

PRELIMINARY PLANNED UNIT DEVELOPMENT

CONCORD MEADOWS

365 CONCORD STREET

ROCKLAND, MA 02370

SITE SUMMARY:

OWNERS AND PARCEL INFORMATION:
DANIEL G. & CHRISTINE M. DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370

ASSESSORS PARCEL: 62-35
DEED BOOK:16754, PAGE: 267

DELPRETE REALTY CORP.
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSORS PARCEL: 62-46
BOOK:28919, PAGE: 257
ASSESSORS PARCEL: 62-36
DEED BOOK:28919, PAGE: 245

DANIEL DELPRETE
365 CONCORD STREET
ROCKLAND, MA 02370
ASSESSORS PARCEL: 62-41&42
BOOK: 48716, PAGE: 32
ASSESSORS PARCEL: 62-43&44
BOOK: 37548, PAGE: 217

DEVELOPER:
CONROCK LLC
PO BOX 1414
DUXBURY, MA 02831

APPLICANT:
SULLIVAN & CONERROD, P.C.
80 WASHINGTON STREET
BUILDING B, SUITE 7
NORWELL, MA 02061

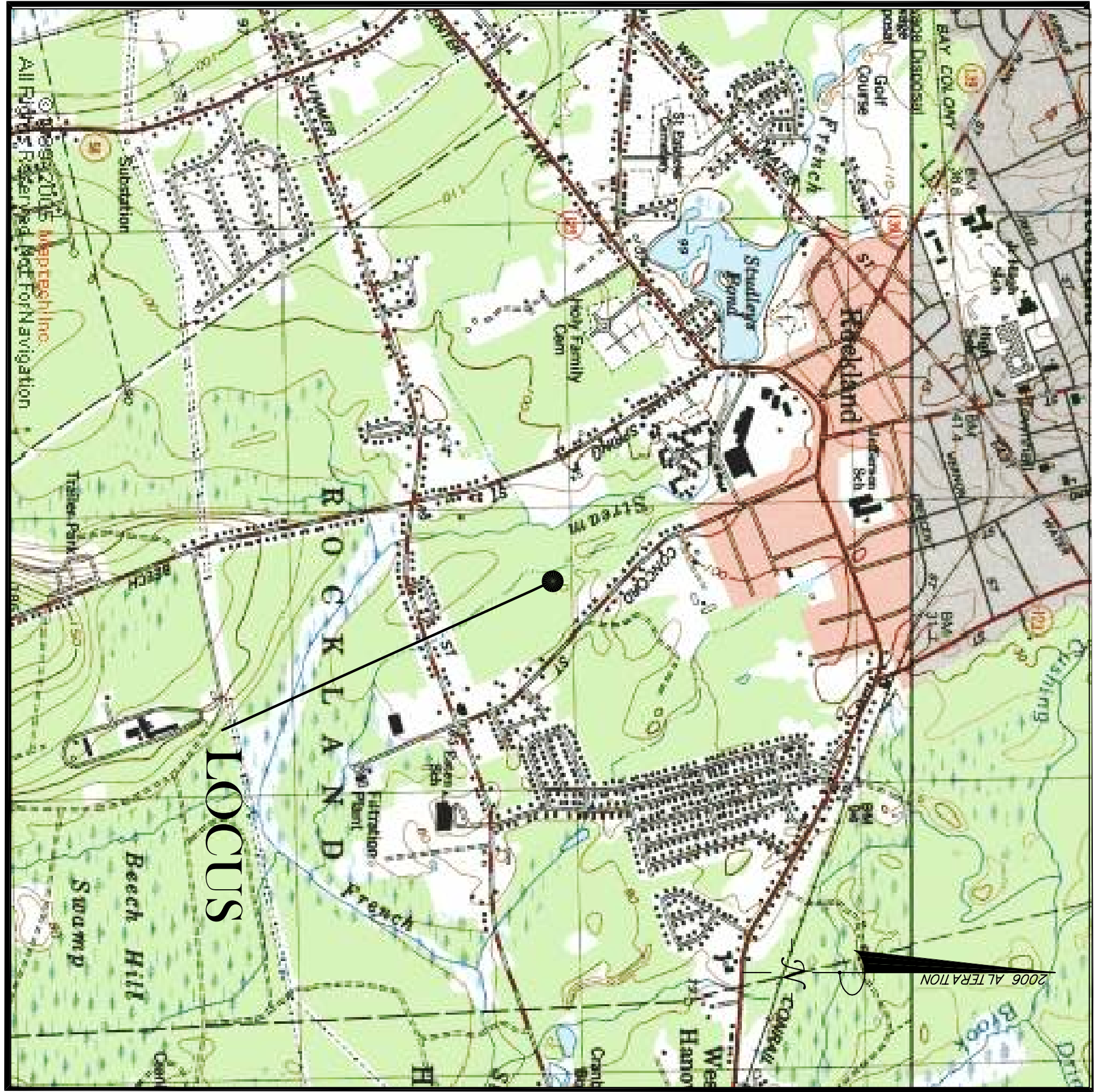
ENGINEER AND SUREYOR:
CAVANARO CONSULTING
687 MAIN STREET
P.O. BOX 5175
NORWELL, MA 02061

