

April 20, 2021

Rockland Zoning Board of Appeals
242 Union Street
Rockland, MA 02370

RE: Proposed Brewery and Private Club 406 V.F.W. Drive
Assessors Map 20 Lot 1
Applicant – 406 VFW Drive LLC

Dear Board Members:

On behalf of the applicant we hereby submit the revised plans for the above referenced address. The plans have been revised based on comments received from the Zoning Board of Appeals at the hearing on March 16, 2021 and include the following:

1. Parking calculations have been added to the plan.
2. The water line easements have been added to the plan.
3. The Right of Way has been clearly shown on the plan. An access gate exists and will be locked. The Right of Way is not currently accessible due to tree growth.
4. The wetland line shown is the toe of slope shown on the plan. This has not been confirmed by a botanist.
5. The entrance to the site has been modified to reduce the width and remove the pavement that encroaches over the property line.
6. A narrative has been prepared by Brian R. Saluti, Architect and is attached.
7. Leo D. Reardon is currently working with the water, sewer, and fire departments to obtain their approvals. Correspondence with the water and sewer departments is attached.
8. Attached are the current Architectural Plan.
9. Attached are the electrical plans that show the site lighting. The plan currently shows a transformer, that was recently determined not to be required.

If you have any questions please do not hesitate to call
Sincerely,

GRADY CONSULTING, L.L.C.



Darren Grady, P.E.
Principal

Cc: 406 VFW Drive LLC
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