

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

I. 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 Section 6 Finding
☐ Special Permit for Use permissible by Special Permit
☒ Appeal from a Decision of the Zoning Enforcement Officer
☐ Comprehensive Permit (Chapter 40B)

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

1. Address of the property in question: 80 Delahunt Parkway –Assessors Map 19 Lot 108, 14 lot 92, Map 19 Lot 47, Map 13 Lot 3
2. Name(s) of Owner(s) of Property: Forest Delahunt Development LLC
3. Owner's Address: 276 Weymouth Street, Rockland MA
4. Name of Applicant(s): Forest Delahunt Development LLC

5. Address of Applicant: 276 Weymouth Street, Rockland MA
02370 _____
6. Applicant's Phone: Home: _____ Work: _____
Cell: 617-771-5780 Fax: _____
7. State the Assessor's Map # (see Attached) and Lot # of the property.
8. State the Zoning District in which the property is located: I-2 & R-2
9. Explain in-depth what you are proposing to do: _____
Request a waiver from the sign Bylaw to allow an 85 SF sign in the Industrial District. See attached letter for details

10. Describe in detail any currently 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 section of the Zoning Bylaw that pertains to this application:
This section is to be filled out by the Building Inspector/Zoning Enforcement Officer.

Initialed by ZEO: _____

Tom Ruble

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

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:

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. _____

Signed: _____

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: _____

The Zoning Enforcement Officer, for compliance with the attached instructions, must approve this application and all relevant documentation. Thirteen (13) copies are then required before submission to the Town Clerk for date stamp.

Tom Ruble, Zoning Enforcement Officer

Date: _____

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. _____

Signed: _____

Aut sign

A. Lauren S. Monahan
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: _____

The Zoning Enforcement Officer, for compliance with the attached instructions, must approve this application and all relevant documentation. Thirteen (13) copies are then required before submission to the Town Clerk for date stamp.

Tom Ruble, Zoning Enforcement Officer

Date: _____

August 17, 2022

Zoning Board of Appeals
C/o Town Clerk
Town Hall
Rockland MA02370

RE: Variance and Appeal to the Board of Appeals under RZBL 415-41 –
80 Bill Delahunt Parkway – Lovell Academy - Assessors Map 19 Lot 108, 14 lot 92, Map
19 Lot 47, Map 13 Lot 3
Applicant – Forest Delahunt Development LLC

Dear Board Members:

On behalf of the applicant, we hereby submit this application for a dimensional Variance and an appeal of the decision of the Zoning Enforcement Officer at the above referenced address. The applicant is seeking to appeal to the Board of Appeals under section 415-41 to appeal the refusal of the building inspector to issue a permit for erecting a sign at the above referenced address and or a dimensional variance under 415-45. Enclosed please find the following:

1. \$200 Application Fee for Special Permit and/or Variance
2. 13 copies of Petition application.
3. 13 copies of certified list of abutters
4. 13 copies of the Sign Plan
5. 1 business sized pre-addressed stamped envelope for each name on certified abutters list.
6. 1 business sized pre-addressed stamped envelope for each Planning Board in Surrounding Towns.
7. 1 certified envelope addressed to the applicant and 1 addressed to the owner with green card and white slip filled out.
8. Decision Mailing - 1 business sized pre-addressed stamped envelope for each name on certified abutters list
9. Decision Mailing - 1 certified envelope addressed to the applicant and 1 addressed to the owner with green card and white slip filled out

The property is located at 80 Bill Delahunt parkway Street in the I-2 District and R-2 Districts. #80 Bill Delahunt Parkway is also known as the Lovell Academy. The majority of the property is located in the I-2 zoning district. The applicant is proposing to construct a sign on the façade of the Lovell Academy that are currently under construction.

The Academy sign is a 100 SF aluminum wall sign. Detailed sign plans are enclosed for your reference. The Zoning Bylaw only allows 24 Sf sign in Industrial districts. It is the applicant's opinion that the 24 sf sign allowed would be too small for the size of the building and parking lot. The 24 sf sign would be illegible from the intersection of the driveways and would not serve the patrons as a signal that they have arrived correct location.

The building Enforcement Officer has refused to issue a permit to construct the wall sign as it does not conform with the bylaw. The applicant seeks a waiver from the Board of Appeals to allow the installation of a non-conforming sign at the above referenced property. It is our opinion that the Board can issue a waiver to allow the non-conforming sign as there are unique circumstances at this location and the Board has the authority to allow a non-conforming sign at its discretion.

