

August 4, 2020

Rockland Planning Board  
242 Union Street  
Rockland, MA 02370

RE: Request for Site Plan Approval – 0 Hingham Street  
Assessors Map 9 Lot 9, 38, 41, 42  
Applicant – ADA Architects C/O Melissa Pless

Dear Board Members:

On behalf of the applicant we hereby submit this application for a site plan approval for the construction of a Pre-school/Daycare Facility. The property is located in the I-2 zoning district. We are requesting Planning Board Site Plan Review and Approval. The use is not listed in the Zoning Bylaw as an allowed use in the schedule of uses. However, the Child Care Use is exempt from Zoning under Chapter 40A Section 3 as follows:

No zoning ordinance or bylaw in any city or town shall prohibit, or require a special permit for, the use of land or structures, or the expansion of existing structures, for the primary, accessory or incidental purpose of operating a child care facility; provided, however, that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures and determining yard sizes, lot area, setbacks, open space, parking and building coverage requirements. As used in this paragraph, the term "child care facility" shall mean a child care center or a school-aged child care program, as defined in section 1A of chapter 15D.:

Enclosed Please find the following:

1. 8 copies of the Site Plan Application Form L.
2. Planning Board Form H and Form K
3. 9 copies of the Site Plan (1 Original Mylar and 8 copies)(for Planning Board).
4. 1 Copy for Application to be stamped by Town Clerk.
5. 4 Sets of Drainage Calculations.
6. 1 copy of Traffic Impact Assessment by Vanasse & Associates, Inc, April 2020
7. Electronic copies have been sent to [cmacpherson@rockland-ma.gov](mailto:cmacpherson@rockland-ma.gov) in lieu of 12 copies of the Site Plan to be delivered as follows:
  - a. 2 Plans, 2 sets of all reports and calculations to Town Engineer,
  - b. 1 Plan, and 1 set of all reports and calculations to Town Clerk,
  - c. 1 Plan 1 set of all reports and calculations and to Building Dept,
  - d. 1 Plan to Zoning,
  - e. 1 Plan to Town Counsel,
  - f. 1 Plan to Conservation,
  - g. 1 Plan to Highway,
  - h. 1 Plan to Sewer,
  - i. 1 Plan to Water,

- j. 1 Plan to Fire Dept
- k. 1 Plan to Police Dept
- 8. Check \$250 (\$250 up to 15000 s.f. = \$75 each additional 5,000 sq. ft. thereafter = \$450) payable to the "Town of Rockland".
- 9. Check \$2000 Peer review Account Fee
- 10. Design Review Application

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

GRADY CONSULTING, L.L.C.



---

Kevin Grady, P.E.  
Principal

Cc: Town Clerk  
240 West Water Street Trust

Hand deliver to:  
Engineer for Planning Board  
Building Inspector  
Chief of Police  
Fire Chief  
Highway Department  
Board of Health  
Water Department  
Sewer Department  
Selectmen



**TOWN OF ROCKLAND**  
**Planning Board**

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

**Telephone**  
781-871-1874 ext. 170

**Fax**  
781-871-0386

**Email**  
Rocklandplanningboard@rockland-ma.gov

**SITE PLAN REVIEW APPLICATION FORM**

Date of Application: 8/5/20  
Name of Applicant/Owner: ADA Architects c/o Melissa Pless  
Address: 17710 Detroit Road Lakewood OH 44107  
Title of Development/Site: Site Plan - Primrose School  
Assessor's Map #: 9 Lot #: 9, 38, 41 + 42  
Site Plan prepared by: Grady Consulting LLC  
Address: 71 Evergreen Street Suite 1 Kingston MA 02364

Plan and application was received by the Rockland Planning Board

on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

FEE \$ \_\_\_\_\_ (payable at the time of plan approval)

**VOTE OF ROCKLAND PLANNING BOARD**

On the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

The Rockland Planning Board voted to:

