of Owner(s) of Property: **Melissa McInnis and Dennis S. Benoit**
3. Owner's Address: **421 Forest Street, Rockland**
4. Name of Applicant(s): **Melissa McInnis and Dennis S. Benoit**
5. Address of Applicant: **421 Forest Street, Rockland**

6. Applicant's Phone: Home: _ _ _ _ _ Work: 781-749-7200 _ _ _
Cell: _ _ _ _ _ Fax: _ _ _ _ _
E-Mail: sgolding@dtm-law.com _ _ _ _ _

7. State the Assessor's Map# **14** and Lot# **79** of the property.

8. State the Zoning District in which the property is located: **I-1 and R-2**

9. Explain in-depth what you are proposing to do: The Applicants request zoning relief from Section 415-22.A(2)(d), and such other relief as deemed necessary, to allow for the modification of the width of the internal access driveway to 20 feet (20') from seventeen feet (17') proximate to the previously approved warehouse/storage building, and seven feet (7') from the northerly property line at the Property. The proposed warehouse/storage structure is sited entirely within the I-1 portion to the Property. Fencing and a planted buffer continue to provide enhanced separations between existing dwellings and warehouse/storage structure and associated driveway access area(s) accessed off of VFW Drive. See Letter from Scott Golding, Esq., submitted herewith, for addition information regarding the Project.

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:

Not Applicable.

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

The Applicants request that the Board grant a zoning variance, pursuant to § 415.89.1 of the Town of Rockland Zoning Bylaw (the "Bylaw"), from Section 415-22.A(2)(d), and such other relief as deemed necessary, to allow for the Applicants to modify the width of the internal access driveway to 20 feet (20') from seventeen feet (17') proximate to the warehouse/storage building, and seven feet (7') from the northerly property line. See Letter from Scott Golding, Esq., submitted herewith, for addition information.

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)** _ _ _ _ _

See Letter of Scott Golding for justifications for requested 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:

Not Applicable

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. _____

Not Applicable

Signed: _____

Melissa McInnis and Dennis S. Benoit

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: _____

4/1/25

EXHIBIT 1



2018 00088211

Bk: 50431 Pg: 48 Page: 1 of 3

Recorded: 10/22/2018 02:39 PM

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

CANCELLED

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 10/22/2018 02:39 PM

Ctrl# 118851 16314 Doc# 00088211

Fee: \$1,140.00 Cons: \$250,000.00

SL# 180231589
CLIENT# 1458773

After Recording, Return To:

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

14-79-0

14-69-0

QUITCLAIM DEED

CITIBANK N.A., whose mailing address is 1000 Technology Drive, O'Fallon, MS 63368, hereinafter grantor, for \$250,000.00 (Two Hundred Fifty Thousand Dollars and Zero Cents) in consideration paid, grants and quitclaims to MELISSA MCINNIS and DENNIS S. BENOIT, * hereinafter grantees, whose tax mailing address is 421 FOREST STREET, ROCKLAND, MA 02370, with Quitclaim Covenants:

* aka Dennis Benoit

A certain, parcel of land with the buildings thereon, situated in Rockland, Plymouth County, Massachusetts, bounded and described as follows: NORTHWESTERLY by Forest Street as shown on plan hereinafter mentioned, 79.000 feet; NORTHEASTERLY by Lot 6 as shown on said plan, 740.81 feet; SOUTHERLY by land now or formerly of Amos S. Reed as shown on said plan, 24.57 feet; and again SOUTHERLY by a portion of Lot 8 as shown on said plan, 62.43 feet; SOUTHWESTERLY by Lot 8 as shown on said plan, 700.12 feet. Containing one acre 13,356 square feet of land more or less according to said plan. Being Lot 7 as shown on "Plan of Land in Rockland Formerly Owned by Lot Phillips Co. Corp. Scale 1" -80' Mar. 2, 1953 N. H. Pope Surveyor Now Owned by Mt. Blue Realty, Inc." recorded Plymouth Deeds Plan #224 of May 6, 1953. Subject to and with the benefit of the rights of way shown on said Plan.

Excepting Portion taken Book 2784 Page 352

Property Address is: 421 FOREST STREET, ROCKLAND, MA 02370

SL# 180231589
CLIENT# 1458773

Being the same property transferred in the Foreclosure Deed recorded on 06/11/2018 at Official Records Book 49903, Page 163.

