

WALL STREET DEVELOPMENT CORP.
REAL ESTATE DEVELOPERS

October 12, 2021

Mr. Robert Rosa, Chairman
Town of Rockland - Zoning Board of Appeals
242 Union Street
Rockland, MA 02370

RE: Chapter 40B Comprehensive Permit Application
Residences at 320 Concord – Off Concord Street

Dear Mr. Chairman:

Wall Street Development Corp. ("Wall Street") and 320 Concord Development LLC (to be formed) is pleased to submit an application for a "Comprehensive Permit" pursuant to M.G.L. c. 40B. Our application is made in accordance with M.G.L. c. 40B, sec. 20-23, initially enacted as Chapter 774 of the acts of 1969. In connection with this application, Wall Street has received a Determination of Project Eligibility from MassHousing. As you know, the purpose of this law is to promote and encourage the development of affordable housing in the Commonwealth of Massachusetts. This development will be consistent with the affordable housing needs of the Town of Rockland.

You will note from the information submitted as part of this application that the development site consists of approximately 28,937 s.f., more or less and is identified on Rockland Assessor Map 57, Parcel 70. The proposed development calls for the construction of four (4) detached single-family condominium homes. One of the homes (25% of the development) will be affordable at no more than 80% of the area median income. The affordable home will be counted toward the Town's 10% affordable housing requirement.

Also, enclosed please find a check in the amount of \$2,400.00 which represents the filing fee for this application. It is Wall Street's hope and intention to provide a full presentation of our plans at a meeting to be scheduled by the Board. At that time, any questions or concerns regarding the proposed development will be addressed.

Thank you for your attention in this matter. We look forward to meeting with the Zoning Board of Appeals to review this project and work toward the issuance of the Comprehensive Permit for this development.

Sincerely,

WALL STREET DEVELOPMENT CORP.

Louis Petrozzi
Louis Petrozzi, President

P.O. BOX 272, WESTWOOD, MA 02090
TEL. 781 440 0306 CELL. 617 922 8700
EMAIL Lou@wallstreetdevelopment.com
www.wallstreetdevelopment.com



**APPLICATION FOR COMPREHENSIVE PERMIT
UNDER M.G.L. C. 40B**

**THE RESIDENCES AT 320 CONCORD
A RESIDENTIAL CONDOMINIUM DEVELOPMENT**

320 CONCORD STREET – ROCKLAND, MA

Prepared By:

Wall Street Development Corp.

P.O. Box 272

Westwood, MA 02090

Tel. 617-922-8700

www.wallstreetdevelopment.com

October 12, 2021

THE RESIDENCES AT 320 CONCORD
ROCKLAND, MA

APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

TABLE OF CONTENTS

Town of Rockland
Zoning Board of Appeals/Comprehensive Permit Regulations

1. Section 3.01 - Complete Application and Application Fee
2. Section 3.01(a) – Preliminary Site Development Plans
3. Section 3.01(b) – Report on Existing Conditions
4. Section 3.01(c) – Preliminary Architectural Drawings
5. Section 3.01(d) – Tabulation of Proposed Buildings
6. Section 3.01(e) – Preliminary Subdivision Plan
7. Section 3.01 (f) – Preliminary Utilities Plan
8. Section 3.01(g) – Compliance Documents
9. Section 3.01 (h) – List of Requested Exemptions and Waivers
10. Certified List of Abutters

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: 320 Concord Street
2. Name(s) of Owner(s) of Property: Wall Street Development Corp.
3. Owner's Address: P.O. Box 272, Westwood, MA 02090
4. Name of Applicant(s): SAME
5. Address of Applicant: SAME
6. Applicant's Phone: Home: _____ Work: 781-440-0306
Cell: 617-922-8700 Fax: _____
E-Mail: lou@wallstreetdevelopment.com
7. State the Assessor's Map # 57 and Lot # 70 of the property.
8. State the Zoning District in which the property is located: R-1
9. Explain in-depth what you are proposing to do: _____

Application For Comprehensive Permit
under M.G.L. c. 40B to construct Four (4)
detached single-family condominiums with
related site 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:

N/A

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)

N/A

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:

N/A

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: _____

Ross Petrucci, President

Wall Street Development Corp.

Owner(s) of Record

All owners must sign

Signed: _____

SAME

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

10/12/21

15409

WALL STREET DEVELOPMENT CORP.

P.O. BOX 272
WESTWOOD, MA 02090-0272
TEL. (781) 440-0306

Needham Bank

53-7353/2113

10/10/2021

PAY TO THE
ORDER OF

Rockland - Town of

Two Thousand Four Hundred and 00/100*****

\$ **2,400.00

DOLLARS

Rockland - Town of
242 Union Street
Rockland, MA 02370

MEMO

320 Concord - Comprehensive Permit



[Signature]
AUTHORIZED SIGNATURE

Security features. Details on back

⑈015409⑈ ⑆211373539⑆ 590259711⑈

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(a) – Preliminary Site Development Plans

Drawing Index:

CS-1 COVER SHEET

L-1

LEGEND, ABBREVIATIONS & GENERAL NOTES

EX-1 EXISTING CONDITIONS PLAN

2.2 GRADING AND DRAINAGE PLAN

FIG. 1
EROSION AND CEMENT COMPOUND BY AREA



Engineer/Surveyor:
MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MASSACHUSETTS 02061

Engineer/Surveyor:
MCKENZIE ENGINEERING GROUP, INC.
150 LONGWATER DRIVE
SUITE 101
NORWELL, MASSACHUSETTS 02061

© MORTON DICKSON GROUP, INC.

SITE DEVELOPMENT PLANS
(ASSESSOR'S MAP 57, PARCEL 70)
320 CONCORD STREET
ROCKLAND, MASSACHUSETTS

PERMIT PLAN SET

WALL STREET DEVELOPMENT
CORP.,
WARTHIN CIRCLE
NORWOOD, MASSACHUSETTS 02062

COVER SHEET

CS-1

[illegible]

ACKENZIE
ENGINEERING GROUP
10000 Lakeside Drive, Suite 101
Houston, TX 77036
713.762.3000
713.762.3003

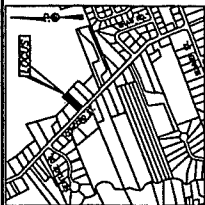
[illegible][illegible][illegible][illegible]

McKENZIE
ENGINEERING GROUP
Assault/High Caliber Arms
1150 Longspur Drive, Suite 101
Needham, MA 02461
P: 781.452.3000
F: 781.452.0033

WALL STREET DEVELOPMENT
CORP.,
2 WATKINS CIRCLE
NORWOOD, MASSACHUSETTS 02062

LEGEND,
ABBREVIATIONS
& GENERAL
NOTES

鐵



[illegible][illegible]

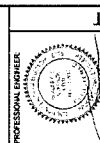
1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

cdy	AB	NOU-RIKICJO	3LVO	A3H	MECHAGROHANE	2C W < C C A A A B

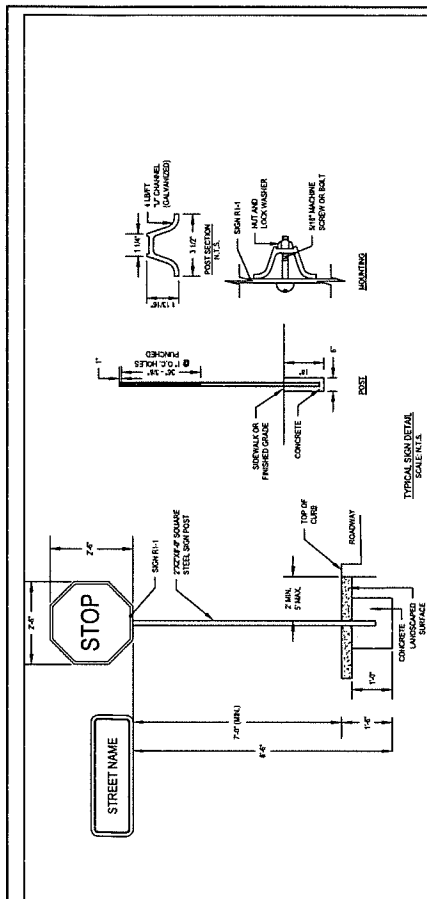
[illegible]

© MORTON ENGINEERING GROUP, INC.

