

June 5, 2023

343 Concord Street

Rockland, MA 02370

To the attention of the Town of Rockland Zoning Board of Appeals,

As abutters to the property at 307 Concord St, Rockland, MA, we request that you please make note of our concerns for business activities on this property in a residentially zoned district.

It has come to our attention that the property owner operates a fence company at this address. Questions arose as we have observed tractor trailer truck deliveries to the rear of the garage, a new mechanical fence between the garage and the open area to the rear, a container placed on the east facing property line of the open area, multiple motor vehicles angle parked along the driveway during business hours, new fencing installed along the brook which feeds to French's Stream abutting our property line, and stacks of fencing materials piled around the perimeter of the open area to the rear of the garage.

At this point in time, we would like to inquire about the legality of operating a business in a residential zone, the legality of the container being used by the business, and if there are any implications impacting Rockland's conservation by-laws by any or all these concerns.

Our neighborhood is already amid having to deal with two unwanted projects, the prevailing 40B project at 320 Concord St and the PUD of Concord Meadows with nineteen single-family homes, so it has become very frustrating to have a new property owner feel free to come in and set up a business in this residential zone unbeknownst to the Town of Rockland.

It seems that there should be a process in place for any perspective business owner to apply for permission from the Town of Rockland before putting in motion any practice of that business.

Please keep us apprised of the status of this apparent violation of the zoning by-laws. We request that this correspondence be included with your records for the property at 307 Concord St. Rockland, MA.

Respectfully submitted,

Wayne and Kathleen Boyd

Debra Shettlesworth

From: Debra Shettlesworth
Sent: Tuesday, June 6, 2023 11:16 AM
To: Kathleen Boyd
Cc: Liza Landy; Douglas Lapp
Subject: RE: Business operating @307 Concord St.

Good morning Ms. Boyd. It was nice meeting you yesterday. Your letter has been filed with the Town Clerk and has been added to the zoning file. Once the Application for a Public Hearing before the Zoning Board has been filed by the owner of 307 Concord Street, your letter will be distributed to the Board and the application and all related documents will be uploaded to the Current Projects section of the Town's website. Thank you. Debra

Debra Shettlesworth
Land Use Coordinator
Town of Rockland
242 Union Street, Rockland, MA 02370
781-871-0154, ext. 1195
dshettlesworth@rockland-ma.gov

From: Kathleen Boyd <wkboydfamily@outlook.com>
Sent: Tuesday, June 6, 2023 7:08 AM
To: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>
Cc: Liza Landy <llandy@rockland-ma.gov>; Douglas Lapp <dlapp@rockland-ma.gov>
Subject: Business operating @307 Concord St.

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Good morning Debra,

Please find attached our letter concerning the operations of a fence company in a residential zone at 307 Concord St. per our conversation at the Town Hall yesterday.

Thank you for forwarding this to Chairman Rosa and the Zoning Board of Appeals.

Sincerely,

Wayne and Kathleen Boyd
343 Concord St.
Rockland, MA 02370
(781) 871-3233