

Liza Landy

From: Candace Direnzo <candi143@verizon.net>
Sent: Thursday, October 29, 2020 1:30 PM
To: Liza Landy
Subject: Re: 365 Concord Street PUD- ZBA MEETING 8/4/2020-Continuance 9/22/2020-Continuance 11/4/2020

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Liza, please put in 365 concord street filing. Thanks, Candi

-----Original Message-----

From: susan joyce <suemellorjoyce@gmail.com>
To: zoning <zoning@rockland-ma.gov>
Cc: Tom Ruble <buildinginspector@rockland-ma.gov>; Robert W. Galvin <rwgalvin@comcast.net>; dshortall@rockland-ma.gov; dlapp@rockland-ma.gov
Sent: Thu, Oct 29, 2020 9:56 am
Subject: 365 Concord Street PUD- ZBA MEETING 8/4/2020-Continuance 9/22/2020-Continuance 11/4/2020

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Chairman Rosa,

I am once again submitting this email to be read aloud at the continuance meeting of November 4, 2020 regarding 365 Concord Street -PUD. (see previous emails below)

I would like to add an additional question: Will the zoning board require the applicant to preform title searches for all parcels mentioned in the application? As you may recall the long and expensive lawsuit for 320 Concord Street had a deed but NO title search was done.

The recording of a deed and other documents in the Registry does not guaranty that the real estate is free from all liens, encumbrances and other legal problems that would cloud the ownership of the property.

I believe title searches should be mandated as part of the application process. Perhaps the applicant has already preformed these searches seeing there is a P&S on these properties.

Thank you,
Sue Joyce

Chairman Rosa,

The following email was sent to you to be read at the meeting of August 4, 2020 regarding the PUD being considered at 365 Concord Street. I understand that the meeting was continued to September 22, 2020. I am resubmitting this email so that it will become part of the public record for the meeting of September 22, 2020.

Thank you,
Sue

----- Forwarded message -----

From: susan joyce <suemellorjoyce@gmail.com>
Date: Tue, 15 Sep 2020 07:39:15 -0400



Subject: 365 Concord Street PUD- ZBA MEETING 8/4/2020-Continuance 9/22/2020
To: zoning <zoning@rockland-ma.gov>
Cc: Tom Ruble <buildinginspector@rockland-ma.gov>, "Robert W. Galvin" <rwgalvin@comcast.net>, dshortall@rockland-ma.gov, dlapp@rockland-ma.gov

Chairman Rosa,

The following email was sent to you to be read at the meeting of August 4, 2020 regarding the PUD being considered at 365 Concord Street. I understand that the meeting was continued to September 22, 2020. I am resubmitting this email so that it will become part of the public record for the meeting of September 22, 2020.

Thank you,
Sue

From: susan joyce <suemellorjoyce@gmail.com>
Date: Mon, 3 Aug 2020 16:01:34 -0400
Subject: 365 Concord Street PUD- ZBA MEETING 8/4/2020
To: zoning <zoning@rockland-ma.gov>
Cc: Tom Ruble <buildinginspector@rockland-ma.gov>, Donna Shortall <dshortall@rockland-ma.gov>, Douglas Lapp <dlapp@rockland-ma.gov>

Dear Chairman Rosa and board members,

I would like this email included as part of the public record and read aloud so my concerns may be presented to the public.

The application submitted for 40 homes at 365 Concord Street references a hardship to the applicant. -A hardship is an inability to reasonable use one's property.

- *There is absolutely no hardship to the applicant or owner of the properties!
- *They have created their own hardship!
- *The traditional grid will allow 20 homes BUT they are requesting double -40 homes.
- *There is nothing wrong with the topography, shape or soil until you seek 7 variances to build 50% MORE homes than what is allowed!
- *Please do not confuse GREED with hardship.

The plans that were submitted by Carvanaro Consulting state there is an "existing 8" sewer line" on Concord Street.

The Sewer Department meeting of 1/30/2020 state "there is an existing 6" connection". In fact John Loughlin stated "you may have to convert back to 8". How is that?

Seems to be the plans already fit the project! Please see attached meeting minutes from 1/30/2020:

https://www.rockland-ma.gov/sites/g/files/vyhlif4941/f/minutes/meeting_01.30.2020.pdf

Thank you,
Sue Joyce