The Zoning Board of Appeals shall give due consideration to promoting the public health, safety, convenience and welfare, encouraging the most appropriate use of land, and conserving property values, that it shall permit no building or use injurious, noxious, offensive or detrimental to a neighborhood, and that it shall prescribe appropriate conditions and safeguards in each case

The unique circumstances involving the Academy sign at this location are as follows:

1. The front building elevation of the Lovel academy is 3,928 s.f. The 24 Sf sign that is allowed under the bylaw would cover 0.6% of the front façade and would be illegible from much of the parking lot. The 100 SF sign would provide better symmetry, clarity and would still only cover 2.5% of the front façade.
2. The sign is not visible from any roadway and will not distract drivers or be a detriment or offensive to the Town in General. Bill Delahunt Parkway is 348 ft from the proposed sign to the towns roadway and is separated by 200 ft of woodland. Forest Street is 590 ft from the proposed sign and the sign faces in the opposite direction.
3. The sign faces the entrance and does not face toward the abutting residential uses. The closest residence is approximately 650 ft from the proposed sign. There are approximately 200 ft of mature woods between the sign and Bill Delahunt Parkway. The mature woods are to be protected in perpetuity as the woodland is within a conservation restriction.

The requested waiver meets this standard for the board to exercise is discretion to allow an increase in the size of the wall sign as the increase in the size of the will not be injurious, noxious, offensive or detrimental to a neighborhood. The Board may prescribe appropriate safeguards. The applicant is willing to discuss any safeguards the Board may feel are appropriate to protect the abutters and the community.

The requested variance meets this standard. By allowing the proposed access the Board will have improved impacts to the abutters and the Town of Rockland. The access improves traffic, noise, vibration and its affects by allowing the access to be located from Bill Delahunt Parkway instead of its frontage that is located in the R-2 Zoning District.

The Board may grant a Variance if all 4 statutory findings have been proven by the applicant.

The statutory findings are met as follows:

There are circumstances relating to the soil conditions, shape or topography which especially affect the land or structure in question, but which do not affect generally the zoning district in which the land or structure is located; This is an Industrial Zoned property that has frontage in a residential Zone. There are significant wetland resource areas on the property. Significant conservation Restriction areas on the property. The lot is an extremely odd

shape. The topography of the property changes from elev 168 at the entrance to el=140 at the building, a drop of 28 ft.

*That due to those circumstances especially affecting the land or structure, literal enforcement of the provisions of the zoning bylaw would involve substantial hardship, financial or otherwise, to the Petitioner. **Literal enforcement of the 24 SF wall sign would create a potentially dangerous condition for vehicle operators to locate and view the sign from the entrance of the parking lot. The larger sign will allow operators to locate the sign to confirm they have arrived at the correct destination or not more quickly allowing the operator to get their eyes back on the roadway sooner. Literal Enforcement of this provision would pose a substantial financial hardship as the value of the property would be diminished.***

*That the desired relief may be granted without substantial detriment to the Public good. **Relief would not be a detriment to the public good. As described above, the sign will not be visible from abutting roadways. It will be located a significant distance from abutting residences and it is faced away from the residences.***

*The desired relief may be granted without nullifying or substantially derogating from the intent or purpose of the bylaw. **The intent of the bylaw is to protect the town and abutters from injurious, noxious, offensive or detrimental to a neighborhood. The sign as designed is located to face away from abutters. It is not visible from abutting roadways. The sign covers less than 1% of the front building elevation and will not be injurious, noxious, offensive or detrimental to a neighborhood.***

Please notify us of the scheduled hearing at your earliest convenience.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



Kevin Grady
Project Engineer

Forest Delahunt Development LLC
276 Weymouth Street
Rockland MA 02370

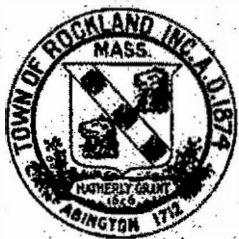
RECORD OWNER(S):

ASSESSOR MAP 19 LOT 108
120 BILL DELAHUNT PARKWAY
Forest Delahunt LLC
Certificate 131245

ASSESSOR MAP 14 LOT 92
0 BILL DELAHUNT PARKWAY
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 54183 PAGE 246
PLAN BOOK 64 PAGE 822

ASSESSOR MAP 19 LOT 47
0 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
CERTIFICATE 131245
LC PLAN 35481A

ASSESSOR MAP 13 LOT 3
338 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 53980 PAGE 301
PLAN BOOK 25 PAGE 423



TOWN OF ROCKLAND

Building Department

242 Union Street

Rockland, MA 02370

Tel 781-871-0596

Fax 781-616-6824

APPLICATION FOR SIGN PERMIT

Permit No.

Fee

Date 7/13/22

To the INSPECTOR OF BUILDINGS;

The undersigned hereby applies for a Sign Permit according to the Sign By-Laws of the Town of Rockland and the Massachusetts State Building Code.