SITE DEVELOPMENT PLANS (ASSESSOR'S MAP 57, PARCEL 70) 320 CONCORD STREET ROCKLAND, MASSACHUSETTS



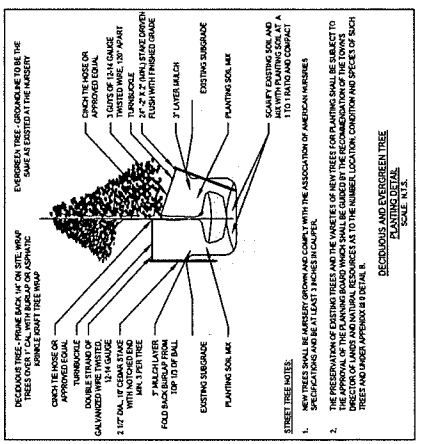
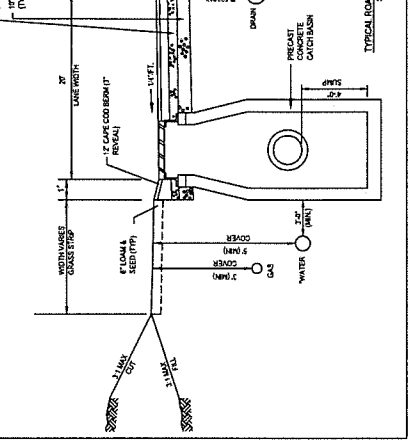
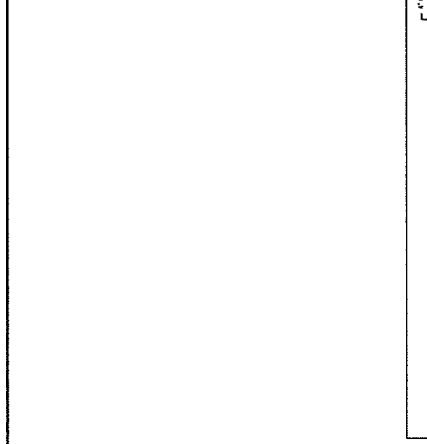
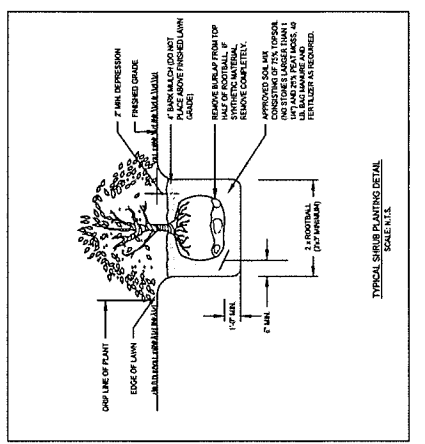
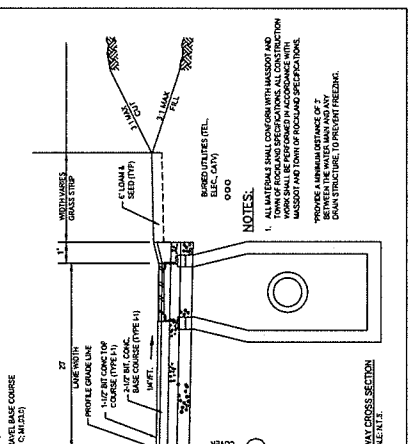
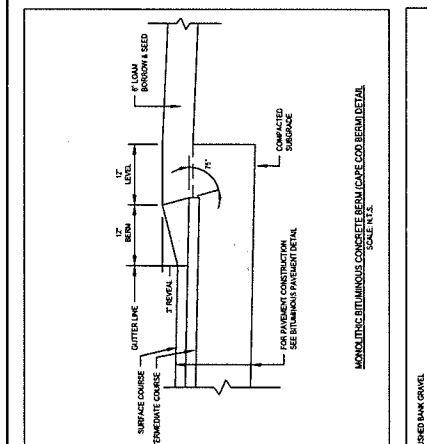
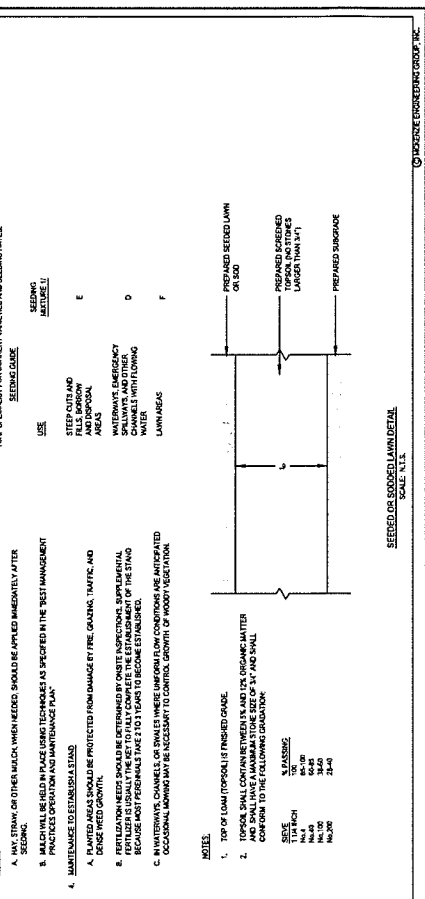
PERMIT PLAN SET
 2 WORTHIN CIRCLE
 NORWOOD, MASSACHUSETTS 02062
WORTHIN CORP.
 CORP. STREET DEVELOPMENT
 320 CONCORD STREET
 ROCKLAND, MASSACHUSETTS 01966
 DATE: 05/06/2011
 SCALE: 1"=10'-0"
 PROJECT NO: 201-107
 SHEET NO: 1 OF 1
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]



SEEDING SPECIFICATIONS

SEEDING RATE: 100 LBS PER ACRE (1000 SQ. FT.)

SEEDING RATE	SEEDING RATE	SEEDING RATE
A. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
B. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
C. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
D. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
E. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
F. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
G. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
H. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
I. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
J. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
K. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
L. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
M. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
N. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
O. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
P. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
Q. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
R. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
S. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
T. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
U. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
V. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
W. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
X. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
Y. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE
Z. TALL FESCUE	100 LBS PER ACRE	100 LBS PER ACRE





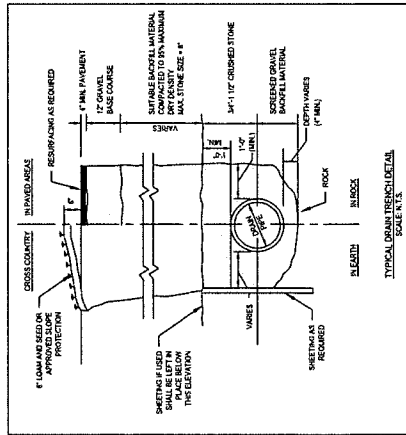
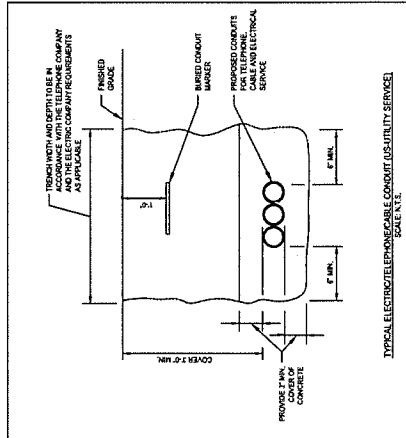
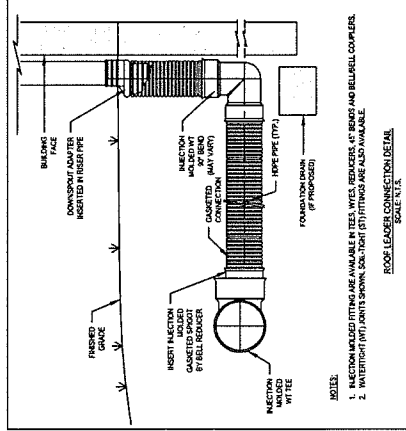
MCKENZIE
ENGINEERING GROUP

Aspen Park Drive, Suite 101
150 Longwater Park
Norwell, MA 02061
P: 781.792.3000
F: 781.792.0333
www.mkg.com

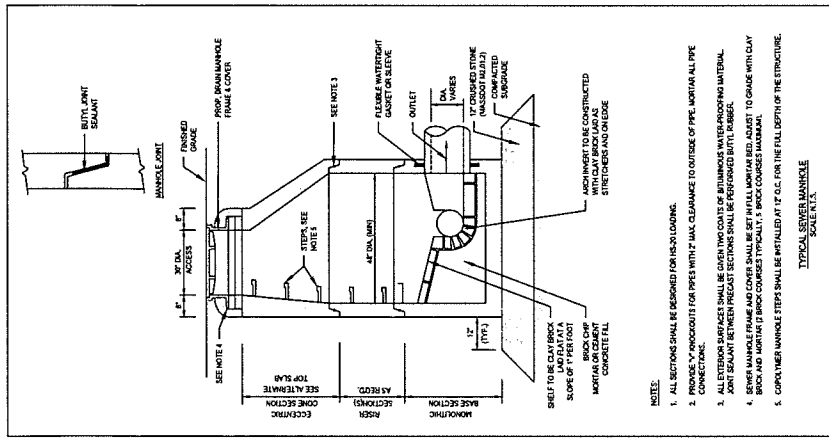
PROFESSIONAL ENGINEER

OWNER/APPLICANT:	WALL STR
	CORP.
	2 WARTHIN CIR
	NORWOOD, MA
DRAWN BY:	ESS
DESIGNED BY:	ESS
CHECKED BY:	SCM
APPROVED BY:	BCW
DATE:	OCTOBER 7, 2021
SCALE:	AS NOTED
PROJECT NO.:	271-117
PWNG TITLE:	

D-2







THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(b) – Report on Existing Conditions and Surrounding Areas

THE RESIDENCES AT 320 CONCORD
APPLICATION FOR COMPREHENSIVE PERMIT
UNDER M.G.L. C. 40B
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(b)
AND ROCKLAND ZONING BOARD REGULATIONS - SECTION 3.01(b)

REPORT ON EXISTING CONDITIONS
OCTOBER 12, 2021

The property is located at 320 Concord Street in the town of Rockland, MA and consists of a single of parcel land totaling approximately 28,937 sq. ft. (the "Property"). Wall Street Development Corp. ("Wall Street") acquired the Property from the town of Rockland at a foreclosure auction in January, 2021. The Property has direct frontage and access onto Concord Street. The Property is located entirely within the R-1 zoning district in the Town of Rockland

Concord Street is a public way in the town of Rockland (the "Town") and maintained by the Town. The proposed Development will be serviced by an access drive 20-foot in width which will be privately maintained by a homeowner association. Presently the site is vacant, except for the remnants of a foundation associated with a home previously constructed on the Property.

