808 Market

TOWN OF ROCKLAND
Building Department

242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370

TELEPHONE 781-871-0596 FAX 781-616-6824

February 28, 2014

Deutsche Bank Trust Co.
C/O Scudder Bay Capital LLC
107 Audubon Road
Wakefield, MA 01880

Re: 808 Market Street
Rockland, MA 02370

To whom it may concern,

It has come to my attention that that the above address is being used as a two (2) family house. That building can only be used as a single family.

The lot that the house is on was divided by a Form A on June 8, 2010, and by doing that reduced the lot size so that it is no longer legal to be used as a two (2) family home.

Please **Cease & Desist** the use as a two (2) family home immediately.

If you have any questions, please call this office.

Thank you,

Sincerely,

Thomas Ruble
Building Commissioner
Zoning Enforcement Officer

Inc: Copy of Building Permit
Copy of Certificate of Occupancy
Copy of Inspection Request (3)
Copy of Form A
Copy of Street Card
CC: ZBA

PERMIT NO.
FEE
DATE ISSUED

TOWN OF ROCKLAND
BUILDING PERMIT

THIS IS TO CERTIFY THAT : Jeff Dias

has permission to: Vinyl Siding (37) Replacement Windows

situated on: 57-7 808 Market St.

(Assessors Map) + (Lot #) (Street + Number)

DEPARTMENT	APPROVED FOR	DATE	SIGNATURE	OCCUPANCY APPROVAL
Inspector of Buildings	Site / Zoning			
Inspector of Buildings	Foundation			BUILDING MAY NOT BE OCCUPIED UNTIL OCCUPANCY CERTIFICATE IS ISSUED
Inspector of Buildings	Frame			
Inspector of Buildings	Insulation			
Inspector of Buildings	Final	8/8/13	see Rear	
Inspector of Buildings	Woodstove / Fireplace			
Inspector of Buildings	Other			
Wiring Inspector	Rough Wiring OK	7-9-13	J Sawyer	
Wiring Inspector	Final Wiring OK	7-15-13	J Sawyer	
Wiring Inspector	Low Voltage			
Plumbing & Gas Inspector	Rough Plumbing	6/19/13	[illegible]	over
Plumbing & Gas Inspector	Final Plumbing	8/7/13	[illegible]	
Plumbing & Gas Inspector	Gas Inspection	8/5/13	[illegible]	
Board of Health				
Sewer Department				
Water Department				
Fire department	Fire Inspection	8/21/13	Dea Fayer	SINGLE FAMILY!
Highway Department	Drive Entrance			
Conservation Commission				
Planning Board				

Single Family Bldg

THIS PERMIT MUST BE RETURNED TO BUILDING DEPARTMENT

(See notes on reverse side)

Thomas Reilly

Inspector of Buildings

NOTES: Re-Needs Building Permit in ff. Encrat Re-place 4" of Back to Foundation

DATE:

BACK OF PERMIT PROVISIONS:

ion accepting this permit
y respect conform to the
application on file in the
e Inspector of Buildings
rovisions of the Statutes,
d Regulations relating to
ction, Maintenance and
f Buildings in the Town of
nd Commonwealth of
tts, and shall begin work
ling within six months of
roof, and prosecute the
speedy completion. Any
the terms above noted is
ate revocation of this

licant must also comply
sachusetts Wetlands
ct, Chapter 131, Section
on on this act is available
nservation Commission.

National Fenestration Rating Council
CERTIFIED

Simonton Windows
Simonton Asure

Double-Hung · Vinyl · 3/32" Glass · Argon · Low-E · No Laminated Glass · No Grids

Ventana de doble guillotina · Vinilo · 2.38 mm Vidrio · Argón · Low-E · Sin vidrio laminado · Sin rejillas

CPD: SBP-A-112-00616-00001 43-35 DH

ENERGY PERFORMANCE RATINGS
EVALUACION DE RENDIMIENTO ENERGETICO

U-Factor (Factor-U)		Solar Heat Gain Coefficient (Coeficiente Ganancia de Energía Solar)
0.30 (U.S./I-P)	1.70 (Metrico/SI)	0.28

ADDITIONAL PERFORMANCE RATINGS
EVALUACION SUPLEMENTARIA DE RENDIMIENTO

Visible Transmittance (Transmisión de Luz Visible)	
0.53	—

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org

Este fabricante estipula que los valores cumplen con los procedimientos aplicables de NFRC para determinar el rendimiento total del producto. Los valores usados por NFRC son determinados por un conjunto fijo de condiciones ambientales y un tamaño de producto específico. NFRC no recomienda ningun producto y no garantiza que el producto sea adecuado para un uso específico. Consulte con el folleto del fabricante para el uso apropiado de este producto. www.nfrc.org

Unit qualifies for ENERGY STAR® region(s): Northern, North Central, South Central.