- ☐ 1) \_\_\_\_\_ the Site Plan  
(approve/disapprove)
- ☐ 2) Reasons for Disapproval: \_\_\_\_\_
- ☐ 3) Approval of Site Plan with the following conditions:  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE OF BOARD MEMBERS

COMMENTS

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Vice-Chairman

\_\_\_\_\_  
Clerk

| DATE          | INVOICE NO. | COMMENT                                                 | CHECK DATE | CHECK NO. | AMOUNT | NET AMOUNT |
|---------------|-------------|---------------------------------------------------------|------------|-----------|--------|------------|
| 08/04/2020    |             | Application Fee - 0 Hingham Street Map 9, Lot 9, 38, 41 |            |           |        | 250.00     |
| DATE 08/04/20 |             | VENDOR Town of Rockland                                 |            | TOTAL     |        | 250.00     |

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

GRADY CONSULTING, LLC

71 EVERGREEN STREET, SUITE 1  
KINGSTON, MA 02364  
PHONE 781-585-2300

CITIZENS BANK  
MASSACHUSETTS

26209

5-7017/2110  
672

CHECK NO. DATE AMOUNT

08/04/20 26209 \$250.00

Two Hundred Fifty and no/100

PAY

TO THE  
ORDER  
OF:

TOWN OF ROCKLAND  
PLANNING BOARD  
242 UNION STREET  
ROCKLAND MA 02370



*Handwritten signature*

AUTHORIZED SIGNATURE

MP

⑈026209⑈ ⑆211070175⑆ 1103150437⑈

| DATE          | INVOICE NO. | COMMENT                                                 | AMOUNT | NET AMOUNT   |
|---------------|-------------|---------------------------------------------------------|--------|--------------|
| 08/04/2020    |             | Application Fee - 0 Hingham Street Map 9, Lot 9, 38, 41 |        | 250.00       |
| DATE 08/04/20 |             | VENDOR Town of Rockland                                 |        | TOTAL 250.00 |

## GRADY CONSULTING, LLC

26210

| DATE          | INVOICE NO. | COMMENT                                              | CHECK DATE: | AMOUNT                  | CHECK NO. | NET AMOUNT     |
|---------------|-------------|------------------------------------------------------|-------------|-------------------------|-----------|----------------|
| 08/04/2020    |             | Peer Review Account Fee - 0 Hingham Street Map 9, Lo |             |                         |           | 2,000.00       |
| DATE 08/04/20 |             |                                                      |             | VENDOR Town of Rockland |           | TOTAL 2,000.00 |

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

## GRADY CONSULTING, LLC

71 EVERGREEN STREET, SUITE 1  
KINGSTON, MA 02364  
PHONE 781-585-2300

CITIZENS BANK  
MASSACHUSETTS

26210

5-7017/2110  
672

CHECK NO.

DATE

AMOUNT

Two Thousand and no/100

08/04/20

26210

\$2,000.00

PAY

TO THE  
ORDER  
OF:

TOWN OF ROCKLAND  
PLANNING BOARD  
242 UNION STREET  
ROCKLAND MA 02370



*AKG*

AUTHORIZED SIGNATURE

MP

⑈026210⑈ ⑆211070175⑆ 1103150437⑈

Security features included. Details on back.

## GRADY CONSULTING, LLC

CHECK DATE:

CHECK NO.

26210

| DATE          | INVOICE NO. | COMMENT                                              | AMOUNT                  | NET AMOUNT |
|---------------|-------------|------------------------------------------------------|-------------------------|------------|
| 08/04/2020    |             | Peer Review Account Fee - 0 Hingham Street Map 9, Lo |                         | 2,000.00   |
| DATE 08/04/20 |             |                                                      | VENDOR Town of Rockland |            |
|               |             |                                                      | TOTAL                   | 2,000.00   |



**TOWN OF ROCKLAND**  
**Planning Board**  
Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

**Telephone**  
781-871-1874 ext. 170  
**Fax**  
781-871-0386  
**Email**  
Rocklandplanningboard@rockland-ma.gov

**FORM K**  
**ROCKLAND PLANNING BOARD**

**PLAN REVIEW FORM**  
**REQUEST FOR REVIEW COMMENTS**

Project Name & Address: Site Plan - Primrose School

Applicant Name & Address: ADA Architects c/o Melissa Pless  
17710 Detroit Road Lakewood OH 44107

