

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



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: 99 Church Street
2. Name(s) of Owner(s) of Property: Town of Rockland
3. Owner's Address: 242 Union Street, Town Hall, Rockland, MA 02370
4. Name of Applicant(s): Douglas Lapp, Town Administrator
5. Address of Applicant: 242 Union Street, Town Hall, Rockland, MA 02370
6. Applicant's Phone: Home: _____ Work: (781) 616-6807
Cell: _____ Fax: _____
E-Mail: dlapp@rockland-ma.gov
7. State the Assessor's Map # 40 and Lot # 40-137 of the property.
8. State the Zoning District in which the property is located: R-4
9. Explain in-depth what you are proposing to do: The first phase of the project is the full demolition of the existing 9,152 sf Lincoln School building and basketball courts on the site. The project includes construction of a new 34,968 gsf fire station headquarters building. The building usage includes 6 emergency vehicle bays, 1 mechanic's bay, firematic support spaces, offices, assembly, and personnel living quarters. The site design includes a parking lot with 28 spaces, a stormwater infiltration system, and associated landscaping improvements.

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:

Per Zoning Bylaws section 415-11, C-9, the project is seeking a special permit for use of the site located in an R-4 zone for a Municipal Facility (Fire Station Headquarters). The project is also seeking dimensional variances per 415-53 for the 10' setback from property lines, 23' back-up area, and 20' parking space length.

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)** _____

Parcel is a corner lot with frontage on two streets. The parcel has a 154' depth from Howard Street property line to the west side property line. Function of the station necessitates drive through access around the back of the site for a 40' long apparatus with a 24' wide drive aisle around the back of the site. Zoning code does not indicate minimum number of parking spaces for fire station use but projections for parking demand indicate minimum 28 spaces required to meet building needs. If fully compliant back-up aisles, parking spaces, and parking setbacks are required, the result would be a loss of 7 of the 28 parking spaces, a 25% reduction in parking capacity.

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:

Per Zoning Bylaws section 415-11, C-9, the project is seeking a special permit for use of the site located in an R-4 zone for a Municipal Facility (Fire Station Headquarters). This is a public safety facility that will be staffed and in operation 24/7. The project is in compliance with the environmental performance standards outlined in 415-79 with the exception of A-1 as outlined in Question 12 above. See attached drawings for specific details.

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: *Douglas Lapp*
Douglas Lapp, Town Administrator

Owner(s) of Record
All owners must sign

Signed: _____

Applicant(s) If Different from owner
All applicants must sign

Signed: _____
Signature of Attorney (if any)

Date: _____