ZONING DISTRICT:
RESIDENCE DISTRICT R-1

ZONING REQUIREMENTS

REQUIRED	RESIDENCE DISTRICT R-1
AREA MIN. LOTS PER ACRE	32,670 SF
BUILDING COVERAGE	25%
*MIN. CONTIGUOUS UPLAND	22,000 SF
MIN. RIVERFRONT	
MIN. LOT WIDTH	110' AT REQ. SETBACK/40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS	
FRONT	25'
REAR	50'
**PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING) 20 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN. 1 SF / 1 SF TO THE GROSS FLOOR AREA (30% WETLANDS MAX.)
MAX. UNITS	4 UNIT/ACRE SINGLE-FAMILY MAX. DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRD SUBDIVISION
COMMON RECREATION	15F / 2 SF RES. FLOOR AREA(21,780 SF MIN.)

*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MOL. C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.
*RETREAT LOTS MUST CONTAIN A MINIMUM OF 32,670 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MOL. C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.
**NO MORE THAN 10,890 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.



LOCUS PLAN:

(N.T.S.)

SHEET INDEX:

TITLE SHEET - TS (SHEET 1 OF 5)
EXISTING CONDITIONS PLAN - EC1 (SHEET 2 OF 5)
EXISTING CONDITIONS PLAN - EC2 (SHEET 3 OF 5)
PROPOSED CONDITIONS PLAN - PUD1 (SHEET 4 OF 5)
PROPOSED CONDITIONS PLAN - PUD2 (SHEET 5 OF 5)

VARIANCES REQUESTED:

TOWN OF ROCKLAND ZONING BYLAWS:

- SECTION 415-47 A - LOT DIMENSIONS FOR R-1: SETBACKS, LOT WIDTH, FRONTAGE (REQUIREMENTS LISTED IN ZONING TABLE).
- SECTION 415-47 C - NO MORE THAN 10,890 S.F. OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.
- SECTION 415-48 B - INTERNAL STREET SETBACK REQUIREMENTS - STRUCTURES SHALL BE SET BACK 25' FROM STREET FOR FRONT AND REAR.
- SECTION 415-50 D - LAND USE DENSITY - PREPARED GRID NOT TO INCLUDE WETLANDS. THE TOTAL NO. OF DWELLINGS WITHIN A PUD SHALL NOT EXCEED ALLOWABLE ON THE NON-WETLAND PORTION OF A PARCEL DEVELOPED IN A TRADITIONAL (OR GRID) MANNER.
- SECTION 415-52 - OPEN SPACE SHALL BE NO LESS THAN 35% OF THE GROSS LAND AREA IN A PUD.

WAIVERS REQUESTED:

TOWN OF ROCKLAND PLANNING BOARD RULES AND REGULATIONS:

- SECTION 1.H.2.A - BUFFER ZONE - MIN. OF 30' FROM ALL EXTERNAL LOT LINES, EXCEPT WHERE FRONTS AN EXTERNAL STREET. TO BE KEPT IN NATURAL STATE IF WOODED.
- SECTION 1.H.5 - DISTANCE BETWEEN BUILDINGS CALCULATION.
- SECTION 1.H.6.D - LAND USE DENSITY - APPLICANT MUST SUBMIT A GRID SUBDIVISION PLAN THAT DOES NOT INCLUDE WETLANDS TO DETERMINE ALLOWABLE NUMBER OF UNITS.
- SECTION III.B.1.F - STREETS - PROPOSED STREETS SHALL INTERSECT EXISTING AND OTHER PROPOSED STREETS AT RIGHT ANGLES FOR A DISTANCE OF 100'.
- SECTION III.B.4.B - DEAD-END STREETS SHALL NOT BE LONGER THAN 600' (LOOP IS DEAD END ST)
- SECTION IV.K - FIRE HYDRANTS SHALL BE NO MORE THAN 350 FT. APART.
- TABLE 1, APPENDIX B, STREET DIMENSIONAL REQUIREMENTS-- FOR RESIDENTIAL FEEDER STREETS (RES. FEEDER ST. REQUIREMENTS PER DESIGN STD. SECTION III.B.2)

