



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: 15 Webster Street
2. Name(s) of Owner(s) of Property: Patrick Gannon, Laura Manning, Katherina Mary Ritz, and Martina Marion Ritz
3. Owner's Address: 15 Webster Street, Rockland, MA 02370
4. Name of Applicant(s): Patrick Gannon, Trustee, Webster Common Condominium
5. Address of Applicant: Unit 1-C, 15 Webster Street, Rockland, MA 02370  
\_\_\_\_\_
6. Applicant's Phone: Home: \_\_\_\_\_ Work: \_\_\_\_\_  
Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail: \_\_\_\_\_
7. State the Assessor's Map # 39 and Lot # 243 of the property.
8. State the Zoning District in which the property is located: Business-1 (B-1)
9. Explain in-depth what you are proposing to do: \_\_\_\_\_  
Transfer +/- 479 square feet of land from 15 Webster Street to 19 Webster Street to  
allow the owner of 19 Webster Street to own the land area that serves as off-street  
parking for 19 Webster Street and relieves the owner of 15 Webster Street from the  
indemnity and insurance burdens of allowing a third party to use a portion of 15  
Webster Street for off-street parking.  
\_\_\_\_\_  
\_\_\_\_\_

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:  
Approval is not required (ANR) Plan endorsed by Rockland Planning Board, and is recorded with the Plymouth County Registry of Deeds in the Plan Book.  
\_\_\_\_\_  
\_\_\_\_\_
11. List all applicable sections of the Zoning Bylaw that pertains to this application:  
Sec. 415-26; Sec. 410-30; Sec. 415-79; Sec. 415-89; and Sec. 415-92.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
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)  
Lot shape and size combined with misunderstanding of prior owner and neighbor led to a misconception of ownership of parking area located on the property which caused the property to be burdened by trespass and use of a portion of the property for off-street parking purposes by a third party. Owner suffers the burden of paying real estate taxes and liability insurance for land it owns and cannot use. Granting relief will not cause substantial detriment to the public good and does not nullify or substantially derogate from the intent of the zoning bylaws.
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:  
Allowing the transfer of property will allow neighboring property to better comply with off-street parking regulations of the Zoning By-laws. No harm is caused by the reduction in lot size. No dangerous, noxious, or injurious activity is caused by the transfer of land that would cause a violation of the performance standards in Sec. 415-79. The alteration in lot size is not more substantially detrimental to the current pre-existing lot size.  
\_\_\_\_\_

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: \_\_\_\_\_

1C & 2C

*Laura Manning*

1R

Owner(s) of Record

All owners must sign

*Katherine Mary Pitt* *Martin Pitt* 2R

Signed: \_\_\_\_\_

Signature of Attorney

1/23/2023

Date

Applicant(s) If Different from owner

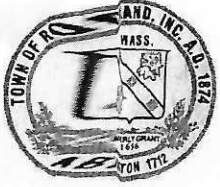
All applicants must sign

Gene J. Guimond, Esq.  
Baker, Braverman & Barbadoro, P.C.  
300 Crown Colony Drive, Suite 500  
Quincy, MA 02169

Signed: \_\_\_\_\_

Signature of Attorney (if any)

Date: \_\_\_\_\_



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

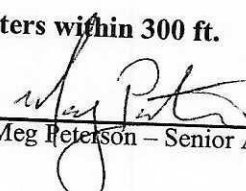
December 27, 2022

### CERTIFIED ABUTTERS LIST OF MAP 39 – PARCEL 243 15 WEBSTER STREET

#### BOARD – ZBA

REQUIREMENTS – All abutters within 300 ft.

CERTIFIED BY:

