

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING

TOWN CLERK, ROCKLAND
APR 1 '21 AM 11:43

SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- Application for Dimensional Variance
- Application for a Use Variance
- Application for a Section 6 Finding
- Special Permit for Use permissible by Special Permit
- Appeal from a Decision of the Zoning Enforcement Officer
- Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 406 VFW Drive, Rockland, MA 02370
2. Name(s) of Owner(s) of Property: John Tassinari Sr. / 406 VFW Drive LLC
3. Owner's Address: 415 VFW Drive, Rockland, MA 02370
4. Name of Applicant(s): Joseph Paolucci
5. Address of Applicant: 10 Patriot Parkway, #508
Weymouth, MA 02190
6. Applicant's Phone: Home: _____ Work: _____
Cell: 339-440-3417 Fax: _____
E-Mail: josephpaolucci34@gmail.com
7. State the Assessor's Map # 14 and Lot # 20-001 of the property.
8. State the Zoning District in which the property is located: I-2 Industrial Park
9. Explain in-depth what you are proposing to do: _____
The Patriots Athletic Club will be an indoor Athletic facility that specializes
baseball and softball training. The facility will be rented out to other sports organizations
as well for soccer, lacrosse, exercise classes etc. There is 7500 sqft of open space
with 6 batting cages.

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application:

N/A

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

415-16 A3, 415-16 A6, 415-16 A9

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary)

None

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

N/A

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____

N/A

Signed: Joseph Paolucci

Owner(s) of Record

All owners must sign

Signed: Jack Jassman

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: 3/31/21
