

September 13, 2023

Ralph & Mary Jo Tanzi
346 Concord St
Rockland MA 02370

RE: Zoning change at 307 Concord St.

Members of the Zoning Board of Appeals

We are writing in reference to the application of Marcus Tullio Dians Martins at 307 Concord St in Rockland for the approval of a special permit, off street parking and variances to operate his business at 307 Concord St.

We oppose this application for reasons listed below.

The first is that 10 years prior a neighbor was required to move his business; a construction company, which they were operating from the residence at 365 Concord St. which had approximately 21 acres of vacant land. This property was several hundred feet up into the woods and had very little impact on the neighborhood. A new home was built and a new neighbor moved in and was aggrieved by the business which had been there for 16 years without issue. I have attached a letter from the building inspector / Zoning Enforcement Officer which advised the owner to cease operation of the business and vacate the premise within 30 days or risk being fined \$300.00 a day. Has this same letter been issued to the owners of 307 Concord St? and if so then why has the business continued to operate? As stated in the letter sent to the owner of 365 Concord St "The purpose of Zoning is to improve and beautify the town"

Another reason we are opposed is the noise that is generated by trucks coming in and out of the property at 307 Concord St. as well as employee's arriving and exiting from work, lack of restrooms or employee areas and sufficient parking.

An even bigger concern for us would be safety; as the off loading & loading of trucks by crossing over a sidewalk on an already busy street. The area of 307 Concord St. is at a straight away in the road, and people use Concord St as a "cut through" causing heavy traffic in the area. Having this business operate from a residential site zoned "R-1" would generate even more traffic on Concord St, which is additional wear and tear on the street (mostly with heavy delivery trucks in and out of the location). Concord St is also used by many who walk/run/bike through the neighborhood. Any additional traffic in and out of 307 Concord St. would be detrimental to the health, safety, and well being of the residents in the area and is in direct conflict of the purpose of Zoning as stated from Mr Rubles's attached letter to the owners of 365 Concord St in 2012 "The

purpose of Zoning is to improve and beautify the Town” . I find no such improvement by allowing this business to operate at 307 Concord St. Some of the previous owners had taken great pride in the upkeep of the property and it was always a very well cared for lot in such a beautiful neighborhood.

Lastly and most importantly, this portion of Concord St is zoned R-1 and any deviation would constitute “spot zoning”.

We are opposed to approving the variances that Mr Martins is seeking.

Ralph Tanzi
Mary Jo Tanzi
Anthony Tanzi



TOWN OF ROCKLAND

Building Department

Town Hall
242 Union Street
Rockland, Massachusetts 02370

781-871-0596

781-871-0596

THOMAS E RUBLE

*Inspector of Buildings
Zoning Enforcement Officer
Scaler of Weights & Measures*

Date: October 23, 2012

Mr. Daniel Delprete
365 Concord St.
Rockland, MA 02370

Certified Mail # 7003 3110 0001 7334 2931

RE: Parking of Commercial Vehicle on Residential Lot: 365 Concord St. Rockland, MA 02370

Dear Mr. North,

During one of my recent drive-by inspections, I noticed the parking of a commercial vehicle at the above referred address which is located in a Residential Zoning District.

This use, which is in a Residential Zoning District, is not allowed under Section 415-35F (3) of the Rockland Zoning By-Laws without first obtaining a Special Permit from the Rockland Zoning Board of Appeals. The Board may grant no more than one Special Permit for a Commercial Vehicle. The purpose of zoning is to improve and beautify the Town by encouraging the most appropriate use of the land within the Town.

Appeals may be taken to the Board of Appeals by any officer or Board of the Town or by any person aggrieved by any order or decision made under this By-Law by the Building Inspector or other officer or Board of the Town by filing a "Notice of Appeal" with the Town Clerk within thirty (30) days from the date of the order or decision which is being appealed.

Article XI 415-90 A. Any person who violates any of the provisions of this By-Law shall be subject to a fine of \$300 per violation for each day of the violation or any successive day the violation(s) continue. Each day or portion thereof during which a violation continues shall constitute a separate offense, and each By-Law provision violated shall constitute a separate offense.

Thank you in advance for your anticipated cooperation

Sincerely,

Thomas Ruble
Building Commissioner
Zoning Enforcement Officer

cc: ZBA, Street file