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

SL# 180231589
CLIENT# 1458773

Executed by the undersigned under seal on October 1, 2018:

This conveyance does not constitute the sale or transfer of all or substantially all of the grantor's assets within the Commonwealth of Massachusetts

CITIBANK N.A.

By: [Signature]

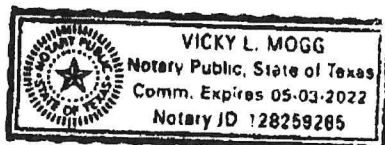
Name: EM Robinson

Its: AUP and Recovery Senior Manager

Commonwealth of Massachusetts

STATE of TEXAS
COUNTY of DALLAS

On this 1 day of October, 2018, before me, the undersigned notary public, personally appeared EM Robinson, who proved to me through satisfactory evidence of identification, EM Robinson personally known to be the Assistant Vice President of and Recovery Senior Manager CITIBANK N.A. the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.



Vicky L. Mogg
Notary Public Vicky L. Mogg
exp 5-3-22

This instrument prepared by:
Nowell Bloomenthal Esq., (Massachusetts Bar Number: 046760), 935 Main Street # 3, Waltham, MA 02451-7437 and Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209, (513) 247-9605 Fax: (866) 611-0170.

EXHIBIT 2



ROCKLAND FIRE DEPARTMENT

P.O. BOX 512
360 Union Street
Rockland, Massachusetts 02370-0512



Scott F. Dufley, *Chief*
Thomas Heaney, *Deputy Chief*
Christine MacPherson, *Executive Assistant*

Phone (781) 878-2123
Fax (781) 982-0302

January 24, 2025

Rockland Planning Board

RE: 421 Forest Street

The Rockland Fire Department will require compliance with the following NFPA codes. Additional items are listed below.

NFPA 1 18.2.3.5.1.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 Feet.

NFPA 1 18.2.3.5.4 Dead Ends. Dead end fire apparatus access roads in excess of 150 ft in length shall be provided with approved provisions for the fire apparatus to turn around.

NFPA 1 18.2.4 Obstruction and Control of Fire Apparatus Access Roads 18.2.4* Obstruction and Control of Fire Apparatus Access Road.

18.2.4.1.1 The required width of a fire apparatus access road shall not be obstructed in any manner, including by the parking of vehicles.

18.2.4.1.2 Minimum required widths and clearances established under 18.2.3.5 shall be maintained at all times.

18.2.4.1.3* Facilities and structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.

18.2.4.1.4 Entrances to fire apparatus access roads that have been closed with gates and barriers in accordance with 18.2.4.2.1 shall not be obstructed by parked vehicles.

18.2.4.2 Closure of Accessways

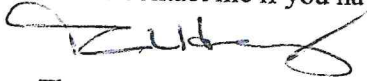
18.2.4.2.1 The AHJ shall be authorized to require the installation and maintenance of gates or other approved barricades across roads, trails, or other accessways not including public streets, alleys, or highways.

18.2.4.2.2 Where required, gates and barricades shall be secured in an approved manner.

The Rockland Fire Department requires the installation of an NFPA compliant Fire Alarm system for this building.

The address is concerning to the fire department having two driveways separate and distinct may create a delay in providing medical and fire services.

Please contact me if you have any questions.

A handwritten signature in dark ink, appearing to read 'T. Heaney', with a stylized flourish at the end.

Thomas Heaney
Deputy Fire Chief



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

March 24, 2025

CERTIFIED ABUTTERS LIST OF MAP 14 – PARCEL 79

421 FOREST STREET

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Karen Doherty
Karen Doherty - Senior Clerk