Contact Name, Address & Phone: Kevin Grady - Grady Consulting  
781 585 2300

Date: 8/5/20

To:

|                                                       |                                                  |
|-------------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Building Inspector           | <input type="checkbox"/> Fire Department         |
| <input type="checkbox"/> Town Engineer                | <input type="checkbox"/> Police Department       |
| <input type="checkbox"/> Board of Health              | <input type="checkbox"/> Highway Department      |
| <input type="checkbox"/> Water Department             | <input type="checkbox"/> Sewer Commission        |
| <input type="checkbox"/> Conservation Commission      | <input type="checkbox"/> Zoning Board of Appeals |
| <input type="checkbox"/> Selectmen                    |                                                  |
| <input type="checkbox"/> Other (please specify) _____ |                                                  |

Attached please find the application for: ☒ Site Plan Review  
☐ Definitive Subdivision

The Planning Board requests that you review the enclosed application. We would appreciate your completing the form below and returning it by the date stated below. Failure to comment shall be deemed lack of opposition.

Comments due by: \_\_\_\_\_  
☐ Concur with proposal (Explain on reverse side)  
☐ Need more information (Explain on reverse side)  
☐ Cannot concur with proposal (Explain on reverse side)  
☐ Comments included

Reviewer's Signature

Title

Date

Please return to Planning Board

**FORM K**  
**ROCKLAND PLANNING BOARD**

**CERTIFICATION OF RECEIPT OF APPLICATION**

Department delivered to: \_\_\_\_\_

Project Name: Site Plan - Primrose School

Received by: \_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

Date Received: \_\_\_\_\_

**The Applicant is required to submit signed copies of this page to the Planning Board for each department, board, agency or professional to which an application package has been delivered. Page 1 will be completed and returned directly to the Planning Board by the department, board, agency or professional.**



**TOWN OF ROCKLAND**  
**Planning Board**  
Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

Telephone  
781-871-1874 ext. 170  
Fax  
781-871-0386  
Email  
Rocklandplanningboard@rockland-ma.gov

**FORM H**  
**AGREEMENT TO TERMS OF PAYMENT FOR PROFESSIONAL ASSISTANCE**  
**TO THE TOWN OF ROCKLAND PLANNING BOARD**

The Rockland Planning Board has the right to engage professional assistance, as required, in the review of any and all plans submitted for their consideration. Said assistance may be in the form of an individual or firm with expertise in the subject area with which the Board requires assistance. The applicant shall pay all the costs of professional assistance on behalf of the Board.

The firm(s) or individual(s) providing assistance to the Board will furnish the Board with bills detailing services rendered on the applicant's project. The Town of Rockland will pay the consultant's fees with funds deposited by the applicant in a review security account in accordance with Section II, A.2. The applicant agrees to properly maintain the review security account and make required deposits within thirty (30) days. The applicant understands that failure to do so is a breach of the Rules and Regulations governing the Subdivision of Land in the Town of Rockland and grounds for disapproval of a Preliminary or Definitive Subdivision Plan.

Under no circumstances will an applicant make a direct payment to the Board's selected consultant or will the Board's selected consultant make a direct billing to the applicant. All correspondence regarding review and/or inspection services on behalf of the Board must be routed through the Planning Board.

ADA Architects - c/o Melissa Pless, as an applicant before  
the Rockland Planning Board and proponent for the project known as \_\_\_\_\_

Site Plan – Hingham Street on  
0 Hingham Street, Assessors Map 9 Lots 9, 38, 41, & 42

Street/Road have read the above agreement and understand its meaning and intent. I/We also understand that signed plans will not be released by the Planning Board until final payment for services rendered has been made. By signing below, I/we agree to the terms described in this document.

