
From: susan joyce <suemellorjoyce@gmail.com>
Sent: Tuesday, November 16, 2021 8:57 PM
To: Zoning Rockland
Cc: Robert Galvin
Attachments: IMG_2005.jpg; IMG_2006.jpg

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Dear Chairman Rosa,

Thank you to you and the board for all of the great questions this evening regarding the absurd project for 320 Concord Street. I understand that the 40B rules are thrown in the face of the board as if to say there is nothing you can do. I appreciate the boards efforts. Attached please find the town's (John Loughlin's) mandated easement that was signed by both parties.

This developer can not put another pipe in the easement because he will not attain the 10 foot buffer needed for the storm drain system!

The driveway is not 6 feet off the property.

Please note that the fence at 330 Concord Street is 2 feet onto their property!!!

Thank you,
Sue Joyce

J.P. R. Bulley Jr.
PLANNING & SURVEYING



2010 00034150
Bk: 38482Pg: 243 Page: 1 of 2
Recorded: 04/30/2010 02:39 PM

PL 10-170

EASEMENT

*copy
4/30/10*

We, Thomas J. Joyce and Susan A. Joyce in consideration of One (\$1.00) Dollar, hereby grant an easement to Robert F. DelPrete of 320 Concord Street, Rockland, Massachusetts for a sewer line below ground across Lot 2 of grantors as shown on ~~Exhibit~~ "A" Plan of Land in Rockland, Mass. showing proposed 15' wide Sewer Easement prepared by The Russell A. Wheatley, Co., Inc., Land Surveyors and Engineers, 700 Bedford Street, Abington, Mass., recorded herewith for the benefit of Lot 1, said deed recorded in the Plymouth County Registry of Deeds in Book 38415, Page 73.

I, Robert F. DelPrete in consideration of One (\$1.00) Dollar, hereby grant an easement to Thomas J. Joyce and Susan A. Joyce of 330 Concord Street, Rockland, Massachusetts for a sewer line below ground across Lot 2 of grantors as shown on Exhibit "A" Plan of Land in Rockland, Mass. showing proposed 15' wide Sewer Easement prepared by The Russell A. Wheatley, Co., Inc., Land Surveyors and Engineers, 700 Bedford Street, Abington, Mass., recorded herewith for the benefit of Lots 2, said deed recorded in the Plymouth County Registry of Deeds in Book 37344, Page 288.

Said Lots 1 and 2 are shown on a plan entitled "Plan of Land in Rockland, MA. Owned by Dominic M. DelPrete, Jr. & Frank M. DelPrete, Scale 1"=40', Dec. 14, 1999, R.L. Avery, Surveyor, Hanson, MA, recorded with the Plymouth County Registry of Deeds on March 13, 2000 in Plan Book 43, Page 204.

The grantors of Lot 2 and their successors and/or assigns agree to jointly maintain, repair and replace said sewer line, including jointly maintaining, replacing and/or repairing the manhole located within said easement with the grantors of Lot 1 and his successors and/or assigns. Said obligation is a joint obligation divided equally between the respective owners of Lot 1 and Lot 2 and their successors and/or assigns.

For the title of Lot 1 see deed of Frank P. DelPrete and Dominic M. DelPrete, Jr. dated March 10, 2010 recorded in the Plymouth Registry of Deeds in Book 38415 page 73. For the title of Lot 2 see deed of Frank P. DelPrete and Dominic M. DelPrete, Jr. dated June 12, 2009 recorded in the Plymouth Registry of Deeds in Book 37344, Page 288.

WITNESS our hand and seal this 30 day of April, 2010.

Thomas J. Joyce

Robert F. DelPrete

Susan A. Joyce

MAIL 1
Susan Joyce
330 Concord St.
Rockland MA 02370

PROPERTY ADDRESS: 320 Concord Street, Rockland, MA
PROPERTY ADDRESS: 330 Concord Street, Rockland, MA

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this 30 day of April, 2010, before me the undersigned notary public, personally appeared Thomas J. Joyce and Susan A. Joyce proved to me *through satisfactory evidence of identification, which was a driver's license*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily ~~for its~~ stated purpose.



Elizabeth Harrington
Elizabeth Harrington
My commission expires: 7/21/2016

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss

On this _____ day of _____, 2010, before me the undersigned notary public, personally appeared Robert F. DelPrete proved to me *through satisfactory evidence of identification, which was a driver's license*, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

My commission expires: