

*TOWN OF ROCKLAND
ZONING BOARD OF APPEALS*

APPLICATION

AND

INSTRUCTIONS

FOR

A PUBLIC HEARING

Debra Shuttlesworth

242 Union Street, Rockland, MA 02370

e-mail: zoning@rockland-ma.gov

Phone: 781.871.1874 extension 1195

TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
INSTRUCTION SHEET FOR A PUBLIC HEARING

A. This application when completed, must be filed with the Town Clerk together with:

- **FILING FEE - (Make check payable to the Town of Rockland)**
 - \$200.00 - Application For Special Permit/Section 6 Finding, Variance and/or Use Variance
 - \$200.00 - Application For an Appeal from the Decision of the Zoning Enforcement Officer
- **FILING FEE - Comprehensive Permits (Chapter 40B)**
See Comprehensive Permit Rules and Regulations for additional requirements
 - For Limited Dividend Organizations: \$2,000.00 flat fee plus \$100.00/ unit
 - For Non-Profit Organizations: \$1,500.00 flat fee plus \$75.00/unit
 - For Public Agencies and Local: \$0.00
- **ADVERTISING COST:**
The Petitioner/Applicant will be responsible for paying advertising costs incurred with a local newspaper and will receive phone call and/or a statement for costs incurred directly from said newspaper prior to the next available hearing date scheduled with the Zoning Board. The ZBA will type the Petitioner/Applicant ad and submit the same to the newspaper for proper publication. The ZBA will send to the local newspaper any pertinent billing information needed so that a billing statement can be sent directly to the Petitioner/Applicant for the advertisement publication.
- **COPYING TO BE DONE BY APPLICANT:**
 - Application - 13 copies
 - Certified List of Abutters - 13 copies
 - All maps, plans and other documents required by this instruction sheet - 13 copies
- **ENVELOPES** - All envelopes for advertising and decision mailings are to be submitted with application.

ADVERTISEMENT MAILING - to Applicant/Abutters/Planning Board

- ONE (1) business size pre-addressed, stamped envelopes for each name on the certified list of abutters with the appropriate amount of postage affixed to each envelope. **Only use postage stamps. Do not use a postage meter.** Do not put a return address on envelope.

**Instruction Sheet –
Page 2 of 3**

- ONE (1) business size pre-addressed, stamped envelope to each Planning Board in the surrounding Towns. **Only use postage stamps. Do not use a postage meter. Do not put a return address on envelope.**
- ONE (1) certified envelope addressed to the Applicant(s)/Owner(s), if different, and the green card and white Certified Mail forms filled out with the Applicant(s)/Owner(s) name(s) filled out in Block 3 (green card only), and the appropriate amount of postage affixed. **Certified Mail label must have bar code with number.**

DECISION MAILING - to Applicant/Abutters

- ONE (1) business size pre-addressed, stamped envelope for each name on the certified list of abutters with the appropriate amount of postage affixed to each envelope. **Only use postage stamps. Do not use a postage meter. Do not put a return address on envelope.**
- **40B Applicants only-** ONE (1) 9 x 12 size envelope pre-addressed and stamped with \$1.65 in postage for each name on the certified list of abutters. **Only use postage stamps. Do not use a postage meter. Do not put a return address on envelope.**
- ONE (1) certified business size envelope addressed to the Applicant(s)/Owner(s), if different, and the green card and white Certified Mail forms filled out with the Applicant(s)/Owner(s) name(s) filled out (green card only), and the appropriate amount of postage affixed for Certified Mail. **40B Applicants only-** One (1) 9 x 12 size envelope pre-addressed and stamped with \$1.65 plus certified mailing postage for Applicant/Owner(s).

B. The application must be signed by the Owner(s) of record of the subject property, and the applicant, if different from the Owner(s). Applications not signed by the Applicant and Owner(s) will be returned.

C. All applications that involve any new construction, or additions to existing construction, and all applications that involve outside storage of goods or equipment, *except for open decks and porches*, shall be accompanied by a plan drawn and stamped by a registered land surveyor showing the metes and bounds of the property, north arrow, dimensions of all existing and proposed structures, set-backs from property lines and buffer zones where applicable.

D. All applications for open decks and porches shall have a plan showing existing and proposed structures and dimensions from all lot lines. The Applicant is responsible for accuracy of all distances and dimensions.

**Instruction Sheet –
Page 3 of 3**

E. All applications for a Class 2 used car/truck lot shall be accompanied by a plan drawn and stamped by a registered land surveyor showing the metes and bounds of the property, all existing and proposed structures, buffer zones, parking spaces for the number of cars requested, spaces for employees and customers, and sufficient back-up area as described in the By-law.

F. All applications for an In-law apartment shall have a scaled floor plan of the existing house, a scaled floor plan of the proposed in-law apartment. All floors must be shown. Plus all other required documentation as per these instruction sheets. The Applicant must get a copy of the In-law apartment guidelines from the Building Department prior to hearing.

G. All applications that also require Site Plan Approval from the Planning Board shall be accompanied by a site plan meeting the requirements of Site Plan Approval as set forth in the Rules and Regulations of the Planning Board.

H. All Applicants must go to the Assessor's Office to obtain a Certified List of Abutters. The Certified List of Abutters must be dated within 90 days of the Application being submitted to the Town Clerk's Office.

I. All businesses and commercial Applicants must submit a Municipal Lien Certificate from the Tax Collector's Office for the property in question.

J. Make thirteen (13) copies of the application, any site plan and/or any other documents (if applicable) and submit them to the Town Clerk's Office.

K. File your completed application with the Town Clerk to be date stamped. The Town Clerk's office will notify the Zoning Board of Appeals to pick up your completed application package. The Board will set a date for your hearing. You will be notified by mail on the date and time of your hearing. If you are unable to present your petition at that time, please contact the Chairman or the Recording Secretary at 781.871.1874 ext. 1195 or e-mail us at zoning@rockland-ma.gov as soon as possible.

**All Incomplete Applications Will Be Rejected
And Returned To The Applicant**

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: 250 Webster Street Rockland, MA 02
2. Name(s) of Owner(s) of Property: Chakraborti (AC) Shabnam and Nila Shabnam
3. Owner's Address: 10 Grove Street Belmont, MA 02478
4. Name of Applicant(s): Douglas Mendes DE. Andrad
5. Address of Applicant: 18 B bats Street Abington, MA 02351
6. Applicant's Phone: Home: _____ Work: 339-469-1355
Cell: 508-840-2693 Fax: email: AndradServices@hotmail.com
owner E-Mail: ALshaban2@gmail.com owner cell phone: 617-633-0908
7. State the Assessor's Map # 35 and Lot # 29 of the property.
8. State the Zoning District in which the property is located: 250 Webster Street Rockland, MA 02370
9. Explain in-depth what you are proposing to do: used Cars Sale and Service

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:

*This property has approved special permit
Dated 9-1-2016. The permit is included this file.*

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

Class II Lic.

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:

*Continuing existing car sale and service
(The approved special permit Dated 9-1-2016
Attached to this file.*

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: _____

Owner(s) of Record

All owners must sign

Signed: G. H. Staharythi mel staharythi

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: 3/16/22

Planning Board
Town of Rockland
Town Hall
Rockland MA 02370

Planning Board
Town of Abington
Town Hall
Abington MA 02351

Planning Board
Town of Whitman
Town Hall
Whitman MA 02382

Planning Board
Town of Norwell
Town Hall
Norwell MA 02061

Planning Board
Town of Hanson
Town Hall
Hanson MA 02341

Planning Board
Town of Hanover
Town Hall
Hanover MA 02339

Planning Board
Town of Hingham
Town Hall
Hingham MA 02043

Planning Board
Town of Weymouth
Town Hall
Weymouth MA 02188



Board of Assessors
Town Hall
242 Union Street
Rockland, Massachusetts 02370

March 3, 2022

CERTIFIED ABUTTERS LIST OF MAP 35 – PARCEL 29
250 WEBSTER STREET

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
35-29	SHAHANAGHI GHOLAMALI & NILA	250 WEBSTER ST	10 GROVE ST #2	BELMONT, MA 02478
35-18	MCGARVEY STEPHEN P & JENNIFER	445 LIBERTY ST	445 LIBERTY ST	ROCKLAND, MA 02370
35-22	BRANAGAN LEVI & GOLOSIY MARIYA S	435 LIBERTY ST	435 LIBERTY ST	ROCKLAND, MA 02370
35-23	PALMER SAMANTHA L	425-429 LIBERTY ST	425-429 LIBERTY ST	ROCKLAND, MA 02370
35-25	EDDY ROBERT E	417 LIBERTY ST	417 LIBERTY ST	ROCKLAND, MA 02370
35-27	GRANT MICHAEL P & MAUREEN P TR M & M GRANT REALTY TRUST	210-212 WEBSTER ST	141 SOUTH ST	NORWELL, MA 02061
35-28	REALE JEFFREY S TR 222 WEBSTER ST REALTY TRUST	222 WEBSTER ST	222 WEBSTER ST	ROCKLAND, MA 02370
35-30	JOHNSON PAUL & EVANS KRYSTAL C	266 WEBSTER ST	266 WEBSTER ST	ROCKLAND, MA 02370
35-31	THIBAUT DEIRDRE A & ROGER	274 WEBSTER ST	274 WEBSTER ST	ROCKLAND, MA 02370
35-127	HINES THOMAS P & CYNTHIA	249 WEBSTER ST	15 POPES FARM RD	PLYMPTON, MA 02367
35-175	CLIFFORD ARTHUR E JR	239-REAR WEBSTER ST	239 WEBSTER ST REAR	ROCKLAND, MA 02370
35-182	DONOVAN MAUREEN A	0 LIBERTY ST	7505 ISLAND DRIVE	MIDDLEBORO, MA 02346

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

Rockland Board of Assessors (Notice of decision only)



Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370

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.

LIST IS VALID FOR 90 DAYS

State Tax Form 290
Certificate: 6822
Issuance Date: 02/24/2022

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by GHOLAMALI SHAHAHAGHI
10 GROVE ST
BELMONT MA 02478

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 02/24/2022 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 35-0029

250 WEBSTER ST

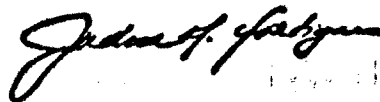
SHAHANAGHI GHOLAMALI & NILA
10 GROVE ST #2
BELMONT MA 02478

Land area : 1.18 AC
Land Value : 184,300
Impr Value : 174,600
Land Use : 0
Exemptions : 0
Taxable Value: 358,900

Deed date: Book/Page:
Class: 332-332

FISCAL YEAR	2022	2021	2020
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$6,011.58	\$6,044.54	\$5,981.50
COMMUNITY PRESERVATION ACT	\$90.17	\$90.67	\$89.72
I&E CI PENALTY	\$250.00	\$0.00	\$0.00
TOTAL BILLED:	\$6,351.75	\$6,135.21	\$6,071.22
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$4,921.67	-\$6,135.21	-\$6,071.22
Interest to 02/24/2022	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$1,430.08	\$0.00	\$0.00

FINAL READINGS/WATER,SEWER AND TRASH LIENS CALL:
WATER 781/878-0901; SEWER 781-878-1964; 781-871-1874 EXT 1005
ACCT 7075
DUE DATE 1/30/2022
WATER: \$0.00
SEWER: \$0.00
TRASH: \$0.00
SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



2016 00086715

Bk: 47527 Pg: 272 Page: 1 of 23

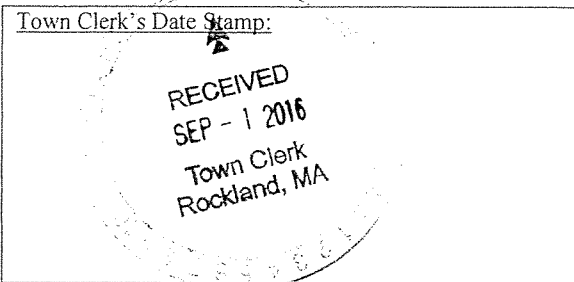
Recorded: 09/29/2016 01:07 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

This Space is For Registry of Deeds Only:

ROCKLAND ZONING BOARD OF APPEALS
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370
E-mail: zoning@rockland-ma.gov

Phone: (781) 871-1874 extension 175
Facsimile: (781) 871-0386



CASE NO.: 2016-26
Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street

A public hearing was held at 7:45 P.M. on August 2, 2016 in the Lower Conference Room, Town Hall, 242 Union Street, Rockland MA on the petition submitted by the owners of 250 Webster St., Gholamali and Nila Shahanaghi, 10 Grove Street, #2, Belmont, MA 02478 to allow the repair, display and sale of used cars. The Applicant is seeking a Special Permit as per §415-15.C(4). The Special Permit will allow the Applicant to seek a Class II license from the Board of Selectmen. The tenant of this property is Adriano Miranda, d/b/a Rockland Auto Brokers. The site is located in an I-1 zone located at 250 Webster Street and is further identified as Lot #29 on the Rockland Assessor's Map #35. A copy of this application is on file in the Town Clerk's office and is available for inspection during regular office hours.

mail
Gholamali Shahanaghi
10 Grove St.
Belmont MA 02478

A True Record, Attest
Donna M. Shortall
Town Clerk, Rockland, MA

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

ATTENDANCE: Board Members: Chairman Robert Manzella, Vice-Chairman Gregory Tansey, Stanley Cleaves, Rita Howes and Robert Rosa. Associate Member: Stephen Johnson.

ABSENT: Brian Hughes.

Also present were Land Use Counsel Robert W. Galvin and Building Commissioner/Zoning Enforcement Officer Tom Ruble.

The Chairman stated that he would be abstaining from voting on this petition as he has a conflict.

MEMBERS VOTING: Gregory Tansey, Stanley Cleaves, Rita Howes, Robert Rosa and Stephen Johnson.

DISCUSSION: Chairman Manzella read the advertisement from the Patriot Ledger and turned the hearing over to the Vice-Chairman.

The Vice-Chairman stated that Mr. Shahanaghi and Mr. Miranda were present to make their presentation to the Board.

The Vice-Chairman stated that he would like to read the following paragraphs to the Board and Mr. Shahanaghi regarding this site. "I am aware that Mr. Miranda, your tenant filled out the application dated stamped May 31, 2016 and that you are still the owner of the property. This property has been before the Board for several name and/or manager changes in the past several years since you bought the property and built the building. I do not recall this Board ever having issues with you regarding your Class II application and the operation of your business. The Board was just involved in a lengthy hearing (over 1.5 years) with your previous tenant Mr. Charles who did detail work, spray painting, cut down trees in the wetlands and no Special Permit issued, just to name a few without permission from the Board. Now that Mr. Charles is no longer your tenant and you have had to go through a lot to clean up your property, I like Mr. Ruble and Mr. Manzella's suggestion that the Special Permit be in your name so you can be involved with how your tenant maintains your property and abides to the conditions of the Special Permit issued and that is why this petition was advertised with your name applying for the Special Permit. The application submitted has an older plan dated March 2015, but the

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

Board did approve a revised plan at Mr. Charles' hearing with a date of July 2016 and I think the Board should consider that we work with that approved plan for this hearing since our Town Engineer Mr. Brennan spent many hours on finalizing a plan for the Board to vote on. (I will be passing out to you, the Board, Land Use Counsel and the Building Commissioner/ZEO a copy of said approved plan for everyone to refresh their memories). The revised and approved plan of July 2016 shows many items such as reinforced concrete tire stops, numbered parking spaces, dumpster location, snow removal area, etc. which I am sure you have not been able to comply with since you had a lot of other cleanup issues to deal with. I would like to suggest to the Board that if this Special Permit is approved, that we give you till September 15th to complete all items addressed on said approved plan and/or any newly added conditions that the Board might have. At that time Mr. Ruble can check the site to see if everything is in compliance and he can report back to the Board at our meeting on October 11, 2016. I have made a list of conditions that I will pass out for everyone to review and vote on and if you have any concerns, please feel free to discuss them with the Board. I know you are from Belmont, but I feel that you will make sure that your tenant will keep your property clean and tidy. Please remember that we and other residents take pride in our Town and business appearances and hopefully, Mr. Ruble and/or the ZBA does not get any phone calls regarding 250 Webster Street. If you would like to add anything else not discussed after we go over the list of proposed conditions, please do so. We will also be hearing from the abutting neighbors before we close the open portion of this hearing.

The Vice-Chairman stated that the problem tenant has moved on and Al and his tenant have cleaned up the mess.

The Vice-Chairman stated that he would like to review the list of conditions the Board uses for other businesses applying for a Special Permit to sell used vehicles that were passed out to the Board, the Applicant, tenant, Land Use Counsel and the Building Commissioner/ZEO. The Vice-Chairman stated that we will address each condition and will make changes as needed.

CONDITIONS TO BE DISCUSSED:

1). Only vehicle antenna banners are allowed. NOT ALLOWED: other additional advertising with banners, flags, streamers, string banners or string pennants, balloons, strobe flashing lights, open hoods, signs, etc.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

- 2). There shall be NO additional outside illumination.
- 3). There shall be NO outside display or storage of parts or anything else other than the permitted vehicles at any given time.
- 4). There shall be NO junk cars on display or stored at any given time.
- 5). There shall be NO trucks with more than 4 wheels, trailers, tractor-trailers or cabs stored on the property at any given time.

CHANGED TO READ AS FOLLOWS:

- 5). *There shall be NO trucks above 12,000 lbs. GVW with more than 4 wheels, trailers, tractor-trailers or cabs stored on the property at any given time. There shall be no trucks other than those fitting in appropriate parking spaces.*
- 6). There shall be NO spray painting allowed at any given time on the property.
- 7). There shall be NO pressure washing or washing of engines, transmissions or undercarriages at any given time anywhere on the property.
- 8). There shall be NO detailing of vehicles.

CHANGED TO READ AS FOLLOWS:

- 8). *There shall be NO detailing of cars other than those vehicles that are for sale or displayed at 250 Webster Street. All washing of vehicles has to be done inside the building where the drain is located.*
- 9). HOURS OF OPERATION FOR CAR SALES AND/OR REPAIR:
Monday through Friday: 8:00 A.M. – 6:00 P.M.
Saturday: 8:00 A.M. – 3:00 P.M.
Sunday: 10:00 – 3:00 P.M. (Sales only)
- 10). There shall be NO signs other than signage shown on approved plan named Parking Lot Striping Site Plan – revised date 8/13/16 (copy to be filed with decision)
- 11). Any A-frame or sandwich board signs must be approved with a permit issued by the Building Department.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

12). The Applicant must maintain vegetated buffer zone as shown on the site plan approved by the Board - a 10 foot vegetated buffer zone on the left (west) side; a 10 foot vegetated buffer zone on the front (street side from parking space D25-HC1 and in front of CP1 parking space next to entrance to property); right side of property shall start off with a 15 foot vegetated buffer gradually increasing to 30 foot vegetated buffer zone; as laid out on attached site plan and in the back right corner there shall be a 15 foot vegetated buffer zone.

13). This Special Permit is subject to review in one (1) year from the date of this hearing (August 2, 2016).

14). This Special Permit is granted to Gholamali and Nila Shahanaghi, owners of 250 Webster Street. If there is a change in ownership of the building and/or site, the new owner shall file an application for a public hearing for a new Special Permit before the Zoning Board.

15). The Site Plan must be submitted to the Board showing the following: (1) parking of cars for sale or display; (2) buffer zones; (3) customer parking; (4) repair parking; (5) employee parking; (6) location of building(s); (7) location of service/repair of cars; (8) location of dumpster and (9) location of snow storage.

16). There shall be NO offsite and/or street parking at any given time.

17). The business of 250 Webster Street shall be confined and operated within said boundaries of landscaped buffer zones.

18). There shall be NO other business added to the existing business and the used car sales business at this location without ZBA approval.

19). Outside lighting shall be baffled as not to allow light from the fixtures to be visible from abutting properties.

20). The location of the ___25___permitted vehicles for sale/display or unregistered shall be located in the spaces provided as shown on a Site Plan filed with this decision. The ___25___number of permitted vehicles is the maximum number of

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

vehicles allowed which may be displayed/or for sale. There shall be a total of _____33_____ parking spaces on the lot for the following vehicles: one handicapped parking space, three customer parking spaces, five repair parking spaces; two employee parking spaces; and twenty-five used car for sale/display or unregistered parking spaces.

21). There shall be NO parking of vehicles within the 10-foot buffer zone that is to be maintained between the vehicles and the property lines.

22). There shall be NO PARKING ON TOWN PROPERTY – INCLUDING THE SIDEWALK ON WEBSTER STREET.

23). There shall be NO gasoline and/or diesel fuel for sale or stored at this location.

24). The parking lot shall be striped and spaces numbered as shown on revised plan dated 8/13/16 and filed with this decision.

Repair Parking spaces shall be numbered as follows: R1, R2, R3, R4, and R5.

Sale/Display Parking spaces shall be numbered as follows: D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24 and D25.

Employee Parking spaces shall be numbered as follows: EMP1 and EMP2.

Customer/Handicapped parking spaces shall be numbered as follows: HC1, CP1, CP2 and CP3. (Parking spaces shall be laid out with a 4-inch wide yellow strip indicating each space and numbered accordingly as shown on the plan filed with this decision prior to commencement of use).

25). There shall be NO other vehicles parked and/or stored on the site temporarily.

26). Cars shall not be displayed on stands, jacks or on a raised elevation. All wheels shall be on the same plain as all other displayed vehicles.

27). The asphalt on the west side of the garage shall be marked with the wording "NO PARKING" with a minimum of one (1) foot in height lettering.

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Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street
Hearing Date: August 2, 2016

28). SNOW REMOVAL: In the event of a large snow storm or multiple storms, there shall be no piling of snow and all snow is to be removed from all parking spaces. Excess snow shall be removed within 24 hours of the completion of the snow event. For small snow storms less than 3 inches, temporary storage may be piled in the location marked 'Snow Storage Area' which is to be shown on the Site Plan.

29). There shall be an EXIT ONLY sign on the right side of the driveway opening located on the west side. The sign shall face towards Webster Street and an ENTER and EXIT ONLY sign located at the east side. The sign shall be to the right of the driveway and face towards Webster Street as shown on said plans. Signs are to be installed as shown on the plan so that they are visible to the general public from Webster Street.

30). Railroad ties or the like that are used as part of the landscaped buffer SHALL NOT BE USED as tire stops. Separate reinforced concrete tire stops shall be provided. Commercial made concrete tire stops shall be permanently installed using #5 rebar 24" long driven. There shall be a minimum of two (2) rebars on each tire stop and tire stops shall not be removed. The tire stops shall be 2 feet off the buffer zone.

31). There shall be NO additional asphalt added to the site without approval from the ZBA.

32). In no event shall any part of a vehicle be within or overhang the buffer zone.

33). Parking spaces with the exception of the handicapped space shall be 10 x 20 (70%) and 9 x 18 (30%) – refer to §415-22A.1. There shall be no stacking of parked vehicles.

34). Vegetated grass buffers shall be installed by September 15, 2016.

35). The Applicant/Owner must provide his tenant with a copy of the recorded decision regarding the Special Permit with the list of conditions when signing a lease with the Owner of the property.

36). Any change in manger/tenant shall meet with the Zoning Enforcement Officer so that they may be made aware of the above conditions.

37). There shall be no storage of boats, campers, RV's or the like on the premises.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

38). The Applicant shall comply with the conditions by other Boards and Commissions.

39). This decision along with a copy of Site Plan must be recorded with the Registry of Deeds and proof of recording must be proved to the building department prior to obtaining an occupancy permit.

40). Any complaints concerning the operation of the business shall be diverted to the Building Department/Zoning Enforcement Officer for enforcement in accordance with M.G.L., Chapter 40A, Section 7. If warranted, the ZBA will advertise and notify the abutters for a public hearing to discuss the revocation of the Special Permit and/or reduction of number of vehicles.

Mr. Ruble testified that he will look into the NO PARKING of vehicles next to the building.

Mr. Cleaves asked if you could put the wording of Fire Lane down instead of NO PARKING.

Mr. Rosa testified that there should be no parking period on the west side of the property as there are no doors on that side and would like this to be added as a condition if approved.

Ms. Howes testified that he would use his discretion.

The Vice-Chairman testified that there might be some shuffling of cars around for temporary parking but there should be no permanent or stacked vehicles, as it would become a fire hazard.

The Vice-Chairman discussed the wordage of live parking.

The Vice-Chairman asked the Applicant about snow storage. The Applicant testified that he is not happy using one space for snow storage.

Mr. Cleaves testified that the tire stops need to be in so many feet from the buffer zone.

Mr. Ruble asked the Board if that would affect the egress.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

Ms. Howes discussed the arborvitaes and would like a clear view so the bushes are not at the property line.

The Vice-Chairman stated that you could start at the utility pole for the site distance; there could be 6 arborvitaes – installed 6 to 8 feet on center.

Mr. Rosa and Ms. Howes testified that he could use the grass area for snow storage.

The Vice-Chairman discussed a fence issue that was brought up at a conservation meeting. The Vice-Chairman stated that there are significant wetlands; there is a perennial stream, there was a disturbance in the back by your previous tenant; we need to protect that area and a fence needs to be put out back. The Applicant testified that he had no knowledge of that incident, that area is back to the same condition it was, cannot see crushed stone, it is the same land and is paying the same taxes on it, no vehicles can go through there, he was penalized. The Vice-Chairman asked the Applicant why he couldn't put up a 5 foot chain link fence. The Applicant testified that he will put chain link fence on his property.

The Applicant testified that he wanted to revisit condition #8 regarding no detailing of vehicles. The Applicant testified that the car goes to detail shop then comes back as he needs to keep the cars clean.

Mr. Ruble testified that your previous tenant had 15 cars over the limit and was detailing them.

The Applicant testified that he only wants to clean up/wash up his vehicles.

The Vice-Chairman came up with new wordage for #8 to read as follows: There shall be no detailing of cars other than those for sale and all washing of vehicles has to be done inside the building where the drain is located.

The Applicant testified that he won't let the cars be washed inside the building because of the steam as his other tenant use to use steam inside the building.

The Vice-Chairman testified that there is no outside drainage for the washing of your vehicles; that is why they need to be done inside the building.

Mr. Miranda testified that he sometimes buys pickup trucks and/or dump trucks with 6 wheels.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

Mr. Ruble asked the Board if they needed a variance on the east side for the 30 foot buffer as this is an industrial area next to a residential area.

Attorney Robert Galvin stated you do not need a variance.

Mr. Rosa testified that by looking at the site plan the storage container might be in the buffer zone.

The Vice-Chairman stated that it was up front and got moved to the back area.

The Vice-Chairman asked Mr. Miranda if he would be doing State Inspections. Mr. Miranda replied that he would like to do that if one becomes available. The Vice-Chairman stated that if one does come up, you will need to come back to the ZBA.

The Vice-Chairman stated that the Board would like to see an updated plan prior to the filing of this decision.

The Vice-Chairman asked the Applicant's tenant what the name of the business would be. Mr. Miranda testified that the name of the business would be "Rockland Auto Brokers and Service"

The Vice-Chairman asked the audience if there was anyone in favor or against this petition. There was no response.

The Vice-Chairman closed the open portion of the meeting with Mr. Rosa making a motion and Ms. Howes seconded the motion with a 5-0 vote of the Board.

The Vice-Chairman explained to the Applicant the appeal process, the filing of the decision with the Town Clerk, and if the Special Permit and/or variance is granted, the Applicant must receive from the Town Clerk a Certificate of No Appeal after the 20-day appeal period and then proceed to the Registry of Deeds to record the approved decision together with a Certificate of No Appeal and proof of recording must be submitted to the Building Department prior to obtaining a permit.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

DELIBERATION: The Vice-Chairman stated to the Board that the Applicant is seeking a Special Permit for the display and sale of used vehicles; the Applicant is seeking a Special Permit as per §415-16.C.2; and the Applicant seeks permission from the ZBA by a Special Permit to apply to the Board of Selectmen for a Class II License for the display and sale of 25 vehicles.

DECISION AND VOTE ON DECISION:

Special Permit: Ms. Howes made a motion to grant the Special Permit with the following condition(s). Mr. Cleaves seconded the motion. The vote of the Board was unanimous (5-0).

CONDITIONS: - Approved by Board on August 2, 2016

- 1). Only vehicle antenna banners are allowed. NOT ALLOWED: other additional advertising with banners, flags, streamers, string banners or string pennants, balloons, strobe flashing lights, open hoods, signs, etc.
- 2). There shall be NO additional outside illumination.
- 3). There shall be NO outside display or storage of parts or anything else other than the permitted vehicles at any given time.
- 4). There shall be NO junk cars on display or stored at any given time.
- 5). There shall be NO trucks above 12,000 lbs. GVW with more than 4 wheels, trailers, tractor-trailers or cabs stored on the property at any given time. There shall be no trucks other than those fitting in appropriate parking spaces.
- 6). There shall be NO spray painting allowed at any given time on the property.
- 7). There shall be NO pressure washing or washing of engines, transmissions or undercarriages at any given time anywhere on the property.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

8). There shall be NO detailing of cars other than those vehicles that are for sale or displayed at 250 Webster Street. All washing of vehicles has to be done inside the building where the drain is located. The Applicant must meet 248 CMR: Board of State Examiners of Plumbers and Gas Fitters code §10:09: Interceptors, Separators and Holding Tanks; (b) Separators or Holding Tanks Required. 1. Requirements. a and b. i. thru vi.

9). HOURS OF OPERATION FOR CAR SALES AND/OR REPAIR:

Monday through Friday: 8:00 A.M. – 6:00 P.M.

Saturday: 8:00 A.M. – 3:00 P.M.

Sunday: 10:00 – 3:00 P.M. (Sales only)

10). There shall be NO signs other than signage shown on approved plan named Parking Lot Striping Site Plan – revised date 8/13/16 (copy to be filed with decision)

11). Any A-frame or sandwich board signs must be approved with a permit issued by the Building Department.

12). The Applicant must maintain vegetated buffer zone as shown on the site plan approved by the Board - a 10 foot vegetated buffer zone on the left (west) side; a 10 foot vegetated buffer zone on the front (street side from parking space D25-HC1 and in front of CP1 parking space next to entrance to property); right side of property shall start off with a 15 foot vegetated buffer gradually increasing to 30 foot vegetated buffer zone as laid out on attached plan and in the back right corner there shall be a 15 foot vegetated buffer zone.

; and in the back right corner a 15 foot vegetated buffer zone.

(Greg – this really needs to be reworded and looked at by you – thanks Candi)

13). This Special Permit is subject to review in one (1) year from the date of this hearing (August 2, 2016).

14). This Special Permit is granted to Gholamali and Nila Shahanaghi, owners of 250 Webster Street. If there is a change in ownership of the building and/or site, the new owner shall file an application for a public hearing for a new Special Permit before the Zoning Board.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

15). The Site Plan must be submitted to the Zoning Board of Appeals and the Zoning Enforcement Officer prior to submitting an application to the Board of Selectmen for a Class II license showing the following: (1) parking of cars for sale or display; (2) buffer zones; (3) customer parking; (4) repair parking; (5) employee parking; (6) location of building(s); (7) location of service/repair of cars; (8) location of dumpster and (9) location of snow storage and (10) reinforced concrete tire stops. All spaces are to be numbered according to Site Plan.

16). There shall be NO offsite and/or street parking at any given time.

17). The business of 250 Webster Street shall be confined and operated within said boundaries of landscaped buffer zones.

18). There shall be NO other business added to the existing business and the used car sales business at this location without ZBA approval.

19). Outside lighting shall be baffled as not to allow light from the fixtures to be visible from abutting properties.

20). The location of the ___25___permitted vehicles for sale/display or unregistered shall be located in the spaces provided as shown on a Site Plan filed with this decision. The ___25___number of permitted vehicles is the maximum number of vehicles allowed which may be displayed/or for sale. There shall be a total of ___33___parking spaces on the lot for the following vehicles: one handicapped parking space, three customer parking spaces, five repair parking spaces; two employee parking spaces; and twenty-five used car for sale/display or unregistered parking spaces.

21). There shall be NO parking of vehicles within the 10-foot buffer zone that is to be maintained between the vehicles and the property lines.

22). There shall be NO PARKING ON TOWN PROPERTY – INCLUDING THE SIDEWALK ON WEBSTER STREET.

23). There shall be NO gasoline and/or diesel fuel for sale or stored at this location.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

24). The parking lot shall be striped and spaces numbered as shown on revised plan dated 8/13/16 and filed with this decision.

Repair Parking spaces shall be numbered as follows: R1, R2, R3, R4, and R5.

Sale/Display Parking spaces shall be numbered as follows: D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24 and D25.

Employee Parking spaces shall be numbered as follows: EMP1 and EMP2.

Customer/Handicapped parking spaces shall be numbered as follows: HC1, CP1, CP2 and CP3. (Parking spaces shall be laid out with a 4-inch wide yellow strip indicating each space and numbered accordingly as shown on the plan filed with this decision prior to commencement of use.

25). There shall be NO other vehicles parked and/or stored on the site temporarily.

26). Cars shall not be displayed on stands, jacks or on a raised elevation. All wheels shall be on the same plain as all other displayed vehicles.

27). The asphalt on the west side of the garage shall be marked with the wording "NO PARKING" with a minimum of one (1) foot in height lettering.

28). SNOW REMOVAL: In the event of a large snow storm or multiple storms, there shall be no piling of snow and all snow is to be removed from all parking spaces. Excess snow shall be removed within 24 hours of the completion of the snow event. For small snow storms less than 3 inches, temporary storage may be piled in the location marked "Snow Storage Area" which is to be shown on the Site Plan.

29). There shall be an EXIT ONLY sign on the right side of the driveway opening located on the west side. The sign shall face towards Webster Street and an ENTER and EXIT ONLY sign located at the east side. The sign shall be to the right of the driveway and face towards Webster Street as shown on said plans. Signs are to be installed as shown on the plan so that they are visible to the general public from Webster Street.

30). Railroad ties or the like that are used as part of the landscaped buffer SHALL NOT BE USED as tire stops. Separate reinforced concrete tire stops shall be provided. Commercial made concrete tire stops shall be permanently installed using #5 rebar 24" long driven into the asphalt. There shall be a minimum of two (2) rebars on each tire stop and tire stops shall not be removed. The tire stops shall be 2 feet off the buffer zone.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

31. There shall be NO additional asphalt added to the site without approval from the ZBA.

32). In no event shall any part of a vehicle be within or overhang the buffer zone.

33). There shall be NO cueing of cars or double parking in the travel lane. The travel lanes shall be kept unobstructed.

34). Parking spaces with the exception of the handicapped space shall be 10 x 20 (70%) and 9 x 18 (30%) – refer to §415-22A.1. There shall be no stacking of parked vehicles.

35). Vegetated grass buffers shall be installed by September 15, 2016.

36). The Applicant/Owner must provide his tenant with a copy of the recorded decision regarding the Special Permit with the list of conditions when signing a lease with the Owner of the property.

37). Any change in manger/tenant shall meet with the Zoning Enforcement Officer so that they may be made aware of the above conditions.

38). There shall be no storage of boats, campers, RV's or the like on the premises.

39). The Applicant shall comply with the conditions by other Boards and Commissions.

40). This decision along with a copy of the Site Plan must be recorded with the Registry of Deeds and proof of recording must be proved to the building department prior to obtaining an occupancy permit.

41). The Applicant shall be required to obtain a Class II License from the Rockland Board of Selectmen after being in compliance with all of the ___42___ Conditions of this decision.

42). Any complaints concerning the operation of the business shall be diverted to the Building Department/Zoning Enforcement Officer for enforcement in accordance with M.G.L., Chapter 40A, Section 7. If warranted, the ZBA will advertise and notify the abutters for a public hearing to discuss the revocation of the Special Permit and/or reduction of number of vehicles.

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Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: August 2, 2016

REASONS FOR DECISION: Upon motion duly made and seconded, the Board found that the Applicant is seeking a Special Permit for used car/display vehicles at 250 Webster Street. The Board found that the lot contains 1.180 acres.

The Board found that the lot is an I-1 zone abutting a residential zone and the display and sale of used cars is an allowed use by a Special Permit. The Board found that the Special Permit will be issued to the owner of the property and will oversee his tenant renting out the space.

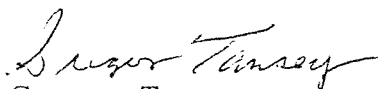
The Board found that by granting the Special Permit with the conditions set forth would not be a derogation to the intent of the Zoning By-Laws and would be in harmony with the surrounding neighborhood.

THIS DECISION, ALONG WITH THE CERTIFICATION FROM THE TOWN CLERK, THAT NO APPEAL HAS BEEN FILED, MUST BE RECORDED WITH THE PLYMOUTH COUNTY REGISTRY OF DEEDS PRIOR TO OBTAINING A PERMIT AND PROOF OF RECORDING MUST BE FILED WITH THE BUILDING COMMISSIONER.

NOTE:

- ❖ This decision may be appealed to the District Court, Housing Court, Land Court or Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within twenty (20) days after this decision is filed with the Town Clerk.
- ❖ Chapter 40A, Section 11, states that in part, that no variance or Special Permit shall take effect until the Town Clerk certifies that twenty (20) days have elapsed, and no appeal has been filed.
- ❖ This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

FOR THE ZONING BOARD OF APPEALS



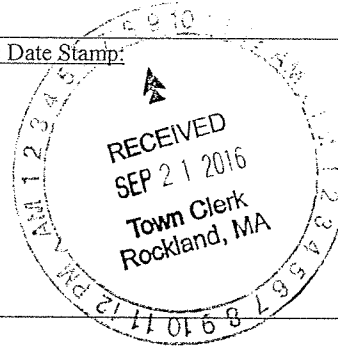
Gregory Tansey
Vice-Chairman

This Space is For Registry of Deeds Only:

ROCKLAND ZONING BOARD OF APPEALS
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370
E-mail: zoning@rockland-ma.gov

Phone: (781) 871-1874 extension 175
Facsimile: (781) 871-0386

Town Clerk's Date Stamp:



MODIFICATION TO THE
SPECIAL PERMIT AND SITE PLAN
CASE NO.: 2016-26
Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street

ATTENDANCE: Board Members: Chairman Robert Manzella, Vice-Chairman Gregory Tansey, Stanley Cleaves, Rita Howes and Robert Rosa. Associate Member: Stephen Johnson. ABSENT: Brian Hughes and Land Use Counsel Robert W. Galvin (excused and available by phone).

Also present was Building Commissioner/Zoning Enforcement Officer Thomas Ruble.

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Modification to Special Permit and Site Plan
Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street
Hearing Date: September 6, 2016

The Chairman stated that he would be abstaining from voting on this petition as he has a conflict.

MEMBERS VOTING: Gregory Tansey, Stanley Cleaves, Rita Howes, Robert Rosa and Stephen Johnson.

DISCUSSION: Chairman Manzella read the posting filed with the Town Clerk and turned the hearing over to the Vice-Chairman.

The Vice-Chairman stated that Mr. Shahanaghi sent a request to the Board dated August 15, 2016 to revisit the Site Plan regarding the west buffer zone and revise any conditions of the Special Permit filed September 1, 2016 at their next meeting.

The Vice-Chairman stated that he has gone by the property at 250 Webster Street and was not pleased with the vehicles parked in the buffer zones, in the right-of-way exiting the property and on the side of the building just to name a few. The Vice-Chairman stated that the west side of the property was only to be used for shuffling vehicles and for snow storage, not the parking of vehicles. The Vice-Chairman stated that this site was before the DEP before Mr. Shahnaghi purchased the property and because of an environmental issue, the end result was to pave the lot. The Vice-Chairman stated that when Mr. Shahanaghi purchased the lot, it was only a paved lot without any buildings. The Vice-Chairman stated that the Site Plan approved by the Board shows a grassed area for the buffer zone on the west side of the property and the Board needs to revisit this plan and have it changed back to pavement because of a DEP order stating that the lot is to be black-topped.

Mr. Rosa asked the Vice-Chairman what the issue was. The Vice-Chairman stated the DEP wanted the site to be black-topped due to contamination.

The Vice-Chairman stated to the Board and Mr. Shahanaghi that his tenant has trucks and cars parked all over the place. Mr. Shahanaghi testified that he came down to the site on Sunday and noticed the situation and informed the Board that nothing will be parked where it is not supposed to be and will adhere to the Boards conditions of the Special Permit and Site Plan. Mr. Shahanaghi testified that Tom will be by soon to check the property out and tire stops will be installed. The Vice-

Page Three of Five
Modification to Special Permit and Site Plan
Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street
Hearing Date: September 6, 2016

Chairman stated that right now you are in violation of the Special Permit. Mr. Shahanaghi asked the Board for time for the limit for the rules and regulations of the Special Permit. Mr. Shahanaghi testified that he has discussed this situation with his tenant and told him he needs to comply with the rules and regulations or else he will be out of there. Mr. Shahanaghi testified that when he met with his tenant on Sunday he told him he needs to comply or he will cancel the lease.