Signature(s) of Applicant(s): AKG - Agent for Applicant 781 585-2300  
ADA Architects c/o Melissa Pless  
17710 Detroit Road  
Lakewood OH 44107

Address: \_\_\_\_\_



## TOWN OF ROCKLAND

### Planning Board

Town Hall

242 Union Street

Rockland, Massachusetts 02370

Telephone

781-871-1874 ext. 170

Fax

781-871-0386

Email

Rocklandplanningboard@rockland-ma.gov

### DESIGN REVIEW APPLICATION

The following criteria is intended to provide a basic format from which all submissions for DESIGN REVIEW are to be evaluated. It is recommended that all parties preparing a submission insure all information contained herein is addressed on the documentation to be presented.

- Applicant: ADA Architects c/o Melissa Pless Street Address: 17710 Detroit Road
- Town: Lakewood State: OH Zip code: 44107
- Phone: Office: 216 521 5134 Home: \_\_\_\_\_
- Fax: \_\_\_\_\_ Email: mpless@ADAarchitects.com
- Project Location: 0 Hingham Street Assessors Map 9 Lots 9, 38, 41, 42
- Project Description: construction of a Pre-school. Primrose School

- Zoning District: F-2 Required Setbacks: Front: 50 Sides 30
- Required Frontage: 110 Rear: 30
- Required Parking: 31 Stalls. Site Area: \_\_\_\_\_ (Square Feet \_\_\_\_\_ Acres)
- Proposed Building Dimensions: East Elevation: \_\_\_\_\_ West Elevation: \_\_\_\_\_
- North Elevation: \_\_\_\_\_ South Elevation: \_\_\_\_\_
- Number of Floors: 2 Proposed Gross Floor Area: 14,000 square feet
- Proposed Building Height: 30 (Above Floor Elevation at Grade — Maximum)
- Proposed Percentage of Coverage 1.2 %
- Proposed Setbacks: Front: 54.3 Side: 40.4 Rear: 103.4
- Proposed Number of Parking Stalls: 49 Handicapped: 2
- Proposed Service/Docking Areas 0
- Proposed Exterior Building Materials: \_\_\_\_\_

- Proposed Color of Exterior: \_\_\_\_\_
- Proposed Site Treatment- Describe Landscaping, Signage, Lighting, Storage, Walkways and Other Amenities as necessary: landscape + Lighting plan prepared by Registered Landscape Architect.  
Details shown on site plan. Lighting plan includes 3 parking lot lights on poles.  
The remainder of lighting are from wall packs. Concrete sidewalks are proposed for  
access to the building. Fenced in play ground is proposed at the rear of the building

- Comments: \_\_\_\_\_

### PLANNING BOARD USE ONLY:

Date of Review: \_\_\_\_\_, 20\_\_

1. Has the Applicant satisfied the requirements of Section Six — REQUIRED INFORMATION TO BE SHOWN ON PLANS as follows;

SITE PLANS: Locus Plan: ☒ North Arrow: ☒ Building Location: \_\_\_\_\_  
Vehicular Circulation: \_\_\_\_\_ Pedestrian Circulation: \_\_\_\_\_  
Exterior Storage Areas: \_\_\_\_\_ Exterior Lighting: \_\_\_\_\_ Sign: \_\_\_\_\_  
Configuration: \_\_\_\_\_ Mechanical and Electrical Equipment: \_\_\_\_\_  
Existing and Proposed Grades: \_\_\_\_\_  
LANDSCAPING PLANS: \_\_\_\_\_  
BUILDING PLANS: Floor Plans: \_\_\_\_\_ Exterior Elevations: \_\_\_\_\_

2. RECOMMENDATIONS:

Having completed the PLAN REVIEW for the project identified on Page One, the Planning Board recommends \_\_\_\_\_. Particular and special attention is requested for the following items:

---

---

---

---

---

Reasons for a recommendation of disapproval:

---

---

---

**Planning Board:**

\_\_\_\_\_ Chairman  
\_\_\_\_\_ Vice Chairman  
\_\_\_\_\_ Clerk  
\_\_\_\_\_  
\_\_\_\_\_