Location of Sign 80 Bill Delahunt Parkway

Name of Owner is Forest Delahunt Development LLC Tel. No. 617 771 5780

Address 276 Weymouth Street Rockland MA 02370

Name of Contactor is CADWELL design + sign Tel. No. 508-429-3100

Address 241 Konikholm Drive Bld#3 Holliston MA 01746

Type of Sign is: Wall ☒ , Free standing pole or ground sign , Roof , Letter ,

Projecting , Marquee , Temporary ☐ 60 days ☐ 120 days , Awning ,

Directional , Combination , Electric ,

Refacing , Electronic

Type of Construction: Wood , Steel , Plastic , Glass ,

Combination Aluminum Acrylic , Size 85 SF (Surface Area) 175" W x 133" H

Type of Support or Attachment: Steel Angle Iron + 4" x 4" steel Tube

ESTIMATED COST (Must Be Answered) \$ 35,742

Map 19 Lot 108 Zoning I-12

Signature of Owner or Authorized Representative:

Address Tel. No.

Key: 125

9:17 am SEQ #: 105

[illegible]

Key: 143

9:17 am SEQ #: 120

[illegible]

Key: 4581

Key: 4581 **Town of ROCKLAND - Fiscal Year 2022** 12/7/2021 9:17 am SEQ #: 4,291

[illegible]



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

July 21, 2022

CERTIFIED ABUTTERS LIST OF MAP/PARCEL 13-3, 14-92, 19-47 & 19-108 120 BILL DELAHUNT PARKWAY

BOARD – ZBA

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

CERTIFIED BY:

Annette Murray
Annette Murray- Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City, ST & ZIP
13-3	FOREST HUNT DEVELOPMNT LLC	0 BILL DELAHUNT PKWY	276 WEYMOUTH ST	ROCKLAND, MA 02370
14-92	FOREST DELAHUNT DEVELOPMNT LLC	80 BILL DELAHUNT PKWY	129 JACOBS LN	NORWELL, MA 02061
19-47	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	276 WEYMOUTH ST	ROCKLAND, MA 02370
19-108	FOREST DELAHUNT DEVELOPMNT LLC	120 BILL DELAHUNT PKWY	276 WEYMOUTH ST	ROCKLAND, MA 02370
7-3-A	MASS DOT ON BEHALF OF TOWN OF ROCKLAND CONSERVATION	0 BILL DELAHUNT PKWY	242 UNION ST	ROCKLAND, MA 02370
13-1	FOREST DELAHUNT DEVELOPMNT LLC	0 FOREST ST	129 JACOBS LN	NORWELL, MA 02061
13-4	DEAGLE ANNETTE	340 FOREST ST	340 FOREST ST	ROCKLAND, MA 02370
13-5	DAMASCENO JAIDER L	350 FOREST ST	350 FOREST ST	ROCKLAND, MA 02370
13-813	LSTAR SOUTHFIELD LLC	0 ROCKLAND	ATTN: STEVE VINING 516 N WEST ST	RALEIGH, NC 27603
13-853	LSTAR SOUTHFIELD LLC	0 ROCKLAND	ATTN:STEVE VINING 516 N WEST ST	RALEIGH, NC 27603
13-859	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
13-860	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
13-864	NATIONAL PARK SERVICE US DEPT OF THE INTERIOR	0 ROCKLAND	15 STATE STREET	BOSTON, MA 02109
13-876	LSTAR SOUTHFIELD LLC	0 ROCKLAND	ATTN:STEVE VINING 516 N WEST ST	RALEIGH, NC 27603
14-1	MASS DOT ON BEHALF OF TOWN OF ROCKLAND CONSERVATION	0 BILL DELAHUNT PKWY	242 UNION ST	ROCKLAND, MA 02370
14-2	MORIARTY ROBERT D & MORIARTY KATIE	368 FOREST ST	368 FOREST ST	ROCKLAND, MA 02370
14-3-370	CONNOLLY MATTHEW C/O CONNOLLY MATTHEW TRUSTEE	370 FOREST ST	370 FOREST ST	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



