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Via Hand Delivery

Robert Rosa, Chair
Rockland Zoning Board of Appeals
242 Union Street
Rockland, MA 02370

Re: Application for Special Permit
Applicant: Shayonam Corporation
Owner: GOL Realty Associates

Dear Chair Rosa:

This office represents Shayonam Corporation (the "Applicant") with respect to its Application for Special Permit pursuant to Section 415-14(c)(3) of the Zoning Bylaw of the Town of Rockland to operate a Liquor Store in the Business II (B2) zoning district at 339 Centre Avenue, Unit 3, Rockland (the "Premises"), also identified as a portion of Lot 4 on Assessors Map 60. The Premises are a portion of a multi-tenant building owned by GOL Realty Associates (the "Owner"). The Premises is currently operated as a liquor store by E-Z Mart. The Applicant is purchasing the assets of E-Z Mart.

The Applicant seeks a Special Permit from the Board to allow the change of ownership of the existing liquor store so that it may apply to the Board of Selectmen for transfer of the Beer & Wine License currently held by the owners of the E-Z Mart. The Manager of the Applicant's business is proposed to be Romil Patel. Mr. Patel is TIPS certified and has been the manager of Lucky Wine and Liquors in Quincy for the last seven years. The Applicant's proposed hours of operation will be seven days a week from the hours of 7:00 am to 10:00 pm.

A Special Permit was applied for by the owner of the E-Z Mart, Yogesh Bhavsar, in 2012 for a similar transfer of ownership and was granted by the Board with the conditions that Mr. Bhavsar: (i) install and/or maintain an identity scanning system to check the IDs of customers purchasing beer and wine; (ii) install and/or maintain locks on all coolers where liquor is stored and lock the same during hours which liquor cannot be sold in accordance with the Beer & Wine License; and (iii) no temporary signs may be installed in front of the store or by Centre Avenue, including but not limited to, banners, flags, sandwich boards, etc. The Applicant is amenable to maintaining these same conditions.

In support of this request, enclosed please find a filing fee in the amount of \$200.00 and thirteen (13) copies of the following:

1. Application;
2. Certified List of Abutters dated July 10, 2023;
3. Municipal Lien Certificate dated July 5, 2023;
4. Copy of Special Permit decision dated February 2, 2012; and
5. Parking Plan prepared by Crocker Design Group.

An electronic copy of the above documents will be submitted to the Board via email. We look forward to appearing before the Board to present and discuss the Application. Thank you for your attention to this matter.

Very truly yours,



William R. Edes, Esq.
Drohan Tocchio & Morgan, P.C.

Enclosure(s)