Revised October 29, 2009



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

July 15, 2020

### CERTIFIED ABUTTERS LIST OF MAP 9 – PARCELS 9, 38, 41, 42

#### 0 HINGHAM STREET

#### BOARD – PLANNING

**REQUIREMENTS – Abutters, next abutter within 300 ft and directly across a public or private street or way.**

**CERTIFIED BY:**

*Christine MacPherson*  
Christine MacPherson – Senior Administrative Assistant

| Parcel ID | Owner                                                      | Location       | Mailing Street                            | Mailing City, ST, Zip |
|-----------|------------------------------------------------------------|----------------|-------------------------------------------|-----------------------|
| 9-9       | DELUCA PROPERTIES LTD PART                                 | 0 HINGHAM ST   | 885 WASHINGTON ST                         | WEYMOUTH, MA 02189    |
| 9-38      | DELUCA PROPERTIES LTD PART                                 | 0 HINGHAM ST   | 885 WASHINGTON ST                         | WEYMOUTH, MA 02189    |
| 9-41      | DELUCA PROPERTIES LTD PART                                 | 0 HINGHAM ST   | 885 WASHINGTON ST                         | WEYMOUTH, MA 02189    |
| 9-42      | DELUCA PROPERTIES LTD PART                                 | 0 HINGHAM ST   | 885 WASHINGTON ST                         | WEYMOUTH, MA 02189    |
| 8-39      | GIRI ROCKLAND LLC                                          | 850 HINGHAM ST | 225 W SQUANTUM ST, STE 200                | QUINCY, MA 02171      |
| 8-48      | ARAUJO RUI C & JANET L                                     | 831 HINGHAM ST | 831 HINGHAM ST                            | ROCKLAND, MA 02370    |
| 8-49      | STEELE JOHN III & JENNIFER                                 | 825 HINGHAM ST | 825 HINGHAM ST                            | ROCKLAND, MA 02370    |
| 9-3       | HINGHAM STREET LLC                                         | 900 HINGHAM ST | 293 WASHINGTON ST                         | NORWELL, MA 02061     |
| 9-6       | TOWN OF ROCKLAND                                           | 0 HINGHAM ST   | 242 UNIOIN ST                             | ROCKLAND, MA 02370    |
| 9-7       | TOWN OF ROCKLAND                                           | 0 HINGHAM ST   | HINGHAM ST                                | ROCKLAND, MA 02370    |
| 9-11      | 909 HINGHAM LLC                                            | 909 HINGHAM ST | ATTN: JITEN HOTEL MGMT<br>495 WESTGATE DR | BROCKTON, MA 02301    |
| 9-12      | OWNER UNKNOWN                                              | 0 HINGHAM ST   |                                           | ROCKLAND, MA 02370    |
| 9-13      | SHINGLEMILL LLC                                            | 75-79 POND ST  | 4 FIRST ST                                | BRIDGEWATER, MA 02324 |
| 9-14      | OWNER UNKNOWN                                              | 0 HINGHAM ST   | HINGHAM ST                                | ROCKLAND, MA 02370    |
| 9-33      | 933 HINGHAM ST LLC                                         | 933 HINGHAM ST | 933 HINGHAM ST                            | ROCKLAND, MA 02370    |
| 9-36      | AKSHAJ HOSPITALITY INC LLC AL c/o<br>JAMSAN HOTEL MGMT INC | 929 HINGHAM ST | 83 HARTWELL AVE                           | LEXINGTON, MA 02421   |
| 9-39      | ROCKLAND REAL EST INVST CO LLC                             | 851 HINGHAM ST | 169 MAIN ST                               | STONEHAM, MA 02180    |
| 9-40      | OWNER UNKNOWN                                              | 0 POND ST      | 0 POND ST                                 | ROCKLAND, MA 02370    |
| 10-51     | TOWNS OF ROCKLAND & ABINGTON<br>JOINT WATER WORKS          | 0 POND ST      | 366 CENTRE AVE                            | ROCKLAND, MA 02370    |

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.