

**Subject:**

FW: 443 Webster Street - 5/16/23 Hearing

**Jacqueline Tieso**  
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Town of Rockland  
Zoning Board of Appeals  
242 Union Street  
Town Hall  
Rockland, MA 02370  
Attention: Mr. Robert Rosa, Chairman

May 16, 2023

Dear Mr. Rosa,

I am writing to you and the other members of the Zoning Board of Appeals (ZBA) ahead of tonight's hearing 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 request that the members of the Zoning Board DENY Mr. Healy's application for the Special Permit. Historically, Mr. Healy has disregarded his property's designation as a non-conforming use in a R-2 Residential Zoning District. I remain shocked that the ZBA is inclined to grant Mr. Healy his request based on, among other things, a lack of complaints about how he has handled this property. By circumventing the procedures around permitting for a non-conforming use property, Mr. Healy denied me due process with respect to my rights as a property owner in a Residential Zone. Had Mr. Healy followed the process, I would have been informed as to what was happening on his property and would have had the opportunity to be heard by this Board a decade ago. There is correspondence from 1991 in this property's building department file that demonstrates that Mr. Healy knew that he needed to go before the Zoning Board for any non-conforming use.

I have reviewed the ZBA file for this property and see that in addition to leasing space on his property for 3 additional businesses, he also had an illegal 300-gallon diesel fuel tank and no fire alarms on the property. Regardless of any current steps to correct this, this only serves to underscore the fact that Mr. Healy considers himself accountable to no one.

The only reason why Mr. Healy is before this Board today is because he is selling his business. He listed the property as "mixed use," and is seeking to maximize his property's value by being able to include "rental income," as one of its uses. He is seeking to maximize his property's value AT THE EXPENSE OF MINE. There is nothing stopping Mr. Healy from selling his property as what it is; a sign shop with a residence and a day care center.

You have my previous letter to Mr. Thomas Ruble, dated March 21, 2023, detailing how Mr. Healy's handling of the 443 Webster Street property has negatively impacted mine and my family's enjoyment and use of our residence, so I will not restate those factors here. I will, however, renew my call for the Zoning Board of Appeals to deny Mr. Healy's application and to uphold the current non-conforming use at the premises known as and numbered 443 Webster Street, Rockland, MA.

Sincerely,

Jacqueline Buckley Tieso  
455 Webster Street

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