The property is relatively cleared of all trees and has a flat topography with only a slight rise in topography toward the rear of the property. The proposed development will be blended to the existing contours and will require very minor site grading on the Property. Any disruption to the Property during construction will be stabilized using best management practices. Municipal sewer and water services have been provided on-site.

The Property is not located within any mapped environmentally sensitive areas. There are no DEP-mapped outstanding resource waters, public wells or public water supplies or any state-designated Areas of Critical Concerns. In addition, there are no vernal pools or priority habitat of endangered or rare species as mapped by the MA Division of Fisheries and Wildlife.

More specifically, the location of the Property on Concord Street is just 1.5 miles from the Rockland central business district and within 1.0 mile from schools, shopping and recreational facilities. As a commuter location, the Property is approximately 4.8 miles from US Route 3 and 9.9 miles to the commuter rail station in Hingham. In addition, the Property is 12.8 miles to the MBTA Bus Service at Braintree/Weymouth Landing with full service to Boston.

THE RESIDENCES AT 320 CONCORD
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(a)
AND ROCKLAND ZONING BOARD REGULATIONS - SECTION 3.01(b)

REPORT ON EXISTING MUNICIPAL FACILITIES AND SERVICES/IMPACTS
OCTOBER 12, 2021

The following information is an assessment of the municipal facilities and services related to the proposed development:

1. Water Supply:

The development and future units will be serviced by municipal water service of the town of Rockland. The existing water services on Concord Street will be extended with an 8" water main into the development to service the proposed homes. Individual water services will be installed for each unit in the development.

2. Sewer Service:

Municipal sewer is available on-site via a sewer connection from Concord Street. The municipal sewer will be extended onto the development to service each of the proposed homes. Individual sewer service with ejector pumps will be installed for each home in the development.

3. Historical and Archaeological:

There are no sites or structures known to be of historical significance or archaeological importance within or in the vicinity of the project limits.

4. Public and Community Facilities:

(a) Energy and Utilities

Private electric, telephone and other services are available on Concord Street. Proposed routing of service connections will be in accordance with the respective requirements of each private utility company, i.e. National Grid, Verizon, Comcast, etc. All utilities will be installed underground.

(b) Police and Fire:

Access for police, fire and other emergency vehicles is via Concord Street. Municipal water, including fire hydrants at acceptable intervals, will provide for fire protection.

(d) Maintenance and Other Services:

Upon completion, the proposed access drive will be privately maintained by a homeowners association.

5. Site Impact Assessment - Criteria:

(a) Consistency with character of the surrounding area:

The development site is in an existing mixed neighborhood of single family and multi-family residences. The proposed condominium homes will be consistent with the existing homes in the neighborhood.

(b) Protection of important existing historical or important site features, natural and man-made:

There are no important existing natural or man-made site features.

(c) Protection of adjoining premises from detrimental impacts of surface water drainage, sound and light barriers, preservation of light and air and noise impacts:

The proposed development site has been evaluated and designed to provide proper storm-water management in accordance with state and local regulations. Included with this application is a Storm-water Management Report prepared by McKenzie Engineering, Inc. Based on the residential use of the property and the residential nature of the proposed buildings, the development is not likely to create any negative impacts regarding sound and light, air flow or noise following full development of the site. In addition, any street lighting to be provided will not shine onto any abutting properties. There are no views to protect.

(d) Vehicular and Pedestrian Movement:

The proposed development use of the property for four (4) residential condominium homes and the access drives to serve each of the proposed homes has been laid out to provide convenient travel for both vehicular and pedestrian movement within the site.

With only four homes proposed in the development, the proposed project will be a low generator of traffic and will have minimal impacts on the current traffic characteristics on the abutting street system. Site traffic is expected to be able to enter and exit the site safely and efficiently and safe sight distance criteria will be adequately satisfied. The additional traffic volumes associated with the proposed development site will not adversely affect the immediate neighborhood.

(e) Parking and Loading Spaces:

Four (4) parking spaces for each home will be accommodated, two garaged spaces plus two exterior spaces. A total of 16 parking spaces are being provided.

6. General Development Impacts:

(a) Conserve and protect natural features that are of lasting benefit to the site, its surrounding area and the town at large.

There are no natural features to conserve or protect on site that benefit the surrounding area or Town at large. The proposed storm-water management facilities to be incorporated into the site development will enhance and protect adjoining property from existing surface run-off.

(b) Site Stabilization Protection During Construction:

The development site is relatively flat site, varying from elevation 300 to elevation 307. Given such relatively minor variation in contours, there are no significant slopes to be affected. Any disruption to the site during construction will be stabilized using best management practices.

(c) Roadway and Access Drive Design:

The proposed construction of the access drive to serve the development will not have any adverse impact on the existing roadway network – Concord Street. In addition, there are no known site distance deficiencies that will be associated with the proposed intersection of the access drive and Concord Street. The proposed construction of the access drive has been designed in accordance with the construction standards of the Town of Rockland.

(d) Illumination of the Access Drive:

The proposed access drive, once constructed, will have traditional low-impact street lighting and will be designed so as to shine in a downward direction and not beyond. Each of the homes will have traditional lighting at the front, side and/or garage doors. This lighting will be operational on an as needed basis.

(e) Utilities:

The proposed development will be serviced by municipal water and sewer, as well as natural gas, electricity, telephone, etc., All utilities will be installed underground to the extent possible and/or permitted by the respective utility company.

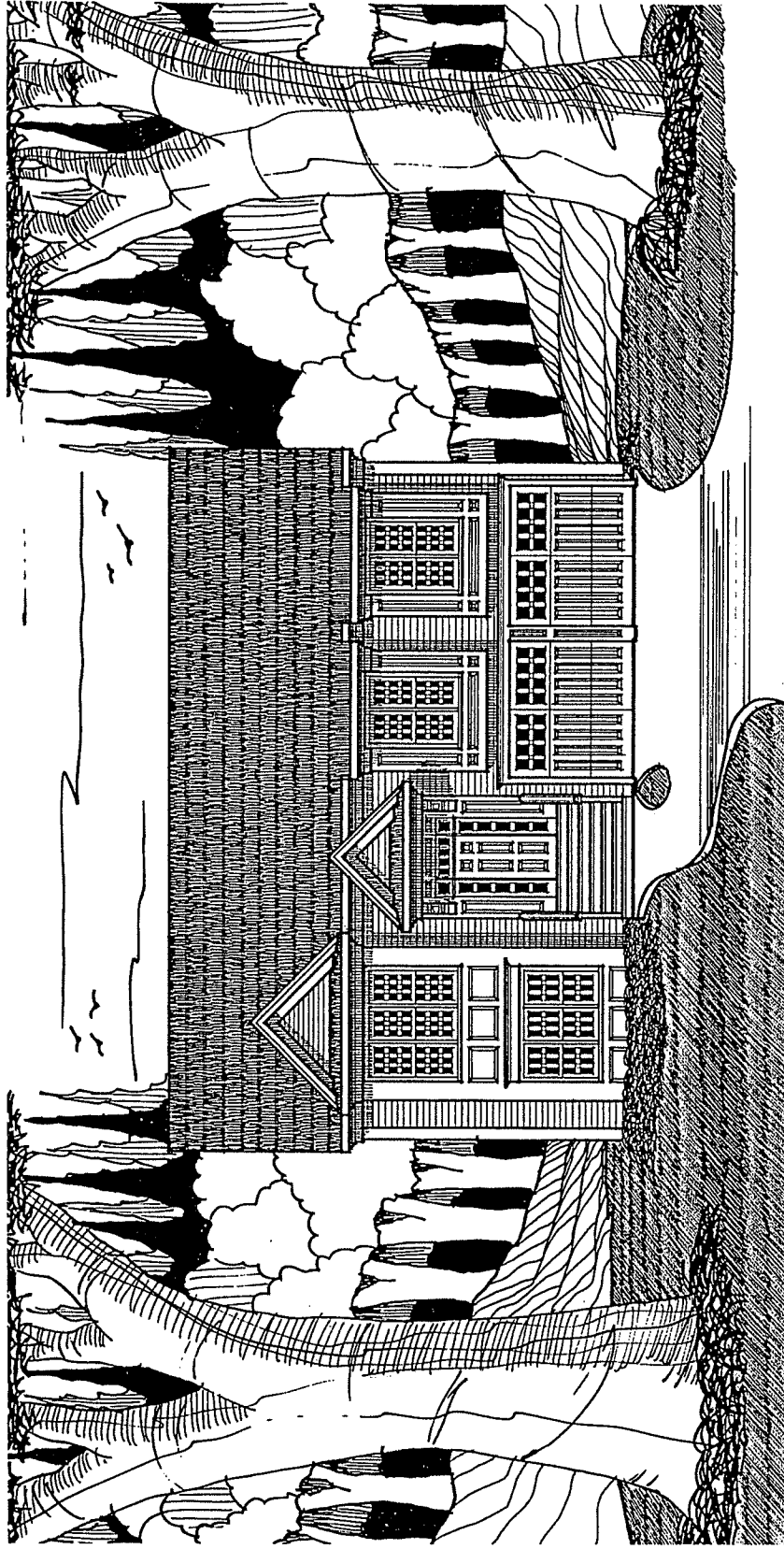
(f) Surface Water and Stormwater Management:

The proposed surface run-off from any proposed impervious surfaces will be addressed in accordance with best management practices and the Massachusetts Stormwater Management Guidelines. Stormwater Management Report to be provided.

