

Debra Shettlesworth

Subject: FW: Online Form Submittal: Building Department Staff Contacts

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, March 21, 2023 11:44 PM
To: Tom Ruble <buildinginspector@rockland-ma.gov>
Subject: Online Form Submittal: Building Department Staff Contacts

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Building Department Staff Contacts

Staff	Thomas Ruble
Your Name	Jacqueline Tieso
Your Email Address	jacquelinelicsw@gmail.com
Subject	443 Webster Street Non-Conforming Use Complaint
Message	Jacqueline Tieso 455 Webster Street Rockland, MA 02370 (339) 788-7909 jacquelinelicsw@gmail.com

Town of Rockland
Building Department
242 Union Street
Town Hall
Rockland, MA 02370
Attention: Mr. Thomas Ruble, Building Inspector

March 21, 2023

Dear Mr. Ruble,

I am writing to you after attending tonight's Zoning Board of Appeals (ZBA) hearing held on the application submitted by Graphic Realty Trust for a Special Permit to allow Mr. Thomas P. Healy (applicant) to continue alleged previously established non-conforming uses at the premises known as and numbered 443 Webster Street, Rockland, MA.

This letter is to serve as an official complaint against the way Mr. Healy has disregarded his property's designation as a non-conforming use in a R-2 Residential Zoning District. I was shocked that the ZBA was inclined to grant Mr. Healy his request based on, among other things, a lack of complaints about how he has handled this property. I have had significant complaints over the years, as Mr. Healy has boldly disregarded the limits of his property use, but since I never received any formal notification from the town about permitting for any activity on the property I wrongly assumed he was operating with the approval of the Town of Rockland.

I was equally shocked to find out that the two times I did complain about what was going on at the property, I was not directed by the Building Department to put my complaints in writing. I spoke with the Administrative Assistant at the time, Bette Burrill, who simply assured me she would call Mr. Healy and speak to him to resolve the problem. Both times, Ms. Burrill resolved the problems. I wish I had known to put this, and the myriad of land use abuses perpetrated by Mr. Healy, in writing.

Mr. Healy's business philosophy has always been "better to ask forgiveness later than to ask for permission before." This is evidenced by the following:

1. Constructing two (2) additional structures on the property without going before the ZBA or notifying his abutters and soliciting public comment.
2. Repeatedly renting out space on his property despite not having "rental space" as a permitted use on the property.

Mr. Healy's "tenants" created hardship for me and my family with regard to the use and enjoyment of our residence. These "tenants" operated their businesses and their business activities with no oversight from Mr. Healy or regard for surrounding residents. This including operation of chain saws and log splitters for up to 8 hours/day on weekends, trucks entering and exiting the back lot, creating dust and additional noise, including reverse sirens on vehicles and equipment.

The property at 443 Webster Street was, as far as I am aware, deeded for use as a SIGN SHOP business and a residence. Not a rental space for other businesses or for "light industrial use." If Mr. Healy wanted to expand the use of his property, there are legal means to do that. Mr. Healy's statement that he was not aware of the need to make sure that businesses to

whom he rented space were certified by the town as businesses operating in the town is laughable. Mr. Healy has run a successful business in Rockland for 43 years. He and his attorney certainly know what needs to be done to ethically run a successful business.

When Frye Sign was in operation, Mr. Howard Frye, and his step-son Mr. George Johnson, took care to keep the sign business including all vehicles and storage BEHIND the sign shop building itself. The land behind the residence, all the way to the back of the lot, was kept as a yard, vegetable garden, and green space. When Mr. Healy purchased the property, he expanded the sign business behind the residence, turning the back of the lot into an absolute blight.

It is unfortunate that it seems the Town's position upon discovering decades of wrongdoing by a member of the business community, is to simply look the other way and give that business owner what they want with no consequences. I would like to see Mr. Healy FINED for his violations of the previously established non-conforming uses at the premises, and denied his request to continue his unauthorized use of his property by the ZBA until the extent of the impact of his violations is fully investigated. He should also be required to erect a reasonable fence to shield his "business" from his residential neighbors as well as to cease and desist all business activities generating noise, odors, dust and vibrations from 5PM Friday until 7:00AM on Mondays.

Sincerely,

Jacqueline Buckley Tieso
455 Webster Street

CC: Robert C. Rosa III, Chairman, Zoning Board of Appeals
Gregory Tansey, Vice Chairman, Zoning Board of Appeals
Timothy Haynes, Clerk
Robert Baker
Robert Baker, Jr.
Stephen Galley
Debra Shettlesworth, Land Use Coordinator

Attachments
Files must be less than 2 megabytes

Attachment 1 *Field not completed.*