14-3-372	CATALONI CHARLES G III & DEBRA	372 FOREST ST	372 FOREST ST	ROCKLAND, MA 02370
14-3-380	CORNER RUSSELL C & JANET W	380 FOREST ST	380 FOREST ST	ROCKLAND, MA 02370
14-3-382	FIELD LEONARD C JR & CAROLINE A	382 FOREST ST	382 FOREST ST	ROCKLAND, MA 02370
14-4	WENZ DANIEL R	392 FOREST ST	392 FOREST ST	ROCKLAND, MA 02370
14-5	FRAZIER DAVID G & MARY L	400 FOREST ST	400 FOREST ST	ROCKLAND, MA 02370
14-6	CASA DEVELOPMENT INC	0 BILL DELAHUNT PKWY	20 WINTHROP SQ	BOSTON, MA 02110
14-7	JACKSON GREGORY & ELYSEE CAROLE	416 FOREST ST	416 FOREST ST	ROCKLAND, MA 02370
14-8	GREENE HERBERT T & MAUREEN A	428 FOREST ST	428-B FOREST ST	ROCKLAND, MA 02370
14-9	NAUGHTON JOSH J	436 FOREST ST	436 FOREST ST	ROCKLAND, MA 02370
14-10	MCCARTHY ALEX C & GASSETT EMMA	452 FOREST ST	452 FOREST ST	ROCKLAND, MA 02370
14-76	EASTMAN TODD W & MELISSA L	399 FOREST ST	399 FOREST ST	ROCKLAND, MA 02370
14-77	GILDEA SEAN J	405 FOREST ST	405 FOREST ST	ROCKLAND, MA 02370
14-92-A	MASS DOT ON BEHALF OF TOWN OF ROCKLAND CONSERVATION	0 BILL DELAHUNT PKWY	242 UNION ST	ROCKLAND, MA 02370
14-106	CASA DEVELOPMENT INC	0 BILL DELAHUNT PKWY	20 WINTHROP SQ	BOSTON, MA 02110
18-60	TRAINI R TR OF MOSAIC LEND TR	1119 UNION ST	404 SO HUNTINGTON AV	BOSTON, MA 02130
18-61	TRAINI R TR OF MOSAIC LEND TR	1059-REAR UNION ST	404 SO HUNTINGTON AV	BOSTON, MA 02130
19-27	ZOTOV ALEKSANDR & IRINA	2 STANLEY AV	2 STANLEY AV	ROCKLAND, MA 02370
19-28	QUIN TRACY P	18 STANLEY AV	18 STANLEY AVE	ROCKLAND, MA 02370
19-29	LEARY BARBARA A M	20 STANLEY AV	20 STANLEY AVE	ROCKLAND, MA 02370
19-30	CHENEY RUSSELL M & CHENEY NADINA M	26 STANLEY AV	26 STANLEY AVE	ROCKLAND, MA 02370
19-41	AHMED GHADA & RABAB	184 FOREST ST	184 FOREST ST	ROCKLAND, MA 02370
19-43	OROURKE MICHAEL B	194 FOREST ST	194 FOREST ST	ROCKLAND, MA 02370
19-44	KHOURI JULIE A TRUSTEE KHOURI FAMILY LIVING TRUST	216 FOREST ST	216 FOREST ST	ROCKLAND, MA 02370
19-46	MAHAR PAMELA A	238 FOREST ST	238 FOREST ST	ROCKLAND, MA 02370
19-48	FOREST DELAHUNT DEVELOPMNT LLC	272 FOREST ST	276 WEYMOUTH ST	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



19-49	KEOUGH DEBRA E	274 FOREST ST	274 FOREST ST	ROCKLAND, MA 02370
19-50	PUGLISI DAVID E	312 FOREST ST	312 FOREST ST	ROCKLAND, MA 02370
19-51	CONNORS JOHN E & CATHERINE T	330 FOREST ST	330 FOREST ST	ROCKLAND, MA 02370
19-59	APPLEGATE DANIEL J & BARBARA E	295 FOREST ST	295 FOREST ST	ROCKLAND, MA 02370
19-60	MAHONEY LINDA	287 FOREST ST	287 FOREST ST	ROCKLAND, MA 02370
19-61	DEPIPPO JOHN C	279 FOREST ST	279 FOREST ST	ROCKLAND, MA 02370
19-63	NICHOLS RICHARD M & JILL ANN	361 PLEASANT ST	361 PLEASANT ST	ROCKLAND, MA 02370
19-99	MAHONEY LINDA R/ TRUSTEE SIDE LOT NOMINEE TRUST	0 FOREST ST	287 FOREST ST	ROCKLAND, MA 02370
19-103	TOWN OF ROCKLAND HOWLAND PARK	0 PLEASANT ST	242 UNION ST	ROCKLAND, MA 02370
19-110	KENNEDY KARLA A & MAGUIRE MICHAEL P	200 FOREST ST	200 FOREST ST	ROCKLAND, MA 02370