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(c) – Preliminary Architectural Drawings



SHANE
STRUCTURES

"The Hawthorn"

Front Elevation

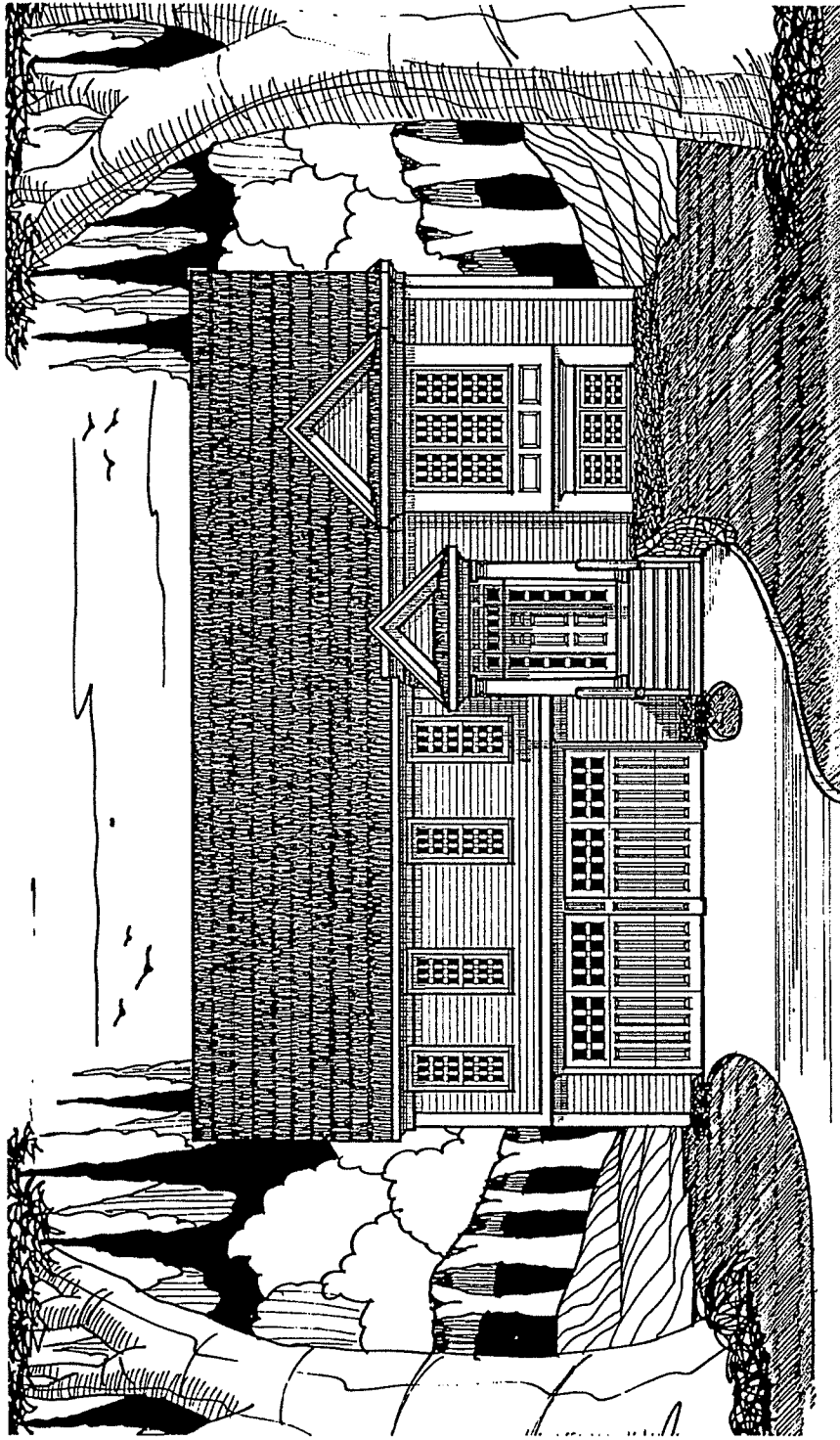
*Split Level

1232 Square Feet



First Floor Plan

1232 Square Feet

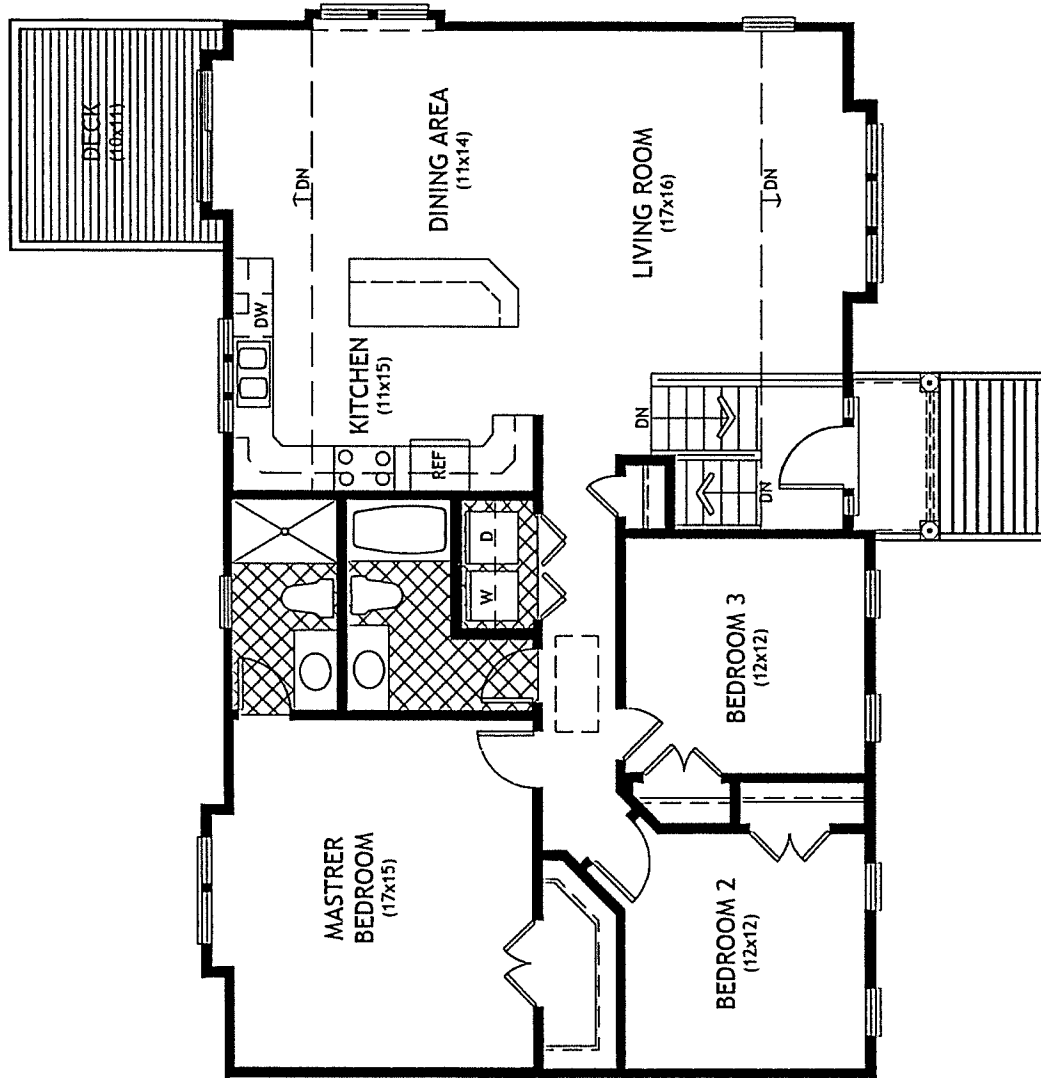


SHANE STRUCTURES

The Hawthorn Hills (A)

