



## TOWN OF ROCKLAND

### Planning Board

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

Telephone: 781-871-1874 X1196  
Fax: 781-871-0386  
E-mail: [planningboard@rockland-ma.gov](mailto:planningboard@rockland-ma.gov)

#### Planning Board Minutes Tuesday, May 24, 2022 at 7:00 pm Rockland Town Hall Lower Level

In attendance – Michael Corbett, Chairman; John Lucas, Charles Williams & Randy Hoblitzelle (*absent James Wells*).

Call to Order: 7:06pm

*The audience, participants and general public should be aware that any and all portions of this open meeting may be recorded by audio and video resources. All or some of this meeting may be rebroadcast periodically by WRPS or other outlets. Persons wanting a DVD copy of this meeting should contact WRPS. A small fee will be charged. Chairman Corbett noted the meeting is being recorded for note taking purposes. The recording will be destroyed once minutes are recorded.*

### New Business

Form A 333-343 Weymouth Street – Map/Parcel 3-1A, 3-1, (portion of 3-2), 8-27, 8-28  
Applicant – DTC, LLC

Erik Schoumaker this is adjacent to Sharp Street, Industrial H1 Zoning. Conveying Parcel A to DTC and combine all of the lots. Note#8 dividing Parcel A, out of that leaving original AW Perry Parcel. Parcel A then combined with 8-27, 8-28, 3-1 and 3-1-A. 199,685 SQFT excess minimum lot plus adequate frontage more than the 110sqft required. Charles Williams some on Abington Street? Erik Schoumaker some will be. All existing lots right now combing/adding Parcel A. Charles Williams all in Rockland? Erik Schoumaker yes all in Rockland. Charles Williams utilities/easements? Erik Schoumaker TBD want easement to have rights for AW Perry just for the future. John Lucas easement all across the front 30ft offset front property line continue to roadway? The piece of land owned by the town. Erik Schoumaker was conveyed. DTC wants to put addition on existing commercial building. John Lucas one time another building? Erik Schoumaker that has since changed just an addition.

John Lucas roughly how big of an addition? Erik Schoumaker about 40x120 don't quote me A quarter to third of existing building, 200-300 back to the rear, I can clarify when do the Site Plan. Charles Williams square foot of current building? Erik Schoumaker its on the Form A.

Chairman Corbett is the registered parcel going to be deregistered? from Zoning? Erik Schoumaker 8-28 unregistered not sure if registered as far as land court. Charles Williams 8-28 says it is.

Chairman Corbett any other questions?

Erik Schoumaker conveying AW Perry signed. John Lucas taking piece from AW Perry merging? Erik Schoumaker yes. John Lucas merging 3 pieces into one Parcel?

Motion to combine Form A parcel to 3-1 & 8-28, as the first step, confirm with Land Use Counsel to make sure it is ok – John Lucas  
Second – Charles Williams  
Vote 4-0

Motion combine all second step check ownership same condition check with Land Use Counsel- Charles Williams  
Second – Randy Hoblitzelle  
Vote 4-0

Form A                    15 & 19 Webster Street - Map/Parcel 39-243  
Applicant – Patrick Gannon Webster Common Condominiums

Pat Gannon owner of Webster Common Condominiums points out on plan that's a parking lot. I've been there for twelve (12) years. It was explained that it was always there and was next doors property we bought it and never thought anything of it. We didn't do this before house sold, the engineer shut down and it opened back up and here we are. I don't want the liability if something happens.

John Lucas who owns this lot? Pat Gannon me as far as the deed goes. John Lucas taking this off of the lot? Pat Gannon yes. John Lucas 479SQFT out of this and putting it in this one? I don't know the legality of it, sent a notice to legal counsel but we haven't heard back. This might have to go to the ZBA to get a variance. Chairman Corbett these are two (2) nonconforming lots. John Lucas it makes all the sense in the world. Chairman Corbett we reached out to the Town's Attorney. John Lucas we can continue until we get an answer from Attorney Galvin. Pat Gannon I have no problem with that just make sure it is legal.

Charlie Williams it's a two family? Pat Gannon yes. Chairman Corbett 19 is a two (2) family? Pat Gannon yes. Charles Williams how long have you owned? Pat Gannon three (3) years.

Randy Hoblitzelle I do agree with John. Charles Williams all paved out there? Pat Gannon not its grass.

Chairman Corbett push out until June 28<sup>th</sup>.

Motion to continue to June 28<sup>th</sup> – John Lucas  
Second – Randy Hoblitzelle  
Vote 4-0

Form A                    48 Carey Street - Map/Parcel 38-131  
Applicant – James F. Wheeler

Jim Wheeler have four (4) acres want to split into three (3) lots. Chairman Corbett the old plans versus the new not the same square footage. John Lucas what's the zoning? Chairman Corbett R-2. Jim Wheeler it was done that way to get the square footage. This can be a single or a two this is a retreat lot. It meets everything. John Lucas with this they could put in a duplex, this one has to be single and put 116sqft frontage on duplex.

Charlie Williams not under agreement? Jim Wheeler yes, waiting for the building permit. Charles Williams are you the original owner? Jim Wheeler no, I bought the lot original four (4) acres. Charles Williams the CPA wasn't aware it was going to be divided until it happened. Jim Wheeler I talked to them they didn't mention it came to be after already subdivided. Everything will change if they don't close. I won't record until someone buys.

Motion to approve – John Lucas  
Second – Charles Williams  
Vote 4-0

### **Administration**

Motion to approve minutes from meeting April 26, 2022 – John Lucas  
Second – Randy Hoblitzelle  
Vote 4-0

Motion to Amory in the amount of \$380.00 for 365 Concord Street Plan Review – John Lucas  
Second – Randy Hoblitzelle  
Vote 3-0 (*Charles Williams abstained*)

Motion to pay Amory in the amount of \$228.00 365 Concord Street Plan Review – John Lucas  
Second – Randy Hoblitzelle  
Vote 3-0 (*Charles Williams abstained*)

Motion to Amory in the amount of \$243.21 for 120 Bill Delahunt PKWY Construction Review – John Lucas  
Second – Charles Williams  
Vote 4-0

Motion to pay Secretary in the amount of \$225.00 for meeting May 24, 2022 – Randy Hoblitzelle  
Second – John Lucas  
Vote 4-0

Update Planning Board on potential upcoming activity – Chairman Corbett

Motion to close – Charles Williams  
Second – Randy Hoblitzelle  
Vote 4-0  
Adjourn 8:14pm

For the Planning Board:

  
**Michael Corbett, Chairman**

