



THE COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS STATE BUILDING CODE

DIVISION OF INSPECTION AND ENFORCEMENT

242 UNION STREET

ROCKLAND, MASSACHUSETTS 02370



No. 6484

Rockland, Mass., Jan 6 19 87

PERMIT TO DO ALTERATIONS

THIS MAY CERTIFY THAT Brian Parker

has permission to Erect 30' x 60' Storage Shed
at 443 Webster St For
Graphic Realty Trust

providing that the person accepting this permit shall in every respect conform to the terms of the application on file at this office, and to the provisions of the Massachusetts State Building Code and Laws relating to the Construction of Buildings in the Town of Rockland, Mass. Any violation of any of the terms above noted shall work for an immediate revocation of this permit. At satisfactory completion of the work allowed under this permit the building may be used and occupied as

Fee \$ 49.00

John C. Longblin
Inspector of Buildings

PLUMBING INSPECTION	WIRING INSPECTION	BUILDING INSPECTION

This card must be displayed in a conspicuous place on the premises and not torn down or removed.

No lathing or other inside finish to be applied until authorized by the Inspector



Granted with Conditions

Rockland Zoning Board of Appeals Rockland, Massachusetts 02370

A public hearing was held at 7:50 P.M. on Thursday evening Oct. 11, 1984, on the petition of Graphic Realty Trust, of 443 Webster St., with respect to property owned by them at that address for a variance from the requirements of the Zoning By-Law, TO ALLOW:

(The erection of a 40 ft x 50 ft building at the rear of the property at 443 Webster St. for storage purposes only.)

MEMBERS PRESENT: Full members Robert Banta (Chairman), Anton Materna (Secretary), David Ewell, Peter McDermott and Edward Sayian. Associate members Stanley Cleaves, Albert McPhee and James Pitts.

MEMBERS VOTING: Full members Banta, Materna, Ewell, McDermott and Sayian.

DECISION: The Board voted to GRANT with CONDITIONS the variance requested.

CONDITIONS: 1. There shall not be any Major Repairs to Equipment.

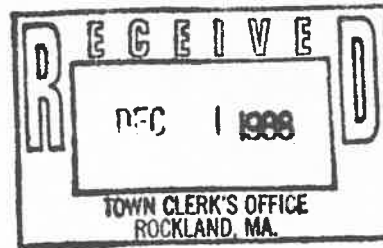
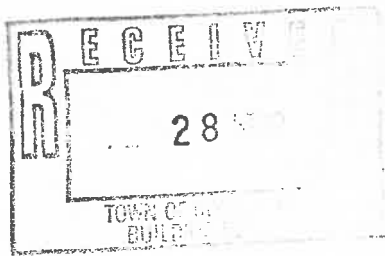
VOTING ON THE DECISION: A motion to GRANT with CONDITIONS the variance requested was made by Mr. Sayian and seconded by Mr. Ewell, The vote was unanimous.

REASONS FOR THE DECISION: 1. The Board finds that the relief desired can be granted without detriment to the public good. 2. The Board finds that the desired relief would not substantially derogate from the purpose or intent of the Zoning By-Law.

NOTICE: 1. This decision may be appealed to Superior Court pursuant to Chapter 40(A), Section 17. Said appeal must be filed within 20 days after this decision is filed with the Town Clerk. 2. Chapter 40(A), Section 11, states in part no variance or permit shall take effect until the Town Clerk certifies that 20 days have elapsed and no appeal has been filed. 3. This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

For the Board

Robert Banta
Robert Banta, Chairman



ROCKLAND ZONING BOARD OF APPEALS
ROCKLAND, MASS. 02370

Minutes of Hearings Held October 27, 1988
Rockland Town Hall Conference Room

Full Member's Present: Acting Chairman Edward Sayian and Anton Materna. Associate Members were Rita Howes and Alan McPhee. Abstentions: Robert Banta. Delayed: Peter McDermott. Absent: Joseph Bouchard and Stanley Cleaves.

Hearing on the petition of Graphic Realty Trust, 443 Webster St., Rockland, Mass. for a public hearing on a permit for a specific use, to allow the increase of the working space at Mass Sign and Decal Co., by an additional 3000 square feet.