Front Elevation

1,552 Square Feet

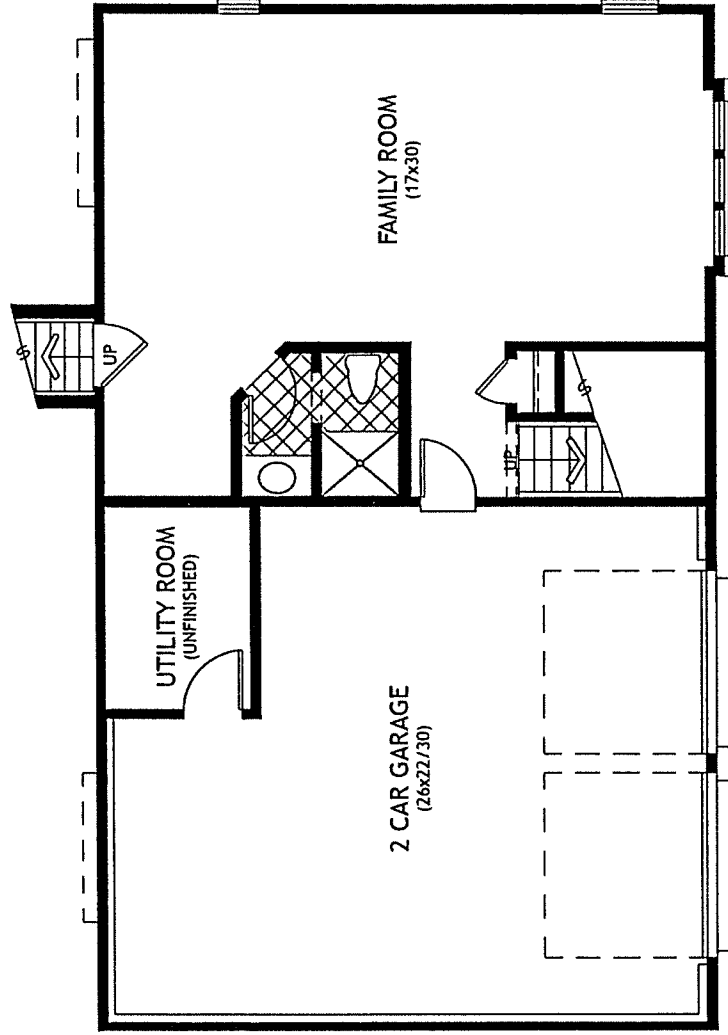


SHANE
STRUCTURES

The Hawthorn Hills (A)

First Floor Plan

1,552 Square Feet

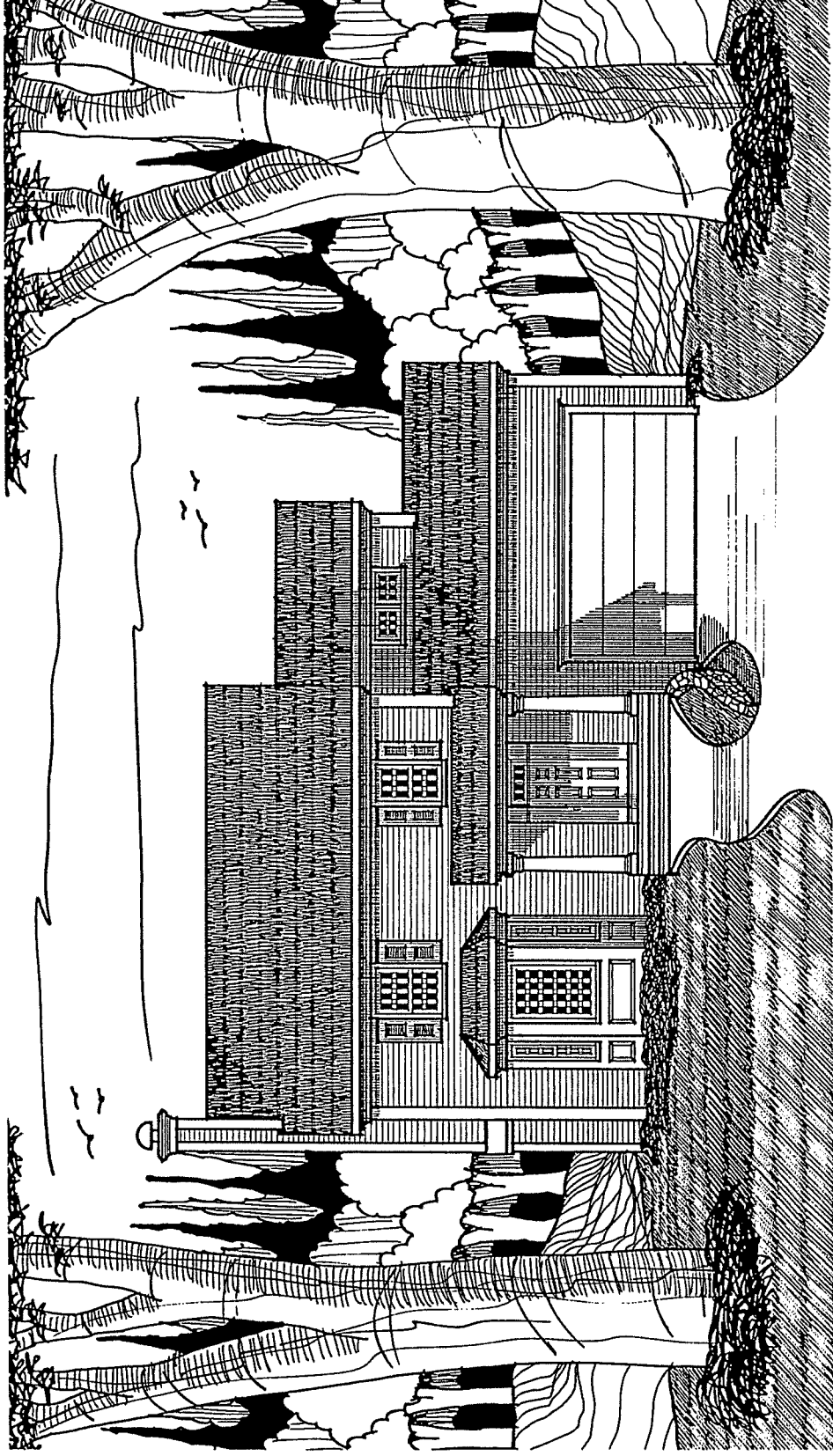


SHANE
STRUCTURES

The Hawthorn Hills (A)

Basement Plan

720 Square Feet

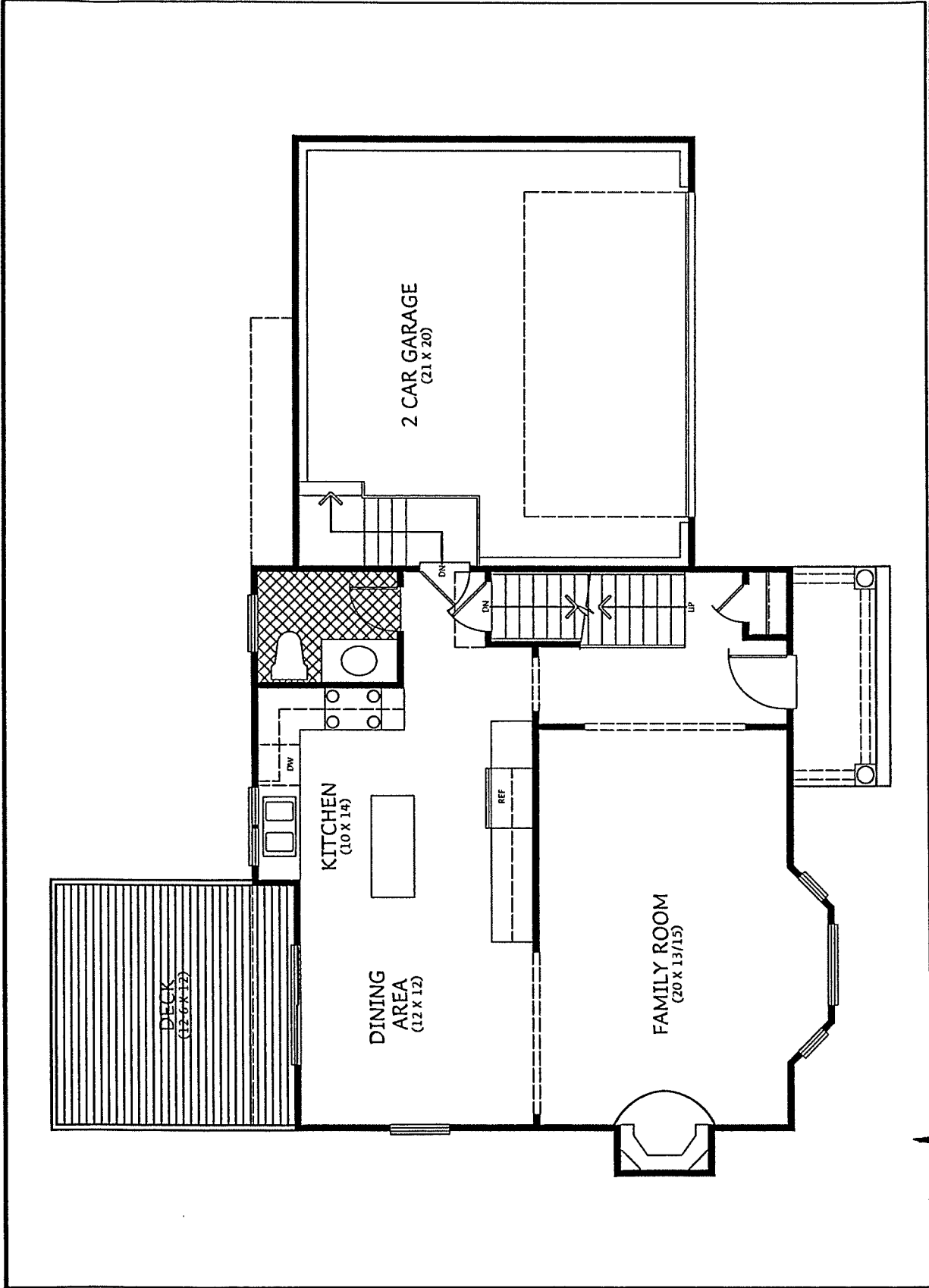


SHANE
STRUCTURES

"The Miranda"