ENERGY STAR

STC: N/A

DP:+20/-20

IND: Rein 00/Glass ProSolar/H-R20
Tested Size: 48" x 80"

Applicable Test Standard(s): AAMA/WDMA/CSA 101/I.S.2/A440-05, AAMA/WDMA/CSA 101/I.S.2/A440-08

8941357/01 60598 HS dias 19850286

Single Family Only!
1. Hard Coils @ Casements To be @ Rear Deck
2. Shades & Screens Not in Project
3. (2) Bed Rm. Windows Egress
4. [illegible]

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF ROCKLAND
BUILDING DEPARTMENT

DIVISION OF INSPECTION AND ENFORCEMENT
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370

CERTIFICATE OF OCCUPANCY

Building Permit No. 13154 , 13128 Date: August 22,2013

This certifies that the building or structure located at 808 Market Street

may be occupied as Single Family Home

in accordance with the provisions of the Massachusetts State Building Code, as hereinafter specified.

This Certificate issued to: Scudder Capital
Owner

Jeff Dias
Contractor

Inspector of Buildings

(3)

TOWN OF ROCKLAND
Building Department
INSPECTION REQUEST

Date received: 8/14/2013

No. & Street: 808 Market St.

Owner: Bob Derba

Telephone no.: 781-603-5050

In person or written?

Authorized to request? Yes ☐ No [

INSPECTION REQUESTED

Inspector: Tom

Building: Final - windows, Bath, Cab.

Wiring:

Plumbing:

Gas:

Date requested for: 8/19/2013 10:00-12:00

Requested by:

Call received by: Time:

DISPOSITIONS & COMMENTS

Elec & plumb ok
1/ Hand Rail Cellar
2/ " " Rear Deck
3/ smokes
4/ single family
5/ (2) lock Bedroom

Signed: Tom

Date & Time: 8/19/13 12:30-12:45

White Copy - Inspector Retain
Yellow Copy - File Location

(3)

TOWN OF ROCKLAND
Building Department
INSPECTION REQUEST

Date received: 8/20/2013

No. & Street: 808 Market St.

Owner: Bob Derba

Telephone no.: 781-603-5050

In person or written?

Authorized to request? Yes ☐ No ☐

INSPECTION REQUESTED

Inspector: Tom

Building: Final - Railing, door knob

Wiring:

Plumbing:

Gas:

Date requested for: 8/21/2013

Requested by:

Call received by: Time:

DISPOSITIONS & COMMENTS

Has to have stove removed & sign off from FD

OK

Not Ready

Signed: Tom

Date & Time: 8/21/13 ~~10:00 AM~~

1:00-1:10

White Copy - Inspector Retain
Yellow Copy - File Location

(2)

TOWN OF ROCKLAND
Building Department
INSPECTION REQUEST

Date received: 8/22/2013

No. & Street: 808 Market St.

Owner: Rob

Telephone no.: 781-603-5050

In person or written?

Authorized to request? Yes ☐ No ☐

INSPECTION REQUESTED

Inspector: Tom

Building: Final - door opening

Wiring:

Plumbing:

Gas:

Date requested for: 8/22/2013

Requested by:

Call received by: Time:

DISPOSITIONS & COMMENTS

Add Door

S.F.D.

Signed: Tom

Date & Time: 8/22/13 - 10:20 - 10:35

White Copy - Inspector Retain
Yellow Copy - File Location

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 A
APPLICATION FOR ENDORSEMENT OF PLAN BELIEVED NOT TO REQUIRE APPROVAL
(See Section II, B for Submission Requirements and Procedures)

Date: 6-8, 2010

To the Planning Board of the Town of Rockland

The undersigned, believing that the accompanying plan of his/her property in the Town of Rockland does not constitute a subdivision with the meaning of the Subdivision Control Law, herewith submits said plan for a determination and endorsement that Planning Board approval under the Subdivision Control Law is not required.

1. The division of land shown on the accompanying plan is not a subdivision because every lot shown thereon has the amount of frontage and area required by the Rockland Zoning By-Law, with said frontage located on a public way, namely MARKET STREET.

   or

   The division of land shown on the accompanying plan is not a subdivision because..... (explain below) Fts on a Public Way MARKET ST ROCKLAND MA, 02370

2. Address/Location of Property: 508 Lot B MARKET ST.

   Assessor's Reference (map/lot): 54 MAP / Lot 7

3. Name of Owner: MARK K BUFFO
   Address: 59 UNION ST RANDOLPH MA, 02368

4. Name of Applicant: DANIEL ROSMAN
   Address: 354 Liberty St Rockland MA 02370

5. Name of Engineer/Surveyor: MERRILL ASSOCIATE INC.
   Address: 425 Columbia Rd HANOVER MA, 02339

6. Deed of Property recorded in Plymouth Registry,
   Book 44 Page 100

Date: 6-8-10 Signature of Owner:

Note: This form is to be made out with an original and three copies. The Planning Board will complete the following page and return one copy to the applicant and file one copy with the Town Clerk.

