

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

TOWN CLERK, ROCKLAND
MAR 1 '23 AM 9:35

SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- Application for Dimensional Variance
- Application for a Use Variance
- Application for a Section 6 Finding
- Special Permit for Use permissible by Special Permit
- Appeal from a Decision of the Zoning Enforcement Officer
- Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 443 Webster Street
2. Name(s) of Owner(s) of Property: Graphic Realty Trust, Thomas P. Healy, Trustee
3. Owner's Address: 44 Harmony Crossing, East Bridgewater, MA 02333
4. Name of Applicant(s): Graphic Realty Trust, Thomas P. Healy, Trustee
5. Address of Applicant: 44 Harmony Crossing, East Bridgewater, MA 02333
6. Applicant's Phone: Home: Work:
Cell: 781-727-0728 Fax:
E-Mail: thomashealy46@aol.com
7. State the Assessor's Map # 36 and Lot # 95 of the property.
8. State the Zoning District in which the property is located: R-2
9. Explain in-depth what you are proposing to do: Application for Special Permit pursuant to Rockland Zoning Code Ch 415-24 (A) Continuation of Non-Conforming Uses. Add previously established non-conforming uses: Sign Shop, Flag Store, Landscaper, Day Care, Storage of Building Materials, General Contractor Storage, Welder, Fence Company, Sheet Metal Fabrication, Woodworking, Electrician and Upholstery.

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

- 1) M.G.L.c 40A, Section 6 Existing Structures, uses, or Permits; certain subdivision plans; Application of Chapter.
- 2) Municipal code of Rockland, MA, Division 3, ch. 415, Section 415-24 (A, B and C) Non-conforming Uses. "Rockland Zoning Code Ch 415-24 (A) Continuation of Non-Conforming Uses"

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary)

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

This special permit will acknowledge the previously-existing non-conforming uses at this location and will bring the premises in compliance with Rockland Zoning Code Ch 415-24 (A) Continuation of Non-Conforming Uses. This provision of the Zoning By-law was enacted by the Town of Rockland to account for uses which predated the Town's Zoning Code and is specifically authorized under the Commonwealth's Zoning law,

MGL Ch 40A, Section 6.

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error.

Signed: _____

Graphic Realty Trust, Thomas P. Healy, Trustee
Owner(s) of Record
All owners must sign

Signed: *[Signature]* TRUSTEE

Applicant(s) If Different from owner
All applicants must sign

Signed: _____
Signature of Attorney (if any)

Date: *February 28, 2023*