Members Voting: Anton Materna, Rita Howes, Alan McPhee and Edward Sayian.

Acting Chairman Edward Sayian advised the petitioner that there were only four board members present. The petitioner could request a continuation to another date. If the petitioner elected to continue with the hearing with only four board members present, the vote of the board would have to be unanimous.

John Lincoln, Attorney for Petitioner, stated that the petitioner will go forward with a hearing before a four member board even though he vote will have to be unanimous.

Attorney Lincoln showed the board plans showing the existing building as it now stands. He stated that right now the business is a non-conforming use and that the Zoning Board had giving the petitioner permission for an addition that is behind the original building, approximately two (2) years previously. The proposed addition will be 3000 square feet. He felt that the addition, with the amount of space they presently have, will not effect the non-conforming use or the neighborhood in any way. "There will be plenty of leeway between the abutters." There will be approximately 50 feet on the far side. Plans showed side line at anywhere between 65 and 120 or more feet. There have not been any problems with neighbors or traffic. The request is in conformity with the General Laws or intent thereof. Business is good and the petitioner needs more space.

Recorded in favor: Thomas Healy, Jr., Winter Street, Hanover
John Lincoln, 440 Market Street, Rockland

Chairman Sayian then polled the board for questions:

Rita Howes wanted to know 1.) the footage between Mass Sign and

Hatherly Realty, 2.) about the traffic problem in the area, 3.) the hours of operation, and 4.) the number of employees? Mr. Lincoln stated that the footage was about 30 feet. He said that there was a traffic problem in the area but that it was not caused by the sign company. The hours of operation were 8 AM to 5 PM and he did not plan to increase the hours of operation. At the present time there were eleven (11) employees and, depending on business, Mr. Healy, hoped to add three or four more employees.

Anton Materna asked, 1.) purpose of the business, 2.) if stock is stored in the building, 3.) if any chemicals are stored in the building or immediate area, and 4.) if the wood structure was going to be torn down, and 5.) if there was access into the building for emergency vehicles? Mr. Healy stated that his business fabricated signs and he only stored the materials and equipment necessary for making the signs. He said that the chemicals stored on the site were the same kind that anyone would have in their own homes. The 400 square foot wood structure would be taken down to make room for the new addition. There would be ample room for emergency vehicles to get on the site.

Alan McPhee asked if any new processing machines were going to be placed in the building and if there would be a substantial increase in customers coming to the site. Mr. Healy said no, they are just going to spread out the machinery they present have. There would not be a substantial increase in the number of customers coming to place an order because 80% of their work is done over the telephone.

Edward Gayian stated the the business was in a R-2 Residential Zone and he wanted to know from Mr. Lincoln under what special permit use are you making this petition? Mr. Lincoln stated that it is a non-conforming use to start with and the Zoning Board has already granted his client permission to build one addition and this request is within the same general law. His client is not going to create any change in the use, just because he is making more space available.

There were no further questions from the board.

Members of the audience in opposition:

Diane Hanscom, 471 Webster Street, Rockland
Sharon Buckley, 455 Webster Street, Rockland
John Shannon, 481 East Water Street, Rockland

Diane Hanscom stated that she could not understand how this petition could be approved. When Mr. Frye operated the business it was just a sign shop in the middle of a residential area. The business was a small "mom and pop" operation and did not bother the neighborhood. The new owner, Mr. Healy, was given permission about two years ago, from the Board of Appeals to build an addition. The shutters were concerned, but did not strongly object. Now he wants to put another very large addition on the property. When is the expansion going to end. The board should keep in mind that this is a non-conforming use in a residential area. Mr. Healy must have known this when he purchased the property and realized that expansion was not possible. She, also, stated that there is a lot of noise from the business.

There is somekind of compressor or generator that runs twenty-four hours.

Sharon Buckley wanted to know large the original building was and if the additional building, and the new proposed addition would be more than 50% larger than the original building. Mr. Frye, the original owner, had explained to her that he could not expand any more that 50% of the original building. Mr. Healy stated that the shop was 3384 square feet and the addition out back was 1800 square feet. The proposed addition would add 3000 more square feet.