Front Elevation

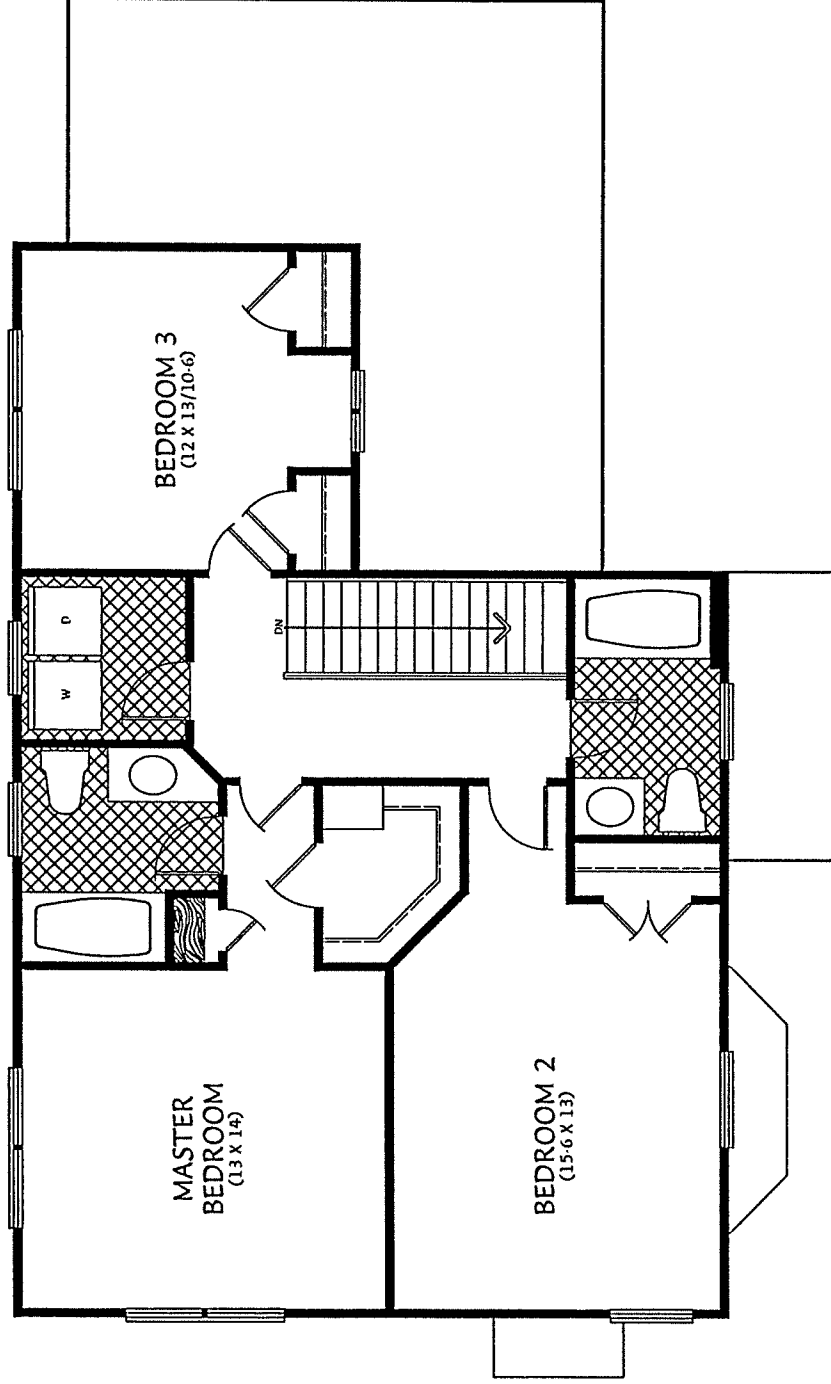
1660 Square Feet



SHANE
STRUCTURES

"The Miranda"
First Floor Plan

748 Square Feet



SHANE
STRUCTURES

"The Miranda"

Second Floor Plan

912 Square Feet

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(d) – Tabulation of Proposed Buildings

THE RESIDENCES AT 320 CONCORD
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B
PREPARED IN ACCORDANCE WITH 760 CMR 56.05(2)(d) AND
ROCKLAND ZONING BOARD REGULATIONS - SECTION 3.01(d)

TABULATION OF PROPOSED BUILDINGS
SUMMARY AND DETAILS
OCTOBER 12, 2021

The proposed development is planned as a new residential community on 28,937 s.f., more or less, of land off Concord Street in Rockland, MA. The development shall consist of the following:

Total Dwelling Units:	Four (4) Detached single-family condominium homes
Breakdown of Buildings:	Four (4) Buildings
Unit Breakdown:	Four (4) Units – 2-3 Bedrooms

Each of the homes will range in size from 1,232 +/- sq. ft. to 1,660 +/- sq. ft. of living area and will feature a minimum two-car garage. Unit amenities include patio/balconies, washer/dryer hook-up, kitchen with appliances including refrigerator, range with stove, garbage disposal and microwave with range vent. All showers and tub/shower combination units will be equipped with glass shower doors. Bathrooms and laundry areas will have ceramic tile flooring, while kitchen, dining room and living room will have hardwood floors. All bedrooms and hallways will be carpeted. In addition, each unit will be equipped with cable and high-speed internet hook-up. Each unit will be serviced by municipal water and sewer service, along with natural gas, cable and electricity, with all utilities servicing the development installed underground.

Tabulation of Buildings/Units:

Homes No. 1-4 = 2 & 3 bedroom units

Parking:

Parking Spaces: 2 interior parking spaces and 2 exterior spaces per home

Total Parking Spaces: 16 parking spaces

Proposed Lot Coverages:

Lot Coverage - Structures (%):	22%
Lot Coverage - Structures (S.F.):	6,448 S.F.

Lot Coverage - Impervious (%):	28%
Lot Coverage - Impervious (S.F.):	8,064 S.F.

Total Lot Coverage (%):	50%
Total Lot Coverage (SF):	14,512 S.F.

Designated Open Areas:	0.0%
------------------------	------

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(e) – Preliminary Subdivision Plan

Not Applicable – Project does not involve a subdivision of land.

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(f) – Preliminary Utilities Plan

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(g) – Applicant Qualifications

1. Applicant is a public agency, a non-profit organization or limited dividend organization
2. Project is fundable by a subsidizing agency under a housing subsidy program
3. Site Control – Copy of Deed
4. MassHousing - Project Eligibility/Site Approval Letter – dated August 30, 2021

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(g) – Applicant Qualifications

Wall Street Development Corp. and 320 Concord Development LLC (to be formed) agree to conform to the limited dividend requirements of M.G.L. Chapter 40B that requires the developer abide by the dividend limitations imposed by the housing program being utilized. Accordingly, Wall Street Development Corp. and 320 Concord Development LLC will agree to be bound by whatever dividend limitations that may be imposed by MassHousing, as the subsidizing agency

The Commonwealth of Massachusetts

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

REGISTRATION DIVISION

Application of Reservation of Name (General Laws, Chapter 156D, Section 4.02; 950 CMR 113.18)

FORM REG-100 (01/01)

Filing Fee: \$30.00

(1) Name of applicant: Louis Petrozzi

(2) Address of applicant: Two Warthin Circle, Norwood, MA 02062

(3) Name to be reserved: 320 Concord Development LLC

Applicant Contact Information:

Telephone: C/O Christopher G. Timson, Esq. 781-551-8900

Email: ctimson@timsonlaw.com

Check # : 10592

THIS FORM MAY NOT BE SUBMITTED BY FAX. PLEASE SUBMIT IN PERSON OR BY MAIL.



February 24, 2021

Louis Petrozzi, President
Wall Street Development Corp.
P.O. Box 272
Westwood, MA 02090

RE: Proposed Residences 320 Concord - Rockland, MA a 40B Project
320 Concord Street, Rockland, Massachusetts

Dear Mr. Petrozzi:

As a follow-up to our discussion and meeting, the purpose of this letter is to confirm Needham Bank's interest and willingness to entertain a financing request from Wall Street Development Corp. in connection with the construction of a proposed four (4) unit, single-family condominium home project to be known as The Residences at 320 Concord. We thank you to coming to Needham Bank with this proposed project.

As discussed, we understand that Wall Street Development Corp. would be the prospective borrower in connection with the project that is proposed under the State's comprehensive permit law, Chapter 40B. We have reviewed the conceptual plans and other materials for the proposed development, and believe that the site is an ideal area for four (4) single-family condominium residential community of the proposed parcel of land on Concord Street in Rockland, Massachusetts.

As a member bank of the Federal Home Loan Bank of Boston, we are experienced with the requirements of the New England Fund Program and related funding requirements, and with working with MassHousing as the Project Administrator. We have been and continue to be interested in financing good projects like yours, and we remain active and interested in entertaining financing requests for this proposed project, subject to our customary underwriting guidelines and other lending parameters.

I look forward to learning more about your project as it progresses, and other projects for which you may need financing.

Should you need any additional information, do not hesitate to contact me directly at 781-474-5478.