Mr. Cleaves asked the Applicant what he thought of putting flower boxes on the west side of the property (buffer zone area) next to Jeff's Carpet since that is his snow storage area too. Mr. Shahanaghi testified that he was fine with that idea. Mr. Cleaves testified that you would need to specify the size and what type of perennial plants would be planted. Mr. Shahanaghi testified that he will design something to prevent any vehicle parking in that area. Mr. Cleaves testified that he noticed driving by that vehicles were parked in the buffer zone too. Mr. Shahanaghi testified that he has pride for this Town and appreciates how we treat him with respect and will make sure everything from now on will be as per the Site Plan and conditions of the Special Permit.

The Vice-Chairman and the secretary went over the Site Plan revised 8/13/16 for this hearing and showed Mr. Shahanaghi where he needed to make his changes for an updated plan to be file with this Modification to the Special Permit and Site Plan.

The Board discussed the Site Plan by leaving the asphalt on the west side buffer and front buffer and take out the proposed grass as shown on existing site plan, change any condition that is related to this hearing tonight as follows: changing the date of September 15, 2016 to September 30, 2016, size of flower boxes, how many, the idea of maybe putting tire stops on the west side of the property and putting six (6) inches of loam on top of the paved asphalt and plant grass.

After discussion, the Board took the following action:

VOTE OF THE BOARD:

Mr. Cleaves made a motion to modify the Special Permit and accept the revised Site Plan dated September 12, 2016 with the following changed conditions. Mr. Rosa seconded the motion. The vote of the Board was unanimous (5-0).

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Modification to Special Permit and Site Plan

Applicant: Gholamali and Nila Shahanaghi

Property Address: 250 Webster Street

Hearing Date: September 6, 2016

Site Plan:

1). The newly revised Site Plan dated September 12, 2016 shall be filed with this Modification to the Special Permit (hearing held on August 2, 2016 and date stamped by the Town Clerk's office on September 1, 2016).

Special Permit Conditions: (Revised at a hearing held on September 6, 2016)

#10). There shall be NO Signs other than signage shown on approved plan named Parking Lot Striping Site Plan - revised date 8/3/16 (copy to be filed with decision).

CHANGED TO READ AS FOLLOWS:

#10). *There shall be NO signs or other signage shown on approved plan named Parking Lot Striping Site Plan – revised date September 12, 2016 (copy to be filed with Modification Hearing date of September 6, 2016).*

#12). The Applicant must maintain vegetated buffer zone as shown on the site plan approved by the Board – a 10 foot vegetated buffer zone on the left (west) side; a 10 foot vegetated buffer zone on the front (street side from parking space D25-HC1 and in front of CP1 parking space next to entrance to property); right side of property shall start off with a 15 foot vegetated buffer gradually increasing to 30 foot vegetated buffer zone as laid out on attached plan and in the back right corner there shall be a 15 foot vegetated buffer zone.

CHANGED TO READ AS FOLLOWS:

#12). *The Applicant must maintain a vegetated buffer zone as shown on the revised Site Plan of September 12, 2016 approved by the Board – (West side buffer): The existing pavement shall remain. The Applicant shall install twelve (12) planters, three (3) feet in diameter with perennials. The planters shall be installed starting at the utility pole located near the left corner of the building. The planters shall be installed ten (10) feet on center along the west buffer zone approximately seven (7) feet from the property line. The planters are to be maintained by the Applicant. There shall be no vehicles parked along the west buffer zone. The planters on the west side of the property can be moved to another location during the month of December through March so that this area can be used for snow storage as shown on the revised Site*

Page Five of Five
Modification to Special Permit and Site Plan
Applicant: Gholamali and Nila Shahanaghi
Property Address: 250 Webster Street
Hearing Date: September 6, 2016

Plan dated September 12, 2016. (Front buffer): The existing pavement shall remain. There shall be planters, three (3) feet in diameter with perennials installed in the front of the following parking spaces: HC1, D24 and the center of CP1. The planters are to be maintained by the Applicant. (East side buffer): The buffer along the east side of the property shall be grass as shown on revised Site Plan dated September 12, 2016 and shall start off with a 15 foot vegetated buffer gradually increasing to a 30 foot vegetated buffer zone as laid out on the attached revised Site Plan dated September 12, 2016 and the back right corner buffer shall be a vegetated buffer zone as shown on the revised Site Plan dated September 12, 2016.

#35). Vegetated grass buffers shall be installed by September 15, 2016.

CHANGED TO BE READ AS FOLLOWS:

#35). *Vegetated grass buffers shall be installed no later than September 30, 2016.*

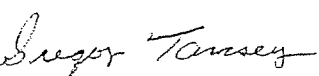
#40). This decision along with a copy of the Site Plan must be recorded with the Registry of Deeds and proof of recording must be proved to the building department prior to obtaining an occupancy permit.

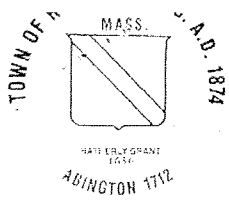
CHANGED TO BE READ AS FOLLOWS:

#40). *This Modification to the Special Permit and the revised Site Plan dated September 12, 2016, Case No.: 2016-26, Applicant: Gholamali and Nila Shahanaghi, Property Address: 250 Webster Street with the attached copy of the Special Permit filed with the Town Clerk's office on September 1, 2016 must be recorded with the Registry of Deeds and proof of recording must be filed with the Building Department prior to obtaining an occupancy permit.*

All other conditions approved by the Board in the Special Permit filed with the Town Clerk's office on September 1, 2016 shall be included as part of this decision and shall be adhered to.

FOR THE ZONING BOARD OF APPEALS


Gregory Tansey
Vice-Chairman



TOWN OF ROCKLAND

Town Clerk

(781) 871-1892 #120

Donna M. Shortall
Rockland Town Offices
242 Union Street
Rockland, Massachusetts 02370-1897

September 29, 2016

Owner of Property: Gholamali and Nila Shahanaghi

Property Location: 250 Webster Street
Rockland, MA 02370

Book 27868; Page 346

To Whom It May Concern:

I certify that twenty (20) days have elapsed since the Zoning Board of Appeals filed the attached decision (September 1, 2016) in this office and that no appeal has been filed.

A true copy attest:

Donna M. Shortall

Donna M. Shortall
Town Clerk