Mrs. Riddle, the Zoning Board Attorney, tried to clarify the matter for Mrs. Buckley by explaining that basically what she assumed was occurring here was a non-conforming use that was extended by special permit two years ago. In other words, there was a use there before zoning and sometime after, or subsequent to that time, the use was extended for the building under a special permit. They are here tonight under Section 9 Chapter 40A which says that pre-existing non-conforming use for structures can only be extended, altered or changed by special permit, on findings by this board that the changes or alteration are not substantially more detrimental than the existing non-conforming use but there is no cutoff on addition size.

There were no further questions, the petition was taken under advisement.

7:30 Hearing on the petition of Robert and Helen Banta, 637 Union Street, Rockland for a public hearing, on a permit for a variance from the requirements of the Zoning By-laws to allow the construction of a 29'x36' colonial style house adjacent to existing home. The lot has only 75' frontage with a total of 12,862 square feet.

Acting Chairman Saylan advised the petitioner that there were only four board members present. The petitioner could request a continuance or agreed to decide by the unanimous decision of the four board members. The petitioner agreed to be heard by the four member board.

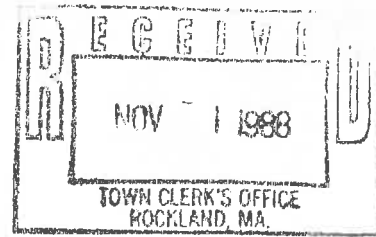
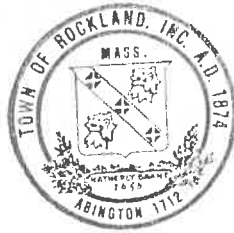
Members Voting: Rita Howes, Anton Malerna, Alan McPhee and Edward Saylan.

Petitioner Robert Banta asked to be allowed to amend his petition to include a variance for a square footage on lot 29 to 28,800 square feet. This is the lot that includes the house. The total area of both lots is 38,670 square feet. The lots would be 1.) 25,800 square feet and, 2.) 12,870 square feet.

The motion to allow Mr. Banta to amend his petition was made by Rita Howes and seconded by Alan McPhee. The vote of the board was unanimous.

Mr. Banta then read from a prepared memorandum.

Copy of memorandum becomes page 3 through 5 of minutes.



Rockland Zoning Board of Appeals Rockland, Massachusetts 02370

A Public Hearing was held October 27, 1988 in the Conference Room at the Town Office on the petition of Graphic Realty Trust, 443 Webster Street, Rockland for a public hearing, on a permit for a specific use, to allow the increase of the working space at Mass. Sign and Decal Co. by an additional 3000 square feet.

Members Present: Acting Chairman Edward Sayian and Secretary Anton Materna.. Associate Members were, Rita Howes and Alan McPhee. Member Absent: Joseph Bouchard and Stanley Cleaves. Abstention: Robert Banta. Delayed: Peter McDermott.

MEMBERS VOTING:: Anton Materna, Rita Howes, Alan McPhee and Edward Sayian.

DECISION: The board voted to deny the petition.

VOTE ON DECISION: Motion to deny was made by Alan McPhee and seconded by Edward Sayian. The vote was unanimous to deny.

REASON FOR DECISION: Use is not in conformity with the By-laws because of noise and traffic. The business is located in a R-2 Zone, seriously derogating from the intent or purpose of the Zoning By-law. Allowing an addition would have an adverse effect on the neighborhood.

NOTICE: 1.) This decision may be appealed to Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within 20 days after this decision is filed with the Town Clerk. 2.) Chapter 40A, Section 11, states in part that no variance or special permit shall take effect until the Town Clerk certifies that 20 days have elapsed, and no appeal has been filed. 3.) This Board certifies that copies of this decision have been filed with the Planning Board, as well as with the Town Clerk.