LEGEND	
NOT TO SCALE	
—+—+—+—	PROPOSED WATER MAIN
—S—S—S—	PROPOSED GAS MAIN
—S—S—S—	PROPOSED SEWER MAIN
—V—V—V—	PROPOSED TELEPHONE/ELECTRIC/CABLE
--- --	WETLAND
①	PROPOSED PUD LOT
--- --	CONTOUR LINE
⊕ HYD	HYDRANT
○ SMH	SEWER MANHOLE

DRAWING REVISIONS		
1	6/4/20	VARIANCE REQUEST
ACTION	DATE	DESCRIPTION

SUBJECT NOTES:

- ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING IN JANUARY, 2018.
- RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL, DECEMBER 2017.
- LOCUS LIES IN F.I.R.M. ZONE A, AE AND X AS SHOWN ON LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

- APPROXIMATE WETLANDS CHANGE AREA SHOWN HEREON ON 10/02/18 FROM MASS GIS-OLIVER, DEP WETLANDS CHANGE MAP.

OWNERS OF RECORD:

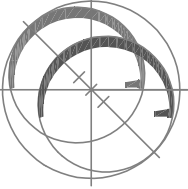
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PHONE: 781.659.8187
FAX: 781.659.8186



TITLE SHEET

PRELIMINARY PUD
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:
CONROCK LLC
P.O. BOX 1414
DUXBURY, MA 02831

PROJECT NO. : 19.103 DRAWING NO.

SCALE : AS SHOWN

DATE : 3/2/20

DESIGNED BY : DB/CR

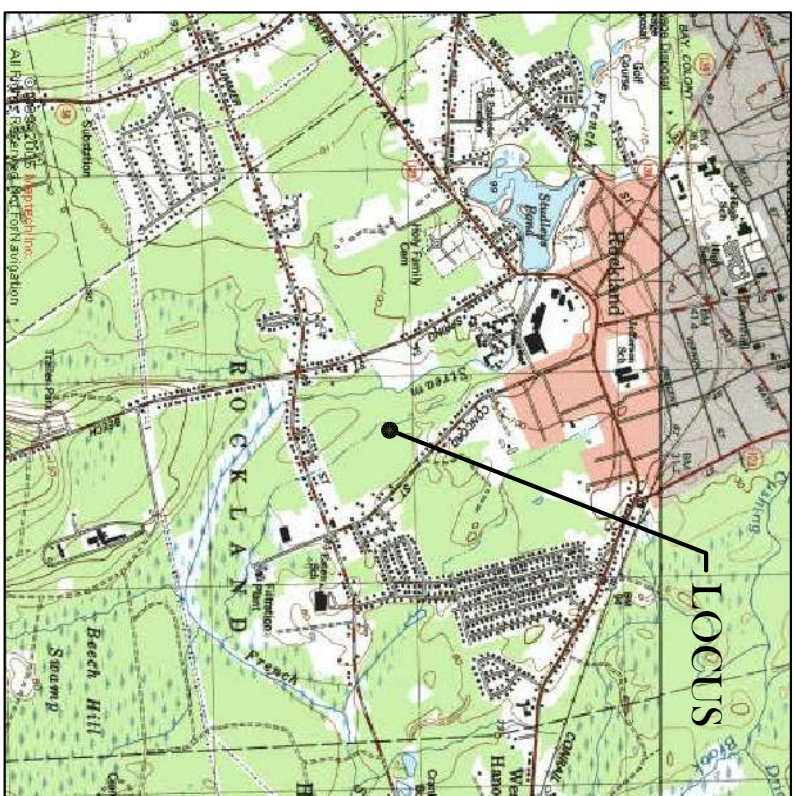
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CHECKED BY : BPS/JCC