For Planning Board Use ONLY:

Date: 6-8, 2010

To the Town Clerk of Rockland:

The attached application and accompanying plan were received by this Board on

June 22, 2010. Subsequent action by this Board is as follows:

✓ Plan endorsed by this Board on June 22, 2010 and returned to the applicant.

_____ The Board ruled on _____, 20___ that the plan requires approval under the Subdivision Control Law and has returned the plan, without endorsement, to the applicant.

ROCKLAND PLANNING BOARD

By: _____

Chairman Thomas J. Henderson

Pd Fee
$150.00
6/22/2010

Key: 3500

Town of ROCKLAND - Fiscal Year 2014

2/28/2014 8:23 am SEQ # 1

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEUTSCHE BANK TRUST CO C/O SCUDDER BAY CAPITAL LLC 107 AUDUBON ROAD WAKEFIELD, MA 01880	54-7-0-R	808 MARKET ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SCUDDER BAY CAPITAL LLC	04/01/2013	S	135,000	42878-344
DEUTSCHE BANK TRUST CO	06/14/2010	L	290,760	38622-8
AMTRUST BANK	12/30/2009	L	113,000	38090-267

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13154	04/25/2013	3	ALTERATIONS	10,000	09/09/2013	DK	100	100
13128	04/09/2013	15	RESIDE/RESHI	35,000	09/09/2013	DK	100	100
11168	06/10/2011	12	REROOF	9,200	07/11/2011	DK	100	100
SS12-20	06/06/2011	5	SPLIT/SUB		06/06/2011	DK	100	100
SS2013		5	SPLIT/SUB				100	100

LAND

CD	T	AC/SF/UN	Ngh.		Infl1		Infl2		ADJ BASE	SAF	Infl3		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	32,670	1	1.00	100	1.00	100	1.00	159,030	1.00	100	1.00	RM1	0.90			119,270
300	A	0.184	1	1.00	100	1.00	100	1.00	6,500	1.00	100	1.00	TWP	1.00			1,200

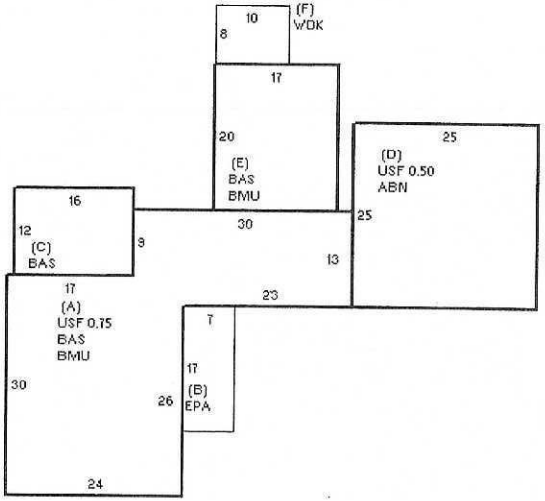
TOTAL	40,678 SF	ZONING	R2	FRNT	0
Ngh	1	NOTE			
Infl1	FACTOR 100				
Infl2	PHY 100				

ASSESSED	CURRENT	PREVIOUS
LAND	120,500	120,500
BUILDING	177,000	148,400
DETACHED	0	0
OTHER	0	0
TOTAL	297,500	268,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO [09/09/2013]



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/16/2007	GC
LIST	11/16/2007	EST
REVIEW	10/21/2010	ER

BLDG COMMENTS

INFO AT DOOR

YEAR BLT	1880	SIZE ADJ	1.000
NET AREA	2,738	DETAIL ADJ	1.000
$NLA(RCN)	$90	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	12	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
# 1/2 BATHS	1	1.00
TOT FIXTURES	8	$5,440
# UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	CONT BSMT WALL	1.00
EXT COVER	1	WD SHINGLES	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH SHINGLES	1.00
FLOOR COVER			1.00
INT FINISH			1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,422		16.71	23,758
+	USF	L	UPPER STORY FIN	1,124	1880	68.23	76,685
B	EPA	N	ENCLOSED PORCH	119		34.95	4,159
+	BAS	L	BASE AREA	1,614	1880	75.06	121,141
D	ABN	N	ATT BARN	625		12.66	7,912
F	WDK	N	WOOD DECK	80		14.93	1,194
	FPL	O	FIREPLACE	1		3,035.00	3,035
	KIT	O	XTRA KITCHEN	1		2,531.00	2,531

TOTAL RCN	245,855
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1967 / 45		
COND	28	28% BAD	
FUNC	0		
ECON	0		
DEPR	28	% GD	72
RCNLD	$177,000		