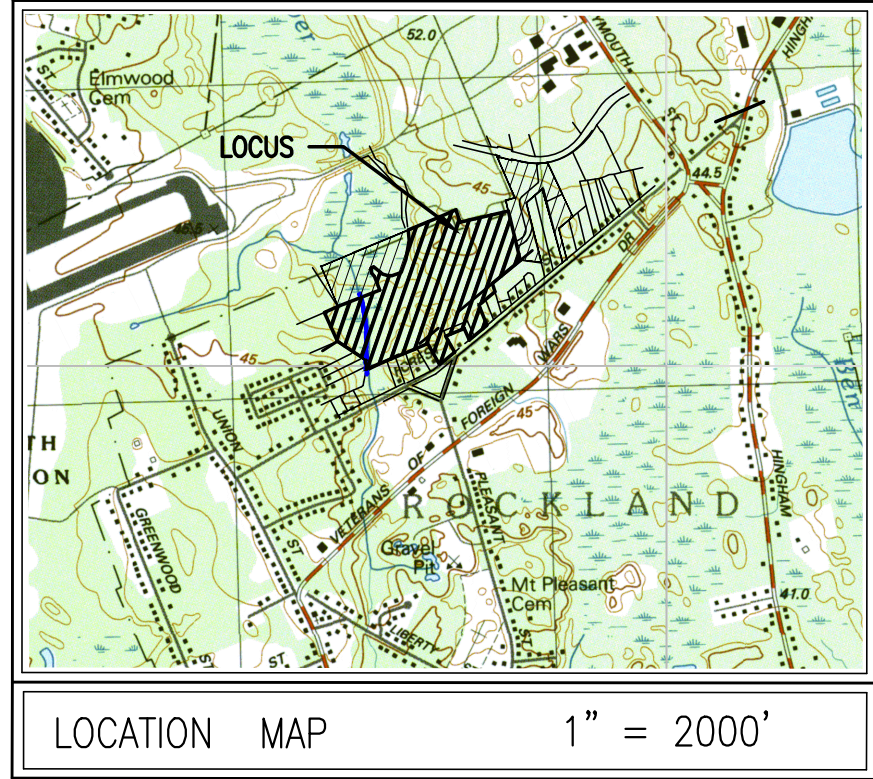
Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

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.

Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

LIST IS VALID FOR 90 DAYS



BILL DELAHUNT PARKWAY

BENCHMARK
TOP OF HYDRANT SPINDLE
ELEVATION = 152.87
NAVD 88 DATUM

PROPOSED SCHOOL
(15,209 SF)

HOCKEY RINK
(UNDER CONSTRUCTION)

I-2 INDUSTRIAL PARK ZONE
R-2 RESIDENCE ZONE

FOREST STREET

ASSESSORS PARCEL
14-3-382
#382 FOREST STREET
N/F LEONARD & CAROLINE FIELD

ASSESSORS PARCEL
14-3-380
#380 FOREST STREET
N/F RUSSELL & JANET CORNER

ASSESSORS PARCEL
14-2
#368 FOREST STREET
N/F ROBERT & KATIE MORARTY

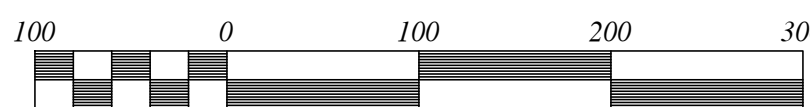
ASSESSORS PARCEL
14-3-372
#372 FOREST STREET
N/F CHARLES & DEBRA CATALONI

ASSESSORS PARCEL
13-5
#350 FOREST STREET
N/F JADER L DAMASCENO

ASSESSORS PARCEL
14-3-370
#370 FOREST STREET
N/F MATTHEW CONNOLLY

ASSESSORS PARCEL
13-4
#340 FOREST STREET
N/F ANNETTE DEAGLE

ASSESSORS PARCEL
19-3
#330 FOREST STREET
N/F JOHN & CATHERINE CONNORS



Scale 1" = 100'

ZONE: I-2 INDUSTRIAL PARK & R-2 RESIDENCE ZONE

EXISTING USE: VACANT, SKATING RINK (UNDER CONSTRUCTION)

PROPOSED USE: EDUCATIONAL FACILITY SCHOOL

MGL CH 40A SECTION 3— NO ZONING ORDINANCE OR BY-LAW SHALL REGULATE OR RESTRICT THE INTERIOR AREA OF A SINGLE FAMILY RESIDENTIAL BUILDING NOR SHALL ANY SUCH ORDINANCE OR BY-LAW PROHIBIT, REGULATE OR RESTRICT THE USE OF LAND OR STRUCTURES FOR RELIGIOUS PURPOSES OR FOR EDUCATIONAL PURPOSES ON LAND OWNED OR LEASED BY THE COMMONWEALTH OR ANY OF ITS AGENCIES, SUBDIVISIONS OR BODIES POLITIC OR BY A RELIGIOUS SECT OR DENOMINATION, OR BY A NONPROFIT EDUCATIONAL CORPORATION; 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.