TS

SHEET NO. 1 OF 5

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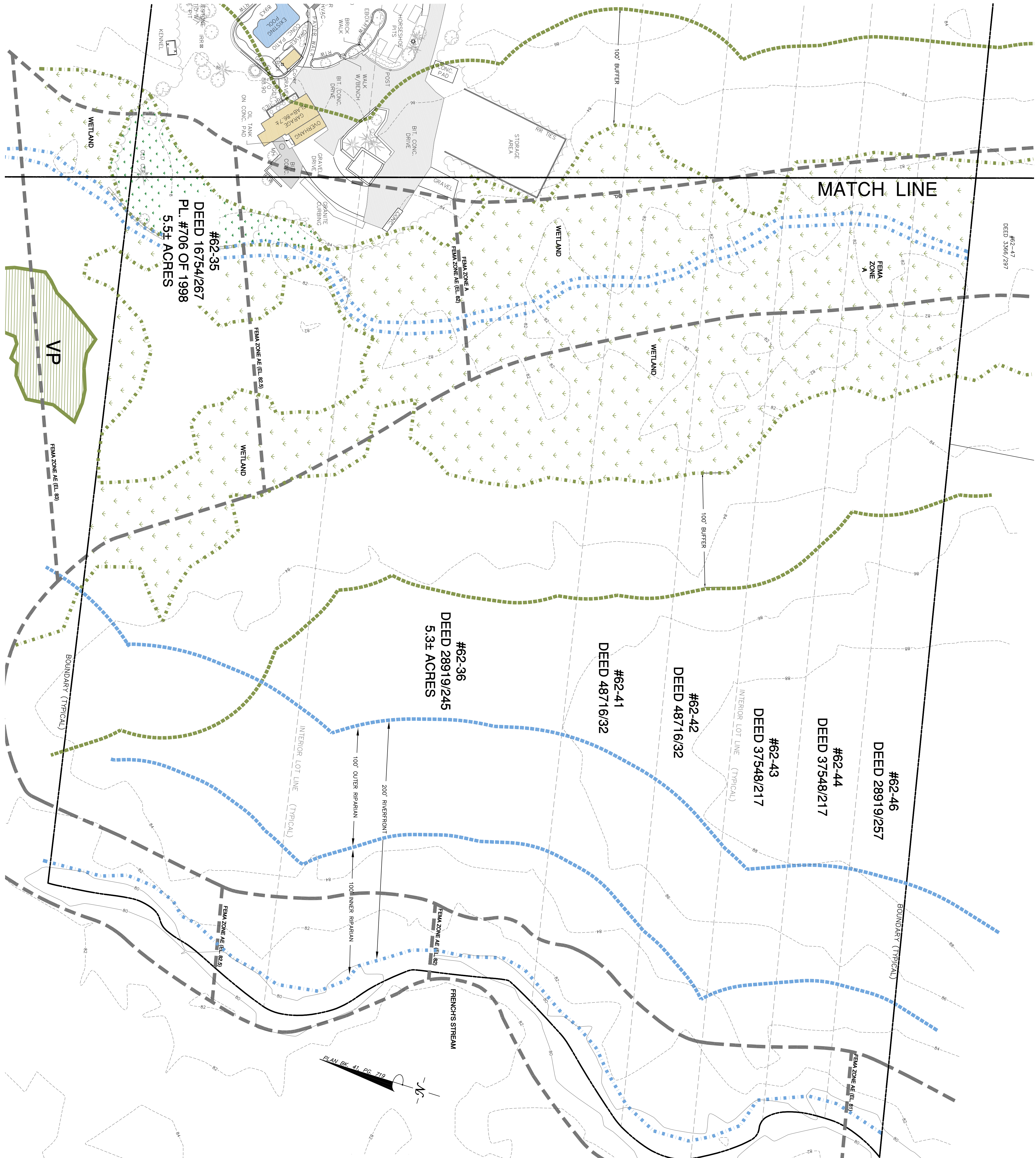
LOCUSTS CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

RESIDENCE DISTRICT "R1"

REQUIRED

AREA	32,670 SF
MAX. UNITS PER 32,670	1
BUILDING COVERAGES	25%
MIN. LOT WIDTH	22,000 SF
MIN. LOT WIDTH	110' AT REQ. SETBACK
MIN. LOT WIDTH	40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
SIDE	15'
REAR	50'
PLANNED UNIT DEVELOPMENT:	
MIN. TRACT AREA	10 ACRES (ZONING)
MAX. UNITS	20 ACRES (79 RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	10,890 SF MAX.
OPEN SPACE	35% GROSS LAND MIN.
MAX. UNITS	15/ACRE MULTI-FAM
COMMON RECREATION	MAX DWELLING UNITS IN NON-WETLAND PART OF TRADITIONAL/GRD SUBDV. 15F/2 SF RES. FLOOR AREA (21,780 SF MIN.)



