

September 28, 2021

Town of Rockland
242 Union Street
Rockland, MA 02370

Re: Dyer Street Proposed Development

To Whom It May Concern:

In 2015 The Town of Rockland by way of a Special Town Meeting voted to make Dyer Street a Town Road. However, despite being put on a Special Town Meeting ballot and the Town voting in its favor, Dyer Street remains a Private Road according to Attorney Galvin. In his September 22, 2021 letter to the Members of the Planning Board Attorney Galvin indicates that *he has no knowledge of any purchase, gift or taking of the way either in the form of an easement or fee interest and that he had no knowledge of any plan laying out the proposed way or any Planning Board hearing or Selectman meeting approving the layout or acquisition of the way.* I made a request through the Planning Board asking what the procedure is for a private road to be made into a Town road. Other than this vague letter from Attorney Galvin I have not been informed of the steps which need to be taken to make a private road a Town road. It is my understanding that MassDOT has Dyer Street as a public road; not a State road and not a private road. So it seems to me whatever information that was provided to the Commonwealth of Massachusetts was sufficient enough for them to change the status of the road from private to public. Who in the Town failed in completing this seemingly unknown process and why? Is it common for the Town to vote on a matter at a Special Town Meeting and not act upon the favorable vote of the townspeople? Also, the prospective layout of Dyer Street was always within the Assessor's maps as they show the prospective paper street with the parcels of land. That is the same "existing" layout shown in each

one of the proposed plans for Dyer Street. Clearly Dyer Street ends at the rock cropping and there is no road that continues into the undeveloped property as it appears on the "existing conditions" of the proposed plans. I have attached the Assessor's map which shows the extended paper street along with the properties prior to the ANR and the properties being joined.

This proposed development on Dyer Street is completely inappropriate. Duplex buildings are one thing, but the other two buildings located on the B-1 zoned properties are not only ridiculously inappropriate for this neighborhood, they are also inappropriate for this Town. Rockland is a small town and should not be inappropriately overdeveloped with city looking buildings, especially in a neighborhood and not even in the Town Center. The B-1 zoned properties should never have been zoned in such a way since they are not accessible via Union Street within the Business District. Every other property in the B-1 zone has a direct access from Union Street within the business district with auxiliary accesses. These are the only two properties that have to be accessed from a side street in a residential district before the business district which then goes through a dead-end residential neighborhood. Perhaps if these buildings had a different look to them and not look like shipping containers stacked on top of one another it could be more acceptable. We know if we look at the landowner's website it talks about being tasteful and pleasing, etc., etc. However, it does not appear he is developing this land through Hasting's Companies, therefore, there is nothing tasteful to these buildings, at least from the outside view, and he is giving us crap. He has the ability to do better yet this is what he is choosing to do for our neighborhood, our Town.

He should not be given any special waiver as to parking. I still question how the trash is going to be

picked up. He indicated there would be no dumpsters. Will this be in writing? I think it's important because dumpsters would take away from parking. I question where the barrels will be placed for pickup? You can't really have them in front of the garages especially if parking is allowed in front of the garages. Would they be placed around the cul-de-sac, perhaps in the fire lane? Same thing goes for the snow and the prospective placement of shrubbery because you can't pile snow on top of shrubbery as they will perish.

It is understood that he owns this land and has the right to build upon it, but the fact that he is proposing to build these buildings in our neighborhood is so wrong. The fact that he is essentially buying his way in there is even more wrong.

Respectfully,

A handwritten signature in cursive script that reads "Sheila Dunphy". The signature is written in black ink and is positioned above the typed name.

Sheila Dunphy
35 S Douglas Street



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N DOUGLAS ST

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DYER STREET

UNION STREET

BIGELOW AVENUE

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