For the Board,

Edward Sayian
Edward Sayian
Acting Chairman



443 Webster Street (Rte. 123)
Rockland, Massachusetts 02370-1294

(617) 878-SIGN

FAX: (617) 878-0007

MR. JOHN C. LOUGHLIN
ZONING ENFORCEMENT OFFICER
TOWN OF ROCKLAND
BUILDING DEPARTMENT
242 UNION STREET
ROCKLAND, MA 02370

AUGUST 2, 1991


MR. LOUGHLIN:

IN RESPONSE TO YOUR LETTER OF JULY 29, 1991 REGARDING AMERICA'S
FLAG CO. WHICH IS A DIVISION OF MASS. SIGN AND DECAL INC. AND
HAS BEEN SINCE MOVING TO 443 WEBSTER STREET MANY YEARS AGO.

I HAVE NOT EXPANDED A NON CONFORMING USE AS I UNDERSTAND I WOULD
HAVE TO APPLY TO THE ZONING BOARD OF APPEALS IF THIS WERE THE
EXTENSION OF A NON CONFORMING USE.

IF NECESSARY I CAN PROVIDE A LETTER THAT THE PRIOR OWNERS OF THIS
PROPERTY WERE ENGAGED IN THE SAME TYPE OF BUSINESS.

THANK YOU FOR YOUR ATTENTION TO THIS MATTER.

VERY TRULY YOURS,

THOMAS P. HEALY, JR.
PRESIDENT

TPH/djh
encl

**America's
Flag Co.**

Flags ★ Flag Poles ★ Banners
617-871-3133

443 Webster Street, Rockland, MA 02370

A DIVISION OF MASS SIGN & DECAL, INC.

"The Sign Store for the South Shore"

Designers • Manufacturers • Installers • Maintenance • Crane Service • Rentals • Leasing
Flags • Flag Poles



THE COMMONWEALTH OF MASSACHUSETTS

MASSACHUSETTS STATE BUILDING CODE
DIVISION OF INSPECTION AND ENFORCEMENT
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370



CERTIFICATE OF OCCUPANCY

NAME Thomas Healey
ADDRESS 443 Webster St
LOCATION same
STRUCTURE single fam. dwelling

Before a Certificate of Occupancy will be issued, approval by the following departments must be indicated by the signature on this Certificate of an authorized representative of each of the following departments:

Table with 4 columns: Department Name, Name, Title, Date. Rows include Board of Health, Sewer Commission, Highway Department, Plumbing Inspector, Wire Inspector, Fire Department, Water Department, Planning Board, and Conservation Commission. Includes handwritten signatures and dates.

This is to certify that the conditions of the approved permit have been fulfilled in accordance with the provisions set forth by the Massachusetts State Building Code and the Zoning by-Laws of the Town of Rockland.

Date 4/8/91

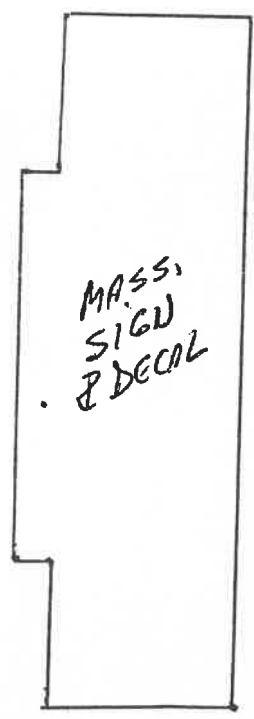
Signature of John C. ... Building Inspector and Zoning Enforcement Officer, Town of Rockland, Massachusetts

GRAPHIC REALTY TRUST
443 WEBSTER ST.

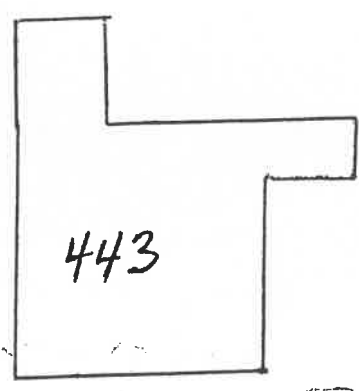
Mass Sign + Decal

179,417 sq. ft.
(1.823 acres ±)

SHED



MASS.
SIGN
& DECAL



443

3/27/86
NOT TO SCALE

WEBSTER ST.