Parcel ID	Owner	Location	Mailing Street	Mailing City
14-79	MCINNIS MELISSA & BENOIT DENNIS S	421 FOREST ST	421 FOREST ST	ROCKLAND MA 02370
14-4	WENZ DANIEL R	392 FOREST ST	392 FOREST ST	ROCKLAND MA 02370
14-5	FRAZIER DAVID G & MARY L	400 FOREST ST	400 FOREST ST	ROCKLAND MA 02370
14-7	JACKSON GREGORY & ELYSEE CAROLE	416 FOREST ST	416 FOREST ST	ROCKLAND MA 02370
14-8	GREENE HERBERT T & MAUREEN A	428 FOREST ST	428-B FOREST ST	ROCKLAND MA 02370
14-9	NAUGHTON JOSH J	436 FOREST ST	436 FOREST ST	ROCKLAND MA 02370
14-10	MCCARTHY ALEX C & GASSETT EMMA	452 FOREST ST	41 ALANA DR	NORTHBRIDGE MA 01534
14-63	ROBERT SENNETT TRUSTEE VFW PARKWAY REALTY TR	0 VFW DR	C/O KETHRO & THOMAS P C 382 WASHINGTON STREET	NORWELL MA 02061
14-65	BARRETT DONA MARIA	0 VFW DR	P.O. BOX 14071	NEW BERN NC 28561
14-66	ERARDI PHILLIP J & LINDA J	0 VFW DR	443 FOREST ST	ROCKLAND MA 02370
14-67	NELSON EARL J	0 VFW DR	519 BROAD ST APT 412	E WEYMOUTH MA 02189
14-68	THOMPSON KELLY L	0 VFW DR	429 FOREST ST	ROCKLAND MA 02370
14-69	MCINNIS MELISSA & BENOIT DENNIS S	0 VFW DR	421 FOREST ST	ROCKLAND MA 02370
14-70	TOWN OF ROCKLAND BOARD OF HEALTH	0 VFW DR	242 UNION ST	ROCKLAND MA 02370
14-75	DEAN SCOTT & PEGGY	393 FOREST ST	393 FOREST ST	ROCKLAND MA 02370
14-76	EASTMAN TODD W & MELISSA L	399 FOREST ST	399 FOREST ST	ROCKLAND MA 02370
14-77	GILDEA SEAN J	405 FOREST ST	405 FOREST ST	ROCKLAND MA 02370
14-78	TRACY JAYSON E, TRUSTEE THE TRACY FAMILY IRREVOC TRUST	411 FOREST ST	411 FOREST ST	ROCKLAND MA 02370
14-80	THOMPSON KELLY L	429 FOREST ST	429 FOREST ST	ROCKLAND MA 02370
14-81	TOWN OF ROCKLAND CONSERVATION COMMISSION	0 VFW DRIVE/FOREST ST	242 UNION ST	ROCKLAND MA 02370
14-82	HANNIGAN DANIEL W & JANE M/TRS D & JH REALTY TRUST	437 FOREST ST	6 LIGHTHOUSE ROAD	SCITUATE MA 02066
14-83	ERARDI PHILLIP J & LINDA J	443 FOREST ST	443 FOREST ST	ROCKLAND MA 02370
14-84	ALITOLIP MARA	453 FOREST ST	453 FOREST ST	ROCKLAND MA 02370
14-92	FOREST DELAHUNT DEVELOPMNT LLC	80 BILL DELAHUNT PKWY	80 BILL DELAHUNT PKWY	ROCKLAND MA 02370
20-1	406 VFW DRIVE LLC	406 VFW DR	415 VFW DR	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
20-8	415 VFW DRIVE LLC	415 VFW DR	237 OLD SCHOOL HOUSE LANE	HANOVER MA 02339
20-9	415 VFW DRIVE LLC	0 VFW DR	237 OLD SCHOOL HOUSE LANE	HANOVER MA 02339
20-10	TOWN OF ROCKLAND CONSERVATION COMMISSION	0 VFW DR	242 UNION ST	ROCKLAND MA 02370
25-25-1	MCDUGALL P & MCBIRNEY S TRS C/O CHRISTIE PAULA C	1 NORTHFIELD DR	1 NORTHFIELD DR	ROCKLAND MA 02370
25-25-2	KENEALLY MICHAEL X & KENEALLY JEAN A	3 NORTHFIELD DR	3 NORTHFIELD DR	ROCKLAND MA 02370
25-25-3	ELIOPOULOS GEORGE & ELENI	5 NORTHFIELD DR	5 NORTHFIELD DR	ROCKLAND MA 02370