Sincerely,

Andrew Rafter
Vice President/Commercial Loan Officer

*** Electronic Recording ***
Doc#: 00010774
Bk: 54287 Pg: 47 Page: 1 of 3
Recorded: 01/28/2021 01:39 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX
Plymouth District ROD #11 001
Date: 01/28/2021 01:39 PM
Ctrl# 143070 07163
Fee: \$.00 Cons: \$39,000.00

Treasurer's Tax Title Deed

Town of Rockland
Assessors' Map 57 Parcel 70
320 Concord St., Rockland, Massachusetts

The Town of Rockland (the "Town"), a municipality located at 242 Union St., Rockland, Plymouth County, Massachusetts, in consideration of Thirty-Nine Thousand and No/100 Dollars (\$39,000), the receipt whereof is hereby acknowledged, hereby grants to Wall Street Development Corp., a Massachusetts Corporation duly organized with a principal place of business at 2 Warthin Circle, Norwood, MA 02062, (the "Grantee(s)") all its right, title and interest in a certain parcel of land with any building thereon in said Town bounded and described as follows with quitclaim covenants:

Land in said Rockland, with any buildings thereon, 320 Concord St., shown as Lot 70 on Assessors' Map 57.

For my title see: Final Judgment foreclosing rights of redemption dated July 22, 2019, recorded at the Plymouth County Registry of Deeds in Book 51508 Page 220; and Instrument of Tax Taking dated November 2, 2015 recorded at Plymouth County Registry of Deeds in Book 46462 Page 24.

The sale of property is subject to the following restrictions which shall run with the land and appear on the deed to the winning bidder: The subject parcel is currently not buildable as it lacks sufficient frontage, lot width and area. Unless the deficiencies with the subject lot can be rectified within 90 days from the sale of the property, the purchaser shall, as a condition of sale, tear the existing structure down within 90 days after the sale. The subject parcel has potential use as excess acreage to abutting parcels or access to the land to the rear of the subject parcel. The Town reserves the right of

entry and an easement to tear down the structure on the parcel and charge the winning bidder and/or subsequent and new owners of record, jointly and severally, all costs to do so in the event this restriction is not complied with.

The property hereby granted was sold in accordance with provisions of Chapter 358, Section 2, of the Acts of 1938, as amended, from the Town of Rockland Board of Selectmen as Custodian, to the above-named Grantee(s) at public auction on Tuesday, December 8, 2020 as rescheduled by Public Proclamation on Thursday, November 5, 2020, notice of the proposed sale having been posted on October 6, 2020, in the following public places:

Town Hall Rockland Library Rockland Police Station

The Town of Rockland published the Custodian's Notice of Sale in the Rockland Mariner on October 7, 2020; October 14, 2020; and October 21, 2020.

In addition, the auctioneer advertised the sale in the Boston Herald on October 11, 2020, the Patriot Ledger on October 17, 2020, the Brockton Enterprise on October 25, 2020, and on the auctioneers' website: www.Sullivan-Auctioneers.com.

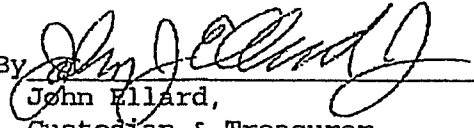
The Grantee(s) hereof have paid, in addition to the purchase price, recording fees, closing and legal fees, auctioneers' fees and advertising fees, and the sum required by G.L. c. 44, s. 63A, to be paid in lieu of current taxes.

The Town of Rockland has received a statement signed under the pains and penalties of perjury by the Grantee under the provisions of and in compliance with Massachusetts General Laws Chapter 60 Section 77B as amended by Chapter 803 of the Acts on 1986 that neither they nor any other person who would gain equity in the above-described land have ever been convicted of a crime involving the willful and malicious setting of a fire; or of a claim involving the fraudulent filing of a claim for fire insurance; or are delinquent in the payment of real estate taxes to the Town of Rockland.

See certificate of vote at Plymouth County Registry of Deeds at Book 53745, Page 310.

Witness the execution of this instrument this 26th day of January, 2021.

Town of Rockland - Board of Selectmen

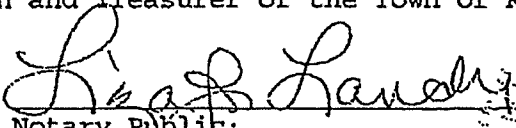
By 
John Ellard,
Custodian & Treasurer
Duly Authorized by Board of Selectmen

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

January 26, 2021

On this 26th day of January, 2021, before me, the undersigned notary public personally appeared John Ellard, Custodian & Treasurer, proved to me through satisfactory evidence of identification, which was government issued photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and further swore or affirmed that the contents of the foregoing document were true and accurate to the best of his knowledge and belief as duly authorized Custodian and Treasurer of the Town of Rockland.


Notary Public:
My Commission Expires June 28, 2024



LIZA J. LANDY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 28, 2024



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000
FAX: 617.854.1091 | www.masshousing.com
Vidcophone: 857.366.4157 or Relay: 711

August 30, 2021

Lou Petrozzi, Manager
320 Concord Development, LLC
P.O. Box 272
Weston, MA 02090

**Re: Residences at 320 Concord
Project Eligibility/Site Approval
MH ID No. 1109**

Dear Mr. Petrozzi:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBank Boston”).

You have proposed to build 4 units, including 1 affordable unit of homeownership housing (the “Project”) on a 0.66-acre parcel located at 320 Concord Street (the “Site”) in Rockland (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality, and others in accordance with the Comprehensive Permit Rules.

Municipal Comments

Pursuant to the Regulations, the Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Town Administrator submitted a letter on April 14, 2021, summarizing comments from municipal officials and staff. The following concerns were identified in their comments:

The following concerns were identified in their comments:

- The Municipality emphasized that the Applicant should include some recreational elements, such as creating additional open space opportunities for use by future residents.
- The Municipality expressed concern about the sufficiency of the existing water supply and requests that the Applicant work cooperatively with the Town's Water Commission to determine if an adequate water supply is available to the Site.
- The Municipality emphasized that the Project must be designed to ensure the maximum level of emergency access and fire protection. They outlined a variety of requirements for the Project including fire lanes, sufficient roadway widths and intersection radii to accommodate public safety vehicles and placement of hydrants.
- The Municipality believes that the size and scale of the proposed development is inappropriate for the Site and inconsistent with surrounding development patterns. The Municipality further notes that proposal does not reflect the sustainable design standards or planning practices set out in the Town's Housing Production Plan.

Community Comments

In addition to the comments from town officials, MassHousing received three letters from area residents expressing opposition to the Project. In summary, it is the opinion of the residents that the proposed development will lead to increased traffic and water and sewer issues. In addition, they believe the proposed homes are incompatible with the existing neighborhood.

MassHousing Determination and Recommendations

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval.¹ As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Applicant may apply to the Zoning Board of Appeals (the "ZBA") of the Municipality for a Comprehensive Permit. At that time, local boards, officials, and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's Site and design review, the following issues should be addressed in your application to the ZBA, and you should be prepared to explore them more fully during the public hearing process:

¹ MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.

- Development of this Site will require compliance with all state and federal environmental laws, regulations, and standards applicable to existing conditions and to the proposed use related to floodplain management, wetland protection, river and wildlife habitats/conservation areas, stormwater management, wastewater collection treatment, hazardous waste safety, and public water supply. The Applicant should be prepared to provide evidence of such compliance.
- The Applicant should continue to engage with municipal officials in a good-faith discussion regarding design review matters and other Site related concerns raised by local boards and officials, including but not limited to creating additional open space or passive recreational element opportunities for future residents.
- The Applicant should be prepared to provide detailed information relative to proposed water use, potential impacts on existing capacity, and appropriate mitigation.
- The traffic study or other professional site design process should address proposed on-site circulation and parking to ensure compliance with public safety standards and good design practice relative to drive-aisle widths, turning radii and sight distances along the Site drive and the parking areas through which it passes.

MassHousing has also reviewed the application for compliance with the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This approval is expressly limited to the development of no more than four (4) homeownership units under the terms of the Program, of which not less than one (1) of such units shall be restricted as affordable for low or moderate-income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a Comprehensive Permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new site approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the Comprehensive Permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

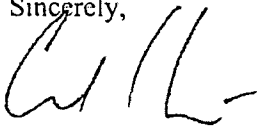
This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a Comprehensive Permit within this period or should MassHousing not extend the effective period of this letter in writing, this letter shall be considered to have expired and no longer be in effect. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

Should a Comprehensive Permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBank Boston, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.

If you have any questions concerning this letter, please contact Michael Busby at (617) 854-1219.

Sincerely,



Colin M. McNiece
General Counsel

cc: Jennifer Maddox, Undersecretary, DHCD
The Honorable John F. Keenan
The Honorable David F. DeCoste
Michael O'Loughlin, Chairman, Board of Selectmen

Attachment 1

760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency
Section (4) Findings and Determinations

Residences at 320 Concord, Project #1109

MassHousing hereby makes the following findings, based upon its review of the application, and in consideration of information received during the Site visit and from written comments:

(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income (AMI), adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Rockland is \$101,050.

A letter expressing interest for Project financing was provided by Needham Bank, a member bank of the FHLBank Boston.

(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);

Based on a site inspection by MassHousing staff, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses and would directly address the local need for housing.

Section IV-A (3) (a) of the Guidelines provide guidance to Subsidizing Agencies for evaluating a municipality's actions intended to meet affordable housing needs. MassHousing carefully reviewed the information provided by the Municipality describing previous municipal actions intended to provide affordable housing. Specific examples cited by the Municipality include:

- The adoption of a Downtown Rockland Overlay District (40R) approved by Town Meeting in 2017.

The Town of Rockland does have a DHCD-approved Housing Production Plan. According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through July 9, 2021, Rockland has 453 (SHI) units (6.44% of its housing inventory), which is 250 units short of the statutory minima requirement of 10%.

