

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: 53 Airport Park Drive
2. Name(s) of Owner(s) of Property: JJBB, LLC.
3. Owner's Address: 53 Airport Park Drive, Rockland, MA 02370
4. Name of Applicant(s): Two Buds, LLC
5. Address of Applicant: One Liberty Square, Suite 410
Boston, MA 02109
6. Applicant's Phone: Home: 781-910-1128 Work: _____
Cell: 781-910-1128 Fax: _____
E-Mail: gdaniels@twobuds.farm
7. State the Assessor's Map # 8 and Lot # 5 of the property.
8. State the Zoning District in which the property is located: H-1
9. Explain in-depth what you are proposing to do: _____
The project proponent is proposing to redevelop one parcel of land
located at 53 Airport Park Drive. The redevelopment will consist of an
approximate 300 S.F. addition to the existing building totaling 36,662
S.F. and additional site improvements such as site regrading,
landscaping, new paved walkways and ramps, associated parking,
and supporting utilities will be installed. The Special Permit is required
for the proposed use per Section 415-38.5 - Marijuana Establishment
of the Rockland Zoning Bylaw.

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:
415-19 - H-1 Industrial Park-Hotel Zoning District
415-38.5 - Marijuana Establishment

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)

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:

This application for Zoning Board Special Permit is for the proposed Marijuana Establishment use in the Industrial Park-Hotel (H-1) Zoning District as required by Sections 415-19 & 415-38.5 of the Rockland Zoning Bylaw. The site will meet if not exceed all Performance Standards of the Rockland Zoning Bylaw Article V - Building, Lot and Dimensional Requirements, as well as applicable local and state stormwater management regulations.

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. _____

Signed: _____

J. A. Sullivan, *MANKIN*

Owner(s) of Record

All owners must sign

Signed: _____

Thomas Danahy

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____

Aug 12, 2022