25-25-4	NICHOLS RICHARD C & MAUREEN K	7 NORTHFIELD DR	7 NORTHFIELD DR	ROCKLAND MA 02370
25-25-5	BARRETT STEPHEN & ROSEMARIE LE	9 NORTHFIELD DR	9 NORTHFIELD DR	ROCKLAND MA 02370
25-25-6	TIERNEY KATHLEEN M	11 NORTHFIELD DR	11 NORTHFIELD DR	ROCKLAND MA 02370
25-25-7	SALVUCCI RICHARD A	13 NORTHFIELD DR	13 NORTHFIELD DR	ROCKLAND MA 02370
25-25-8	QUIRK ILANA M	15 NORTHFIELD DR	15 NORTHFIELD DR	ROCKLAND MA 02370
25-25-9	CLEARY KEVIN & LYNNE LE	17 NORTHFIELD DR	17 NORTHFIELD DR	ROCKLAND MA 02370
25-25-10	MURPHY WILLIAM & REINHARDT CHRISTINE M	19 NORTHFIELD DR	19 NORTHFIELD DR	ROCKLAND MA 02370
25-25-11	HAMILTON MARIE	21 NORTHFIELD DR	21 NORTHFIELD DR	ROCKLAND MA 02370
25-25-12	BURKE BRIAN W TRUSTEE BURKE FAMILY TRUST	23 NORTHFIELD DR	23 NORTHFIELD DR	ROCKLAND MA 02370
25-25-13	COHEN GARY A & MICHELE R	12 NORTHFIELD DR	12 NORTHFIELD DR	ROCKLAND MA 02370
25-25-14	SPADARO GRAZIA	10 NORTHFIELD DR	10 NORTHFIELD DR	ROCKLAND MA 02370
25-25-15	BAYNE DAVID G & DEBRA D	8 NORTHFIELD DR	8 NORTHFIELD DR	ROCKLAND MA 02370
25-25-16	LEO PETER M TRUSTEE & MOORE SANDRA J TRUSTEE	6 NORTHFIELD DR	6 NORTHFIELD DR	ROCKLAND MA 02370
25-25-17	FATZINGER DONALD & KATHLEEN TR FATZINGER REALTY TRUST	4 NORTHFIELD DR	4 NORTHFIELD DR	ROCKLAND MA 02370
25-25-18	MAZZONE RICHARD F & PAULA J LE	2 NORTHFIELD DR	2 NORTHFIELD DR	ROCKLAND MA 02370
25-25-19	NANKEY GEORGIA A	2 MIDFIELD DR	2 MIDFIELD DR	ROCKLAND MA 02370
25-25-20	SANTORO PAUL J & ROSE MARIE	4 MIDFIELD DR	4 MIDFIELD DR	ROCKLAND MA 02370
25-25-21	OSULLIVAN CAROL TRUSTEE OSULLIVAN FAMILY NOMINEE TR	6 MIDFIELD DR	6 MIDFIELD DR	ROCKLAND MA 02370
25-25-22	ROBIE DEBORAH A	8 MIDFIELD DR	8 MIDFIELD DR	ROCKLAND MA 02370
25-25-23	SCOTTRON K C JR & GAIL D TRS SCOTTRON NOMINEE REALTY TRUST	10 MIDFIELD DR	10 MIDFIELD DR	ROCKLAND MA 02370
25-25-24	FORTUIN MICHAEL S & FORTUIN MARGARET C	12 MIDFIELD DR	12 MIDFIELD DR	ROCKLAND MA 02370
25-25-25	MALFY DONNA MARIE	14 MIDFIELD DR	14 MIDFIELD DR	ROCKLAND MA 02370
25-25-26	TOZZI CYNTHIA L	16 MIDFIELD DR	16 MIDFIELD DR	ROCKLAND MA 02370
25-25-27	LIND MAYNARD G JR & ANN M	18 MIDFIELD DR	18 MIDFIELD DR	ROCKLAND MA 02370
25-25-28	DONAGHUE BRIAN T & SUSAN M	20 MIDFIELD DR	20 MIDFIELD DR	ROCKLAND MA 02370
25-25-29	FLYNN MAUREEN M & JAMES P	22 MIDFIELD DR	22 MIDFIELD DR	ROCKLAND MA 02370
25-25-30	PETERSON KATHLEEN A	24 MIDFIELD DR	24 MIDFIELD DR	ROCKLAND MA 02370
25-25-31	CAMPAGNA DEBORAH A TR ET AL ORIOLA FAMILY TRUST	26 MIDFIELD DR	26 MIDFIELD DR	ROCKLAND MA 02370
25-25-32	STODDARD THERESA	28 MIDFIELD DR	28 MIDFIELD DR	ROCKLAND MA 02370
25-25-33	SALERNO ANDREW W & SALERNO MARILYN G	30 MIDFIELD DR	30 MIDFIELD DR	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
