

TOWN CLERK, ROCKLAND
MAR 23 '21 AM 10:58

Liza Landy

From: Kathy Boyd <wkboydfamily@outlook.com>
Sent: Monday, March 22, 2021 3:11 PM
To: Zoning Rockland
Cc: Candi DiRenzo; Liza Landy
Subject: Resubmission of Boyd letter and questions for the Rockland ZBA / 365 Concord ST PUD Hearing
Attachments: Rockland Zoning Board of Appeals 8-4-2020.docx; 365 Concord ZBA hearing Relief Requested from zoning by-law pages.pdf

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon members of the Rockland Zoning Board of Appeals,

From our discussion at the ZBA hearing for 365 Concord St recently on 3/16/21, as Mr. Rosa suggested we are resubmitting our original letter and questions which we asked to be presented at the initial hearing on this project in August 2020. Hard copies were also delivered to the Town Hall on the date the original letter was written. We request that the attached letter and separate attachment with our questions marked in red be included in the public record for this project.

Please note a further argument for item 4) on the second page of our letter regarding the proposed developments on Concord St. Not only are we now dealing with the Norman St., Harmon and 365 Concord projects, in addition we have the 320 Concord St 40B proposition to be concerned with in this regard.

We appreciate your consideration of our correspondence. As Mr. Rosa explained to us at last week's hearing, the Planning Board is the approving authority on this type of PUD project. We certainly hope that such a project is not allowed to circumvent the town's zoning laws.

We will follow through with the Planning Board on this matter.

Respectfully submitted,
Wayne and Kathleen Boyd
343 Concord St.
Rockland, MA 02370

From: Kathy Boyd <wkboydfamily@outlook.com>
Sent: Tuesday, August 4, 2020 2:33 PM
To: zoning@rockland-ma.gov <zoning@rockland-ma.gov>
Cc: Liza Landy <landy@rockland-ma.gov>
Subject: Re: Questions: 365 Concord St Hearing

Please find attached our letter to be presented at tonight's Zoom meeting for the ZBA. Also attached are pages from the application packet with our comments and concerns marked in red.

We intend to attend the Zoom meeting but if we meet any difficulties participating we would like our statement to be read on our behalf.

Thank you again for your time and consideration of our position.
Particularly, thank you to Candice for the extra work this current situation demands of your position.

Sincerely,
Wayne and Kathleen Boyd
343 Concord Street

From: Kathy Boyd
Sent: Tuesday, August 4, 2020 1:05 PM
To: zoning@rockland-ma.gov <zoning@rockland-ma.gov>
Cc: Liza Landy <lbandy@rockland-ma.gov>
Subject: Questions: 365 Concord St Hearing

To the members of the Rockland Zoning Board of Appeals,

Good afternoon, in preparation for tonight's hearing about the proposed PUD at 365 Concord St. we have some general questions.

1) On the first page of the maps attachment, (TS), in the bottom left-hand corner there is a box which states the Zoning Requirements for residence district, R1.

Are these all of the general requirements for any R1? Or are these just the requirements in question for which variances are being requested pertinent to this development?

2) Is there an established criteria the ZBA follows to grant a variance? Or is the decision a subjective one at the judgement of the current board members reviewing the case?

We truly appreciate your response to these questions.

We do intend to attend the Zoom meeting this evening. We are in the process of composing a letter also in the event that there are problems with the Zoom meeting. Our letter will be submitted by email and we will also deliver a hard copy to the Town Hall mail slot by 2PM.

Thanks very much for your attention and consideration in this matter.

Respectfully,
Wayne and Kathleen Boyd
343 Concord St
(Immediate abutters to current driveway/proposed road @365 Concord St)

should document a call we made just several weeks ago. We reported a high-speed vehicle travelling at least 75 mph. It was the third night we witnessed the same vehicle travelling at an exceedingly high rate well above the 30 mph limit.

- 4) Concord Street is the main access road to one development already underway at the end of Norman Street. We have two more proposed large projects, a high-volume condominium development at Harmon and now the 365 Concord PUD of 40 single-family homes. Concord Street cannot bear the burden of these two additional developments.

As the immediate abutters to the current driveway of 365 Concord St. we are truly concerned for the degrading value of our property becoming a corner lot on yet another main access road to 40 single-family residences with realistically at least two cars per unit. For the current residents at 365 Concord St. there is a minimum of five vehicles at most times, more with regular travel on the driveway by friends of the family. We are only stating the possibilities of volume here. The Del Pretes and the majority of their visitors drive respectfully on the driveway respecting us as neighbors. Sad to say though, people driving on main roads don't always drive with that same respect. We have invested significantly in our property to create an enjoyable private environment. That privacy will also be severely impacted with the encroachment of a main road versus a private one-residence driveway.

Here is another key question. It was indicated to us in the past that the approval for the current development of the one single-family home and driveway access to the rear lot of 365 Concord was issued with a stipulation that the driveway was never to become a road. We personally do not have access to those records. We would like to pose this question at this time. If that is in fact true that the current driveway was never to become a road, where does the burden of proof lie? Is it with us the abutter or are town boards obligated to investigate the history of this property within town records?

As we read the Title Sheet on the map portion of this proposed development, there is a box in the bottom left-hand corner which states Zoning Requirements, Residence District, R1. It appears that the seven variances requested apply to the majority of the zoning requirements. We surmise that these zoning requirements have been established for the Town of Rockland to have some control on community development. If these variances are continued to be granted haven't we just delayed the inevitable since these requirements were established? The inevitable being every bit of land in Rockland being developed.

Our concerns and remarks about the section titled, "Relief Requested from the Rockland Zoning By-Law, pgs 2 and 3 are marked in red on those pages in an attachment included in our email and hard copy letter delivered to the Town Hall mail slot on 8/4/2020.

Respectfully submitted,

Wayne and Kathleen Boyd

343 Concord St.

Rockland, MA 02370