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	6/4/20	VARIANCE REQUEST

EXISTING CONDITIONS NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE SITE CONDITIONS EXISTING AT THE TIME OF THE SURVEY CONDUCTED BY CAVANARO CONSULTING, INC. CAVANARO CONSULTING, INC. HAS NOT PREPARED ANY/OR PROVIDED ANY PERMIT PLANS FOR THIS PROJECT TO DATE. THE STATUS OF ANY OPEN PERMITS IS NOT KNOWN. THIS PLAN DOES NOT REPRESENT A GUARANTEE OF THE ACCURACY OF THE ZONING PLANS AND/OR OTHER REGULATORY AGENCY THRESHOLDS.

SURVEY NOTES:

1. ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING IN JANUARY, 2018.
2. RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL DECEMBER 2017 AND REVISD BY SAME ON OCTOBER 19, 2018.
3. LOCUST LIES IN FIRM ZONE A, AE AND X AS SHOWN ON CAVANARO'S PARCEL 62-46.
4. LOCATION OF ZONE AE TO BE CONFIRMED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

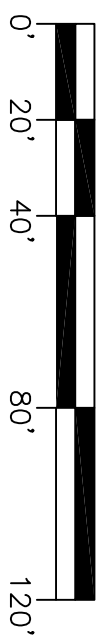
1. WETLAND DELINEATION AREAS SHOWN HEREON ARE BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED BY CAVANARO CONSULTING, INC. ON JANUARY 11, 2019.

OWNERS OF RECORD:

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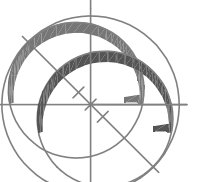


SCALE: 1" = 40'



CAVANARO CONSULTING

697 MAIN STREET
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CONCORD MEADOWS
EXISTING CONDITIONS
365 CONCORD STREET
ROCKLAND, MA 02370

PREPARED FOR:

CONROCK LLC
P.O. BOX 1414
DUNBURY, MA 02831

PROJECT NO. : 19.103

DRAWING NO.

SCALE : AS SHOWN

DATE : 3/2/20

DELINEATED BY : JZ

DRAWN BY : DB/OR

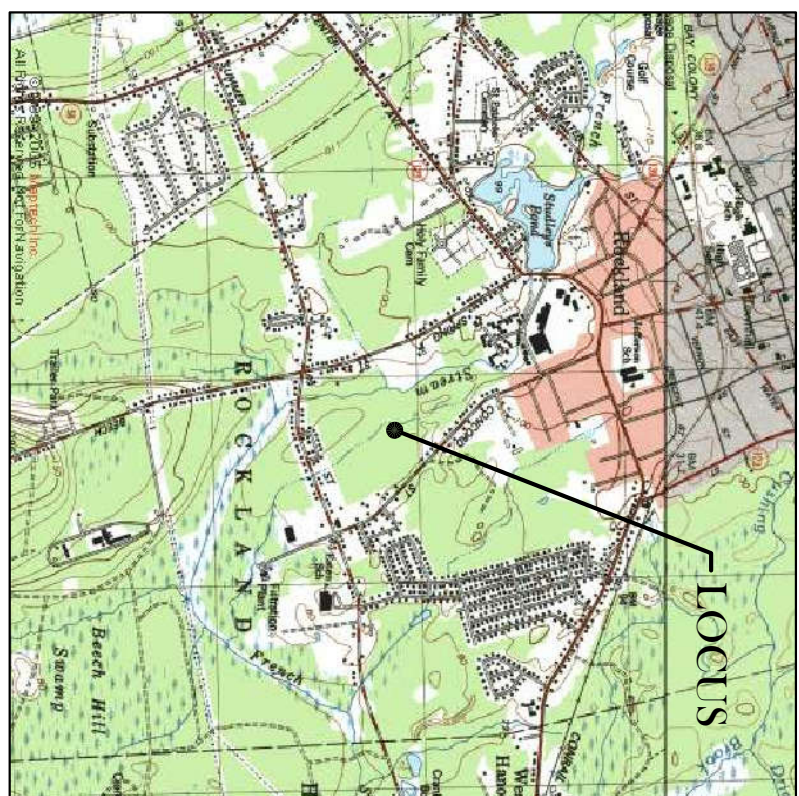
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SHEET NO. 3 OF 5