(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);

In summary, based on evaluation of the site plan using the following criteria, MassHousing finds that the proposed conceptual Project design is generally appropriate for the Site. The following plan review findings are made in response to the conceptual plan, submitted to MassHousing:

Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details)

The proposed development will consist of four detached single-family homes. Of the four homes, three will be 3-bedroom homes and one is proposed to be a two-bedroom home. The proposed homes will be modestly sized wood framed structures and two stories high. The Applicant proposes to offer a variety of siding, roof lines, and colors to create façade divisions to modulate building mass and scale and to create a varied and attractive streetscape. The architectural designs and building scale are compatible with the style of homes found in the surrounding area which is primarily single-family residential homes on modest sized lots.

Relationship to Adjacent Streets

The Site is located on Concord Street in Rockland, very close to the border of the Town of Hanover to the east and the Town of Hanson to the south. The Site lies immediately to the south of Harmon Golf and Fitness Club. There appear to be adequate lines of sight for vehicles entering and exiting the proposed Site. Views into the proposed development will observe a housing type that responds to the prevailing contextual scale and design and creates an appropriate relationship to other existing residential uses along Concord Street.

Density

The Applicant proposes to build four homes on 0.66 acres, all of which are buildable. The resulting density is 6.06 units per buildable acre, which is acceptable given the proposed housing type and the uses found in the surrounding context.

Conceptual Site Plan

The Project is proposed as a four-unit condominium development clustered around a private drive. The four single-family homes will be oriented to face the private drive and a pedestrian path will connect the homes to the conservation parcel to the rear of the Site. The interior roadway is appropriately designed to meet the vehicular and pedestrian needs of the proposed development. The proposed Project will be serviced by municipal water and sewer, natural gas, electricity and cable. All available utilities will be installed underground.

Topography

The Site is generally level with similar elevations throughout the Site. The topographic features of the Site have been considered in relationship to the proposed Project plans and do not constitute an impediment to development of the Site.

Environmental Resources

Based on MassHousing's site inspection, and information provided by the Applicant, no significant natural or cultural resources, endangered species habitat, or areas prone to flooding have been identified on the Site. The absence of these potential constraints suggests that the Site is generally appropriate for residential development and use.

(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);

The Project appears financially feasible based on a comparison of sales submitted by the Applicant.

(e) that MassHousing finds that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;

The initial pro forma has been reviewed for the proposed residential use, and the Project appears financially feasible with a projected profit margin of 16%. In addition, a third-party appraisal commissioned by MassHousing has determined that the "As Is" land value for the Site of the proposed Project is \$35,000.

(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and

The Applicant must be organized as a Limited Dividend Organization prior to applying for Final Approval. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program and has executed an Acknowledgment of Obligations to restrict their profits in accordance with the applicable limited dividend provisions.

(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.

The Applicant controls the entire 0.66-acre Site under a deed of ownership.

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
APPLICATION FOR COMPREHNSIVE PERMIT
UNDER M.G.L. C. 40B

ZONING BOARD OF APPEALS OF THE TOWN OF ROCKLAND
COMPREHENSIVE PERMIT REGULATIONS
OCTOBER 12, 2021

Section 3.01(h) – Requested Exceptions & Waivers from Local Regulations and Bylaws

THE RESIDENCES AT 320 CONCORD
CONCORD STREET – ROCKLAND, MA
LIST OF REQUESTED EXCEPTIONS AND WAIVERS

INTRODUCTION

The Applicant, Wall Street Development Corp. (the “Applicant”), requests waivers from certain local bylaws, regulations and other requirements in connection with the proposed development entitled "The Residences at 320 Concord" (the “Development”). The Development is proposed pursuant to M.G.L. Chapter 40B and, in accordance with M.G.L. 40B, all local approvals for the Development are to be granted pursuant to a Comprehensive Permit to be issued by the Town of Rockland Zoning Board of Appeals (the "ZBA") instead of being granted individually by other permitting authorities.

Under M.G.L. Chapter 40B, the ZBA performs a complete technical review of the Applicant's plans and specifications during the Comprehensive Permit hearing, including but not limited to site plans, grading, stormwater management, erosion and sediment control, etc. All the work proposed on the Development will be (i) performed in accordance with the plans of record approved by the ZBA or its designee, (ii) subject to the conditions contained in the Comprehensive Permit, and (iii) the inspections of the ZBA or its designee for compliance with the plans of record and the Comprehensive Permit.

The Applicant hereby requests waivers from the Local Requirements as follows and as outlined in the attached Table I.

The Applicant reserves the right to modify said waiver list as may be necessary pending final design and approval.

1. Board of Appeals 40A Rules and Regulations:

The Zoning Board of Appeals (the "ZBA") Rules and Regulations are designed to address applications for Special Permits and Variances under M.G.L. c. 40A. As an affordable housing development, the Applicant seeks approval for The Residences at 320 Concord pursuant to M.G.L. Chapter 40B (the “Development”). The Development will comply with the ZBA's 40B Rules (except for the provisions thereof from which waivers have been requested), and all local approvals for the proposed development are to be granted by a Comprehensive Permit issued by the ZBA.

2. Rules and Regulations Governing the Subdivision of Land:

The proposed development of The Residences at 320 Concord does not involve a "subdivision" within the meaning of the Subdivision Control Law, M.G.L. c. 41, sec. 81K - 81GG. The Planning Board Rules and Regulations governing the subdivision of land (the "Subdivision Regulations") have no applicability to the proposed development. However, to the extent that such Subdivision Regulations, or any part thereof, were to be deemed applicable, the Applicant hereby requests a waiver from such Subdivision Regulations or part thereof to the extent that such regulation would affect the proposed development as shown on the plans.

3. Planning Board Site Plan Review Rules:

As the development is proposed under M.G.L. Chapter 40B, the Zoning Board is the permit granting authority for all local approvals for the proposed development. To the extent the Site Plan Review Rules under Article VIII of the Zoning Bylaws are deemed applicable to the proposed development, the Applicant requests a waiver for the reasons described in Section 1, above, which is incorporated herein by this reference.

TABLE I

ROCKLAND SUBDIVISION REGULATIONS		
SECTION	DESCRIPTION	WAIVER
Town of Rockland Rules and Regulations Governing the Subdivision of Land	The local municipal subdivision rules and regulations	Being that this is not a subdivision the applicant requests a waiver from the town of Rockland's subdivision rules and regulations to the extent that such regulation would affect the proposed development as shown on the plans.
ROCKLAND ZONING BYLAWS		
SECTION	DESCRIPTION	WAIVER
415-22 Table	Minimum Lot Area in R-1 District = 32,670 sf Maximum No. of Dwelling Units per 32,670 Sq. Ft. = 1 Minimum Rear Yard Dimension = 50 Feet	Allow Minimum Lot Area = 28,937 sf Allow maximum No. of Dwelling Units = 4 per 7,235 sf per dwelling unit Allow minimum Rear Yard Dimension = 20 Feet
415-27 – Lot Width	Minimum Lot Width in R-1 District = 110 feet	Allow minimum Lot Width in R-1 District = 97 feet.
415-28 – Frontage Requirements	Minimum Required Frontage in R-1 District = 110 feet	Allow Minimum Required Frontage = 97 feet
415-29 – Number of Buildings on a Single Lot	Only one principal building shall be allowed on a single lot.	Allow four (4) principal residential buildings on a single lot.
WATER AND SEWER REGULATIONS		
Abington/Rockland Joint Water Works	Domestic Water Service Charges	Waive all fees related to water service connections
Abington/Rockland Joint Water Works	Water Main Tapping Charges	Waive water main tapping charge.
Sewer – Connection & Development Fees	Sewer Entrance Fees	Waive residential sewer connection fees for each unit.
Town of Rockland - Sewer Use Ordinance – Section 2.4.B	I/I removal Requirements	Waive all I/I Requirements & Fees



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

September 15, 2021

CERTIFIED ABUTTERS LIST OF MAP 57 – PARCEL 70 320 CONCORD STREET

BOARD – ZBA

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

CERTIFIED BY:


Christine MacPherson – Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
57-70	WALL STREET DEVELOPMENT	320 CONCORD ST	2 WARTHIN CIR	NORWOOD, MA 02062
57-5	JLWS DEVELOPMENT LLC	168 CONCORD ST	168 CONCORD ST	ROCKLAND, MA 02370
57-11	RSG ENTERPRISES LLC	268 CONCORD ST	333 PLYMOUTH ST #281	HOLBROOK, MA 02343
57-13	DELPRETE MICHAEL D & LINDA J	292 CONCORD ST	292 CONCORD ST	ROCKLAND, MA 02370
57-14	BRIGHAM PAUL & CAROL A	308 CONCORD ST	308 CONCORD ST	ROCKLAND, MA 02370
57-18	GORDON CAROL ANN GORDON CAROL ANN TRUSTEE	333 CONCORD ST	333 CONCORD ST	ROCKLAND, MA 02370
57-19	KIGGEN ROBERT H	317 CONCORD ST	317 CONCORD ST	ROCKLAND, MA 02370
57-66	CHASE ALLEN & MARIE	366 CONCORD ST	366 CONCORD ST	ROCKLAND, MA 02370
57-71	TANZI RALPH JR & MARY JOANNE	346 CONCORD ST	346 CONCORD ST	ROCKLAND, MA 02370
57-72	WONG MEI L & PAULA L & WONG KIN K & MANDY L	330 CONCORD ST	330 CONCORD 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.