PARCEL SIZE 2,569,937 S.F. (58.99 ACRES)
1,620,473 S.F. (37.2 ACRES) CONTIGUOUS UPLAND

DIMENSIONAL REQUIREMENTS: 415-5 INTERPRETATION OF BOUNDARIES:
WHERE A DISTRICT BOUNDARY LINE DIVIDES A LOT EXISTING AT THE TIME SUCH LINE IS ADOPTED, THE REGULATIONS APPLYING TO THE PORTION OF SUCH LOT IN THE LESS RESTRICTED DISTRICT MAY BE CONSIDERED AS EXTENDING NOT MORE THAN 30 FEET INTO THE MORE RESTRICTED PORTION, BUT ONLY IF THE LOT HAS FRONTAGE ON A STREET IN THE LESS RESTRICTED DISTRICT. THE PROVISION SHALL NOT BE USED TO DIMINISH THE BUFFER ZONE (REAR YARD DIMENSIONS) REQUIREMENTS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DISTRICTS AS CONTAINED IN§ 415-22.

REQUIRED	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	-----	2,569,937 S.F.	2,569,937 S.F.
LOT FRONTAGE	110 FT	203.22 FT	203.22 FT
LOT WIDTH @ 50' SETBACK	110'	203.22 FT	203.22 FT
FRONT YARD	50 FT	-----	348.7 FT
SIDE YARD**	30 FT	-----	33.5 & 41.9 FT
REAR YARD**	30 FT	-----	51 FT

** 50 FT IF THE ABUTTING LAND IS IN ANY RESIDENTIAL DISTRICT

MAX BUILDING COVERAGE	ALLOWED	-----	4.2% (94750+15209/2,569,937)
BUILDING HEIGHT	50%	-----	-----
STORIES	3	-----	3
HEIGHT	36 FT	-----	36 FT

PARKING ANALYSIS

ZBL 415-35 — OFF STREET PARKING REQUIREMENTS: D.(4) SCHOOLS 1.5 SPACES PER CLASSROOM AND 1 SPACE FOR EVERY NON-PROFESSIONAL EMPLOYEE

REQUIRED PARKING: 8 CLASSROOMS , 19 NON-PROFESSIONAL EMPLOYEES
1 JANITOR, 6 CHAPERONES, 4 TEACHERS, 2 ADMINISTRATORS, 1 NURSE, 1 SECURITY, 4 KITCHEN.

REQUIRED:		
CLASSROOMS:	10 X 1.5	= 15 SPACES REQUIRED
EMPLOYEE (NON-PROFESSIONAL & PRO.)		= 19 SPACES REQUIRED
PROPOSED		= 34 SPACES REQUIRED
		= 51 SPACES PROPOSED

(30% ALLOWED TO BE COMPACT 9'X18': 15 ALLOWED, 14 PROPOSED)

RECORD OWNER:

ASSESSOR MAP 14 LOT 92
0 BILL DELAHUNT PARKWAY
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 54183 PAGE 246
PLAN BOOK 64 PAGE 822

ASSESSOR MAP 19 LOT 47
0 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 54183 PAGE 246
PLAN BOOK 64 PAGE 822
CERTIFICATE 131245
LC PLAN 35481A

ASSESSOR MAP 19 LOT 108
0 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
BOOK 53981 PAGE 301
CERTIFICATE 131244
LC PLAN 35481B

ASSESSOR MAP 13 LOT 3
338 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 53980 PAGE 301
PLAN BOOK 25 PAGE 423

ASSESSOR MAP 13 LOT 1
0 FOREST STREET
FOREST DELAHUNT DEVELOPMENT LLC
DEED BOOK 54183 PAGE 246
PLAN BOOK 64 PAGE 822

SITE PLAN APPROVAL
ROCKLAND PLANNING BOARD

DATE _____

REVISIONS	
OCTOBER 10, 2021	REMOVE PWS & SEPTIC SYSTEM
OCTOBER 12, 2021	RESPONSE TO PAT BRENNAN (INV 'SH 5 & 6)
OCTOBER 22, 2021	RESPONSE TO BETA REVIEW
NOVEMBER 18, 2021	RESPONSE TO BETA REVIEW
NOVEMBER 19, 2021	ADJUST PIPE NETWORKS
NOVEMBER 29, 2021	RESPONSE TO 11/23/21 BETA REVIEW
DECEMBER 14, 2021	RESPONSE TO 12/10/21 BETA REVIEW & BOH