25-25-34	WANAMAKER GEORGE & DIANE	32 MIDFIELD DR	32 MIDFIELD DR	ROCKLAND MA 02370
25-25-35	DOYLE AUTILIA C & JAMES P LE	34 MIDFIELD DR	34 MIDFIELD DR	ROCKLAND MA 02370
25-25-36	BARBOSA STELLA LE	36 MIDFIELD DR	36 MIDFIELD DR	ROCKLAND MA 02370
25-25-37	DUDLEY CHARLES & HONEYCUTT DAVID	38 MIDFIELD DR	38 MIDFIELD DR	ROCKLAND MA 02370
25-25-38	DUCEY SHARON A LE DUCEY IRREVOCABLE TRUST	13 MIDFIELD DR	13 MIDFIELD DR UNIT 38A	ROCKLAND MA 02370
25-25-39	ONBASHIAN JR ARAM TRUSTEE ARAM ONBASHIAN JR TRUST	11 MIDFIELD DR	45 UNION ST	ROCKLAND MA 02370
25-25-40	DUTSON ANNE E TRUSTEE ANNE E DUTSON LIVING TRUST	9 MIDFIELD DR	9 MIDFIELD DR	ROCKLAND MA 02370
25-25-41	KUERS JANET	7 MIDFIELD DR	7 MIDFIELD DR	ROCKLAND MA 02370
25-25-42	SCOTT MARGARET A TRUSTEE EMERALD COURT TRUST	5 MIDFIELD DR	5 MIDFIELD DR	ROCKLAND MA 02370
25-25-43	SILVA EUGENIO P & SHEILA A TRS SILVA REVOCABLE TRUST	3 MIDFIELD DR	3 MIDFIELD DR	ROCKLAND MA 02370
25-25-44	JOHNSON JAMES H & PHYLLIS A	1 MIDFIELD DR	1 MIDFIELD DR	ROCKLAND MA 02370
25-25-45	VINCENT THOMAS B TRUSTEE THOMAS B VINCENT 2015 TR	1 VON RHOR DR	1 VON RHOR DR	ROCKLAND MA 02370
25-25-46	KELLEY GERALD P & KELLEY JEANNE M	3 VON RHOR DR	3 VON RHOR DR	ROCKLAND MA 02370
25-25-47	DEWEY NANCY L	5 VON RHOR DR	5 VON RHOR DR	ROCKLAND MA 02370
25-25-48	POLLENZ SARAH M	7 VON RHOR DR	7 VON RHOR DR	ROCKLAND MA 02370
25-25-49	FARRELL LINDA L	9 VON RHOR DR	9 VON RHOR DR	ROCKLAND MA 02370
25-25-50	MARK T REALE TRUSTEE MARK T REALE LIVING TRUST	11 VON RHOR DR	11 VON RHOR DR	ROCKLAND MA 02370
25-25-51	CHAISSON LINDA G, TRS 1/2 INT JJC RENTALS LLC 1/2 INTEREST	13 VON RHOR DR	13 VON RHOR DR	ROCKLAND MA 02370
25-25-52	FRENETTE JOSEPH & BARBARA TRS FRENETTE FAMILY TRUST	15 VON RHOR DR	15 VON RHOR DR UNIT 52A	ROCKLAND MA 02370
25-25-53	CARMODY KATHLEEN	17 VON RHOR DR	17 VON RHOR DR #53A	ROCKLAND MA 02370
25-25-54	BUCCINI BRADFORD R TR BUCCINI IRREVOCABLE TRUST	19 VON RHOR DR	19 VON RHOR DR	ROCKLAND MA 02370
25-25-55	TALEAS MESSINA A TRUSTEE ETAL AVTGES FAMILY TRUST	15 MIDFIELD DR	MARIA PAUL 196 HARVARD AVE #17	ALLSTON MA 02134
25-25-56	BARBIERI MARY-ELIZABETH	17 MIDFIELD DR	17 MIDFIELD DR	ROCKLAND MA 02370
25-25-57	PETRINO MARY E	19 MIDFIELD DR	19 MIDFIELD DR	ROCKLAND MA 02370
25-25-58	DACIER DONALD R & HOLLY C TRS DACIER FAMILY REVOC TRUST	21 MIDFIELD DR	21 MIDFIELD DR	ROCKLAND MA 02370
25-25-59	CINA, SALVATORE & EILEEN	23 MIDFIELD DR	23 MIDFIELD DR	ROCKLAND MA 02370
25-25-60	MARTIN PAUL F & TRIANDAFILOS-MARTIN KATHLEEN	40 MIDFIELD DR	40 MIDFIELD DR	ROCKLAND MA 02370

TOWN OF ROCKLAND

Board of Assessors

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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.

THIS LIST IS VALID FOR 90 DAYS