

Debra Shettlesworth

From: Bryan Mahmood <bryan.mahmood@RocklandTrust.com>
Sent: Tuesday, November 19, 2024 9:32 AM
To: Zoning Rockland
Cc: staceymahmood@hotmail.com; bryanmahmood@hotmail.com
Subject: Opinion Against 1119 and 1059 Rear Union Proposal

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Rockland Zoning Board of Appeals,

Good morning. We are writing to express an opinion against the proposal for 1119 and 1059 Rear Union Street made by N&M RE Holdings LLC.

Development for commercial/industrial/warehouse/etc. use would pose safety risks to the many children who live in the surrounding area. Safety risks to children include an increase in large vehicle traffic (e.g., 18 wheelers) and a general increase in traffic volume in residential areas.

Further, having such activity so close to a residential area (e.g., Ward Avenue, Warren Avenue, Stanley Avenue, Lavina Avenue, Loretta Avenue) would lead to both noise and air pollution.

Additionally, depending on what the site specifically gets used for could pose environmental as well as health related risks to anyone who lives in the surrounding area.

Lastly, we disagree with the assumption made regarding connecting Union Street to Bill Delahunt Parkway in the future as well as the use of that assumption towards 'making the case' to approve the proposal.

Thank you,

Bryan & Stacey Mahmood
2 Ward Avenue
Rockland, MA 02370

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