EXHIBIT PLAN

LOVELL ACADEMY
#80 BILL DELAHUNT PARKWAY
ASSESSORS LOT 14-092
ROCKLAND, MASSACHUSETTS

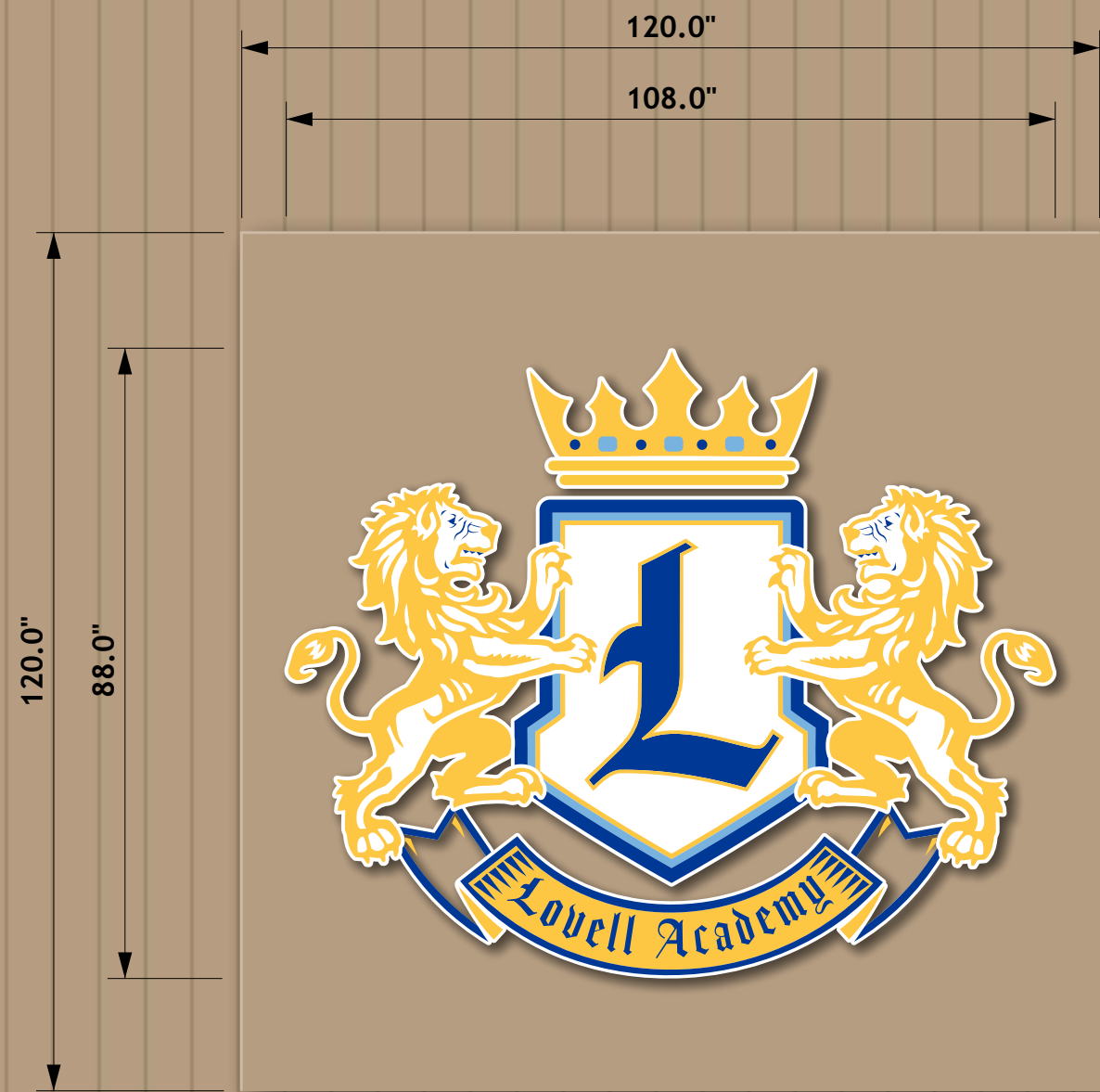
PREPARED FOR:
FOREST DELAHUNT DEVELOPMENT LLC
LAUREN MONAHAN MANAGING PARTNER
129 JACOBS LANE
NORWELL MA 02061