  
Meg Peterson – Senior Administrative Assistant

| Parcel ID | Owner                                                         | Location         | Mailing Street        | Mailing City            |
|-----------|---------------------------------------------------------------|------------------|-----------------------|-------------------------|
| 39-243-1C | GANNON PATRICK                                                | 15-1C WEBSTER ST | 15 WEBSTER ST UNIT 1C | ROCKLAND MA 02370       |
| 39-243-1R | MANNING LAURA                                                 | 15-1R WEBSTER ST | 15 WEBSTER ST UNIT 1R | ROCKLAND MA 02370       |
| 39-243-2C | GANNON PATRICK                                                | 15-2C WEBSTER ST | 15 WEBSTER ST UNIT 2C | ROCKLAND MA 02370       |
| 39-243-2R | RITZ KATHERINA MARY &<br>RITZ MARTINA MARION                  | 15-2R WEBSTER ST | 15-2R WEBSTER ST      | ROCKLAND MA 02370       |
| 39-106    | HARRISON PETER TRUSTEE<br>11-15 PACIFIC ST REALTY TR          | 11-15 PACIFIC ST | 26 FIRST PARISH RD    | NORWELL MA 02061        |
| 39-107    | TOWN OF ROCKLAND<br>FIRE DEPARTMENT                           | 360 UNION ST     | 360 UNION ST          | ROCKLAND MA 02370       |
| 39-109    | RICE BUILDING LLC                                             | 342-346 UNION ST | 8 ALTON PLACE #2      | BROOKLINE MA 02446      |
| 39-110    | GRANT MICHAEL MANAGER<br>GRANT PROPERTY MANAGEMENT LLC        | 18 PACIFIC ST    | 141 SOUTH ST          | NORWELL MA 02061        |
| 39-152    | 324-328 UNION ST LLC                                          | 324-328 UNION ST | 328 UNION ST          | ROCKLAND MA 02370       |
| 39-153    | 320 UNION ST LLC                                              | 318-322 UNION ST | 320 UNION ST          | ROCKLAND MA 02370       |
| 39-154    | HARALAMBOS/DELKOURAS TRUSTEE<br>312-314 UNION ST REALTY TRUST | 312-314 UNION ST | 159 WEST ST           | QUINCY MA 02169         |
| 39-155    | GARVEY PETER D TRST<br>OF PETER D GARVEY REVOCABLE TR         | 18 REED ST       | 18 REED ST            | ROCKLAND MA 02370       |
| 39-194    | BERRY THOMAS                                                  | 3 TAUNTON AV     | 16 VILLAGE WAY        | PEMBROKE MA 02359       |
| 39-195    | CLOUTIER EUGENE P & CHARLOTTE<br>CLOUTIER REALTY TRUST        | 300-308 UNION ST | 47 SOUTH DR           | BRIDGEWATER MA<br>02324 |
| 39-217    | DAVIS FRANK G & DAVIS AMY E                                   | 17 EXCHANGE ST   | 17 EXCHANGE ST        | ROCKLAND MA 02370       |
| 39-219    | CUBELL NORMAN & CLARICE TRS<br>CUBELL REALTY TRUST            | 365-375 UNION ST | 180 WINCHESTER ST     | BROOKLINE MA 02446      |
| 39-221    | JAM REAL ESTATE MANAGEMENT LLC                                | 361-363 UNION ST | 218 VFW DR            | ROCKLAND MA 02370       |
| 39-222    | QUINN PATRICK J JR                                            | 353-357 UNION ST | BOX 444               | ROCKLAND MA 02370       |
| 39-223    | BINHCAITLYN LLC                                               | 345-349 UNION ST | 633 ADAMS ST          | MILTON MA 02186         |
| 39-224    | BINHCAITLYN LLC                                               | 337-343 UNION ST | 633 ADAMS ST          | MILTON MA 02186         |
| 39-225    | FERRARA S & HENDRICKSON M TRS<br>THE HAMMER TRUST             | 16 WEBSTER ST    | 16 WEBSTER ST         | ROCKLAND MA 02370       |
| 39-226    | OLD HARBOR REALTY LLC                                         | 28 WEBSTER ST    | 245 ELM ST            | DUXBURY MA 02332        |



# TOWN OF ROCKLAND

## Board of Assessors

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370

|        |                                                        |                  |                                       |                     |
|--------|--------------------------------------------------------|------------------|---------------------------------------|---------------------|
| 39-227 | EGAN SUSAN ELLEN TRS<br>WEBSTER ST RLTY TR             | 38 WEBSTER ST    | ATTN MARTIN<br>38 WEBSTER ST          | ROCKLAND MA 02370   |
| 39-228 | MITCHELL SHARON A LE<br>46 WEBSTER ST LLC              | 46 WEBSTER ST    | 551 RAVINE RD                         | DE PERE WI 54115    |
| 39-240 | UNITARIAN CHURCH SCTY OF<br>ROCKLAND                   | 45 WEBSTER ST    | 45 WEBSTER ST                         | ROCKLAND MA 02370   |
| 39-241 | U S OF AMERICA POST OFFICE BLD                         | 39 WEBSTER ST    | WEBSTER ST                            | ROCKLAND MA 02370   |
| 39-242 | LAMB REBECCA                                           | 23 WEBSTER ST    | 23 WEBSTER ST                         | ROCKLAND MA 02370   |
| 39-244 | GUARINO MICHAEL TRS<br>OF A & M REALTY TRUST           | 323-335 UNION ST | 29 LEDGEBROOK RD                      | S WEYMOUTH MA 02190 |
| 39-245 | PHOENIX BUILDING MGMT LLC                              | 315-321 UNION ST | 225 PROSPECT ST                       | HINGHAM MA 02043    |
| 39-246 | 5810 INVESTMENTS LLC                                   | 16 PARK ST       | 196 MONCRIEF RD                       | ROCKLAND MA 02370   |
| 39-248 | FP PARK ST LLC                                         | 24-30 PARK ST    | 24 TE BERRY FARM RD                   | HANOVER MA 02339    |
| 39-258 | POTHIER GEORGE TRUSTEE<br>THE 45 PARK ST RLTY TRU      | 45-47 PARK ST    | 45 PARK ST APT 1                      | ROCKLAND MA 02370   |
| 39-259 | FRATERNAL ORDER OF EAGLES<br>ROCKLAND AERIE NO 841 INC | 29 PARK ST       | 29 PARK ST                            | ROCKLAND MA 02370   |
| 39-261 | T & P ROCKLAND LLC                                     | 295-305 UNION ST | 545 PLAIN ST                          | MARSHFIELD MA 02050 |
| 39-262 | FIRST CONGREGATIONAL CHURCH<br>SOCIETY                 | 12 CHURCH ST     | 12 CHURCH ST                          | ROCKLAND MA 02370   |
| 39-263 | OLD COLONY VFW POST #1788 INC                          | 22 CHURCH ST     | 22 CHURCH ST                          | ROCKLAND MA 02370   |
| 39-264 | TOWN OF ROCKLAND                                       | 0 CHURCH ST      | CHURCH ST                             | ROCKLAND MA 02370   |
| 39-304 | ARC ROCK17MA LLC                                       | 294-298 UNION ST | ATTN: FACILITIES DEPT<br>288 UNION ST | ROCKLAND MA 02370   |
| 39-312 | BERGERON ROBERT J JR & RENEE L                         | 19 WEBSTER ST    | 19 WEBSTER ST                         | ROCKLAND MA 02370   |
| 39-313 | BERGERON ROBERT J JR & RENEE                           | 20 PARK ST       | 19 WEBSTER ST                         | ROCKLAND MA 02370   |

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

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

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

LIST IS VALID FOR 90 DAYS