FILENAME:

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LOCUST, CONCORD STREET - ROCKLAND, MA

ZONING REQUIREMENTS

RESIDENCE DISTRICT "R"	REQUIRED
AREA	32,670 SF
MIN. UNITS PER 23,670	25%
BUILDING COVERAGE	25%
MIN. CONTIGUOUS UPLAND	22,000 SF
MIN. RIVERFRONT	110' AT REQ. SETBACK
MIN. LOT WIDTH	40' MIN. AT ANY POINT
MIN. FRONTAGE	110'
MINIMUM YARDS:	
FRONT	25'
REAR	15'
SIDE	50'

PLANNED UNIT DEVELOPMENT:

MIN. TRACT AREA	10 ACRES (PB RULES)
SETBACK ALONG STREET	25 FEET
RIVERS PROTECTION ACT	35,680 SF MAX.
OPEN SPACE	35,680 SF TOTAL
GROSS FLOOR AREA	157,760 SF TOTAL
MAX. UNITS	4 UNIT/ACRE SINGLE-FAM
MAX. DWELING UNITS IN NON-WETLAND, PART OF RADIATIONAL/GRD SUBDIV.	157,760 SF RES. FLOOR AREA
COMMON RECREATION	(21,760 SF MIN.)

*LOTS IN ANY DISTRICT MUST CONTAIN A MINIMUM OF 22,000 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.

*RECREATION LOTS MUST CONTAIN A MINIMUM OF 32,670 SQUARE FEET OF CONTIGUOUS LAND THAT IS NOT AN AREA PROTECTED UNDER MGL C. 131, § 40 (THE WETLANDS PROTECTION ACT), NOT INCLUDING RIVERFRONT AREAS.

**NO MORE THAN 10,980 SQUARE FEET OF THE LAND MAY BE SUBJECT TO THE RIVERS PROTECTION ACT.



DRAWING REVISIONS

ACTION	DATE	DESCRIPTION
1	6/4/20	VARIANCE REQUEST

SITE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE EXISTING SITE CONDITIONS AS FIELD LOCATED BY CAVANARO CONSULTING, INC. PROPOSED IMPROVEMENTS AS DESIGNED BY OTHERS, AND THEIR PROXIMITY TO THE EXISTING BOUNDARY. ADDITIONAL DESIGN DETAILS AND OTHER INFORMATION NOT SHOWN HEREON IS TO BE PROVIDED BY OTHERS.

SURVEY NOTES:

- ALL RESOURCE AREAS SHOWN HEREON WERE FIELD LOCATED BY CAVANARO CONSULTING, INC. IN JANUARY, 2018.
- RESOURCE AREAS WERE FLAGGED BY SOUTH RIVER ENVIRONMENTAL DEPARTMENT 2017 AND REVISED BY SAME ON OCTOBER 9, 2018.
- LOCUS LIES IN FIRM, ZONE A, AE AND X AS SHOWN ON COMMUNITY PANEL NO. 25623001A DATED JULY 17, 2012. FIRM, ZONE AE TO BE CORRELATED BY ADDITIONAL TOPOGRAPHY.

WETLANDS NOTES:

1. WETLAND DELINEATION AREAS SHOWN HEREON ARE BASED ON ORDER OF RESOURCE AREA DELINEATION SET 273-0400 ISSUED BY THE TOWN OF ROCKLAND ON JANUARY 11, 2019.

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LEGEND

---	PROPOSED WATER MAIN
---	PROPOSED GAS MAIN
---	PROPOSED SEWER MAIN
---	PROPOSED TELEPHONE/
---	ELECTRIC/CABLE
---	WETLAND
---	PROPOSED PUD LOT
---	CONTOUR LINE
---	HYDRANT
---	SEWER MANHOLE



SCALE: 1" = 40'

0' 20' 40' 80' 120'

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PUD1

SHEET NO. 4 OF 5

FILENAME: K:\PUD\2019\19.103\DWG\2019 07-18-19