AUGUST 9, 2022

SCALE: 1"= 100'
JOB No. 17-276

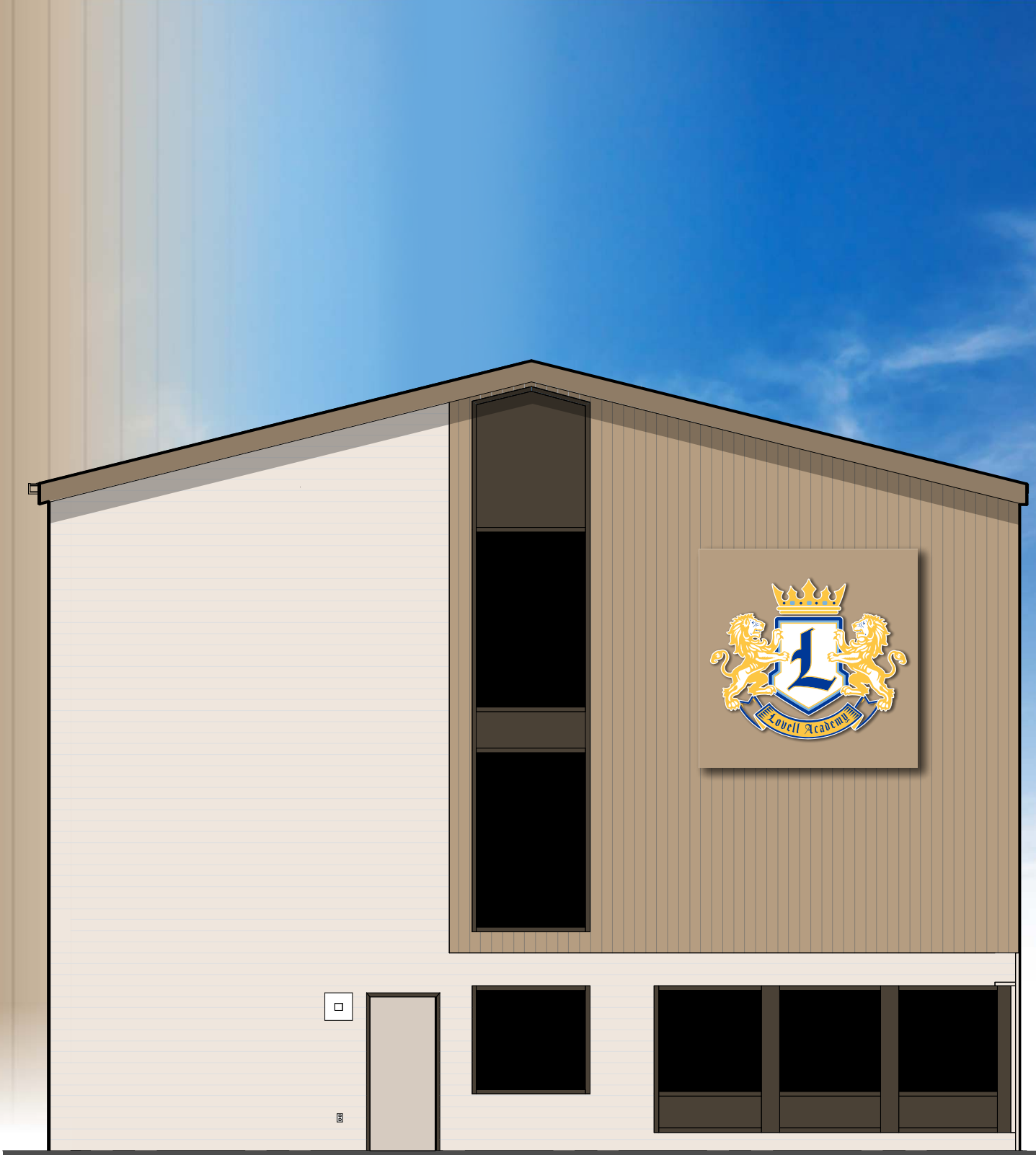
GRADY CONSULTING, L.L.C.
Civil Engineers, Land Surveyors &
Landscape Architects
71 Evergreen Street, Suite 1, Kingston, MA 02364
Phone (781) 585-2300 Fax (781) 585-2378
SHEET 1 OF 1

ZONING



(1)...SF Non-Illuminated Wall Sign with Raised Logo...NTS 100 Sq. ft. Area

- * 2.0" deep aluminum fabricated sign panel...paint tan to match wall behind...color TBD
- * .50" thick raised contour cut silhouette PVC logo...paint finish satin white
- * 1st surface applied opaque vinyl graphics per color specs
- * mount flush to wall with concealed aluminum angle rails top and bottom



Pantone 287 C

Pantone 1235 C

Pantone 292 C

CADWELL design + sign your brand our purpose	This is an original, unpublished drawing created by Cadwell Products Company, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Cadwell Products Company, Inc. It is not to be shown to anyone outside of your organization, nor is it to be used or exhibited in any fashion.			Non Illuminated Logo Wall Sign		DATE: 08.02.22	REVISED: XXXX	
						REVISED:	REVISED: XXXX	
	Lovell Academy		Delahunt Parkway Rockland, MA	SHEET: 1 OF 2	DRAWN BY: LH	Customer approval:_____ DATE:_____		



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	Lovell Academy	Delahunt Parkway Rockland, MA	SHEET: 2 OF 2	DRAWN BY: LH	Customer approval:_____ DATE:_____			