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Rockland Building Department

**METRO MANAGEMENT**

26 EAST WATER STREET ROCKLAND, MA 02370

PHONE: 781-982-1200

FAX: 781-982-0200

Kevin Kane LLC  
100 Hawthorn Road  
Braintree, MA 02184

July 12, 2021

Re: Parking Access 18-20 East Water Street

Dear Mr. Kane,

I'm writing to you in an attempt to avoid future parking and access disputes between 18-20 East Water Street and the abutting 26 East Water Street which we own and manage.

The property at 18-20 East Water Street Rockland, MA has no legal conforming driveway access to the rear of the property. We've granted access to the tenant's modest sized passenger vehicles in the past via our shared driveway and would consider extending access to future property owner's and their tenants. In the past, involved parties are aware of the circumstance, and because of this we've rarely run into issues such as vehicles left in the driveway blocking our ongoing operations.

Recently, parking lines have been added to the paved area behind the newly renovated building. These lines would lead prospective tenants and potential future owners of the property to assume they may have legal access to these spaces. Currently, the listings on both Zillow and Redfin list six off-street parking spaces. There is no mention of the shared driveway access. This needs to be addressed.

I would like to request that these listings be updated immediately to indicate that ongoing use of the abutter's driveway to access the off-street parking is pending concurrence with the abutter. Any new tenants should also be made aware of this agreement.

In the winter months there is no overnight on-street parking allowed in Rockland. It is my understanding that you agreed to provide off-property parking. I would like to know where this is as snow removal operations can exacerbate the situation.

Regards,

John O'Connor, Owner  
26 East Water Street  
781.981.1200

CC:  
Town Of Rockland  
Building Department  
242 Union Street  
Rockland, MA 02370