

Debra Shettlesworth

Subject: FW: 1119 and 1059 R Union Street - ZBA Hearing, Tuesday, March 4, 2025 @ 7:30 P.M. - Zoom Link: <https://us02web.zoom.us/j/88554704814?pwd=lj0MlgqXWH4BzdrPreKu3K3jQWtFUR.1>

From: David P. Taylor <DTaylor@rockland-ma.gov>
Sent: Friday, February 28, 2025 3:16 PM
To: Debra Shettlesworth <DShettlesworth@rockland-ma.gov>
Cc: Susan Egan <segan@rockland-ma.gov>
Subject: Re: 1119 and 1059 R Union Street - ZBA Hearing, Tuesday, March 4, 2025 @ 7:30 P.M. - Zoom Link: <https://us02web.zoom.us/j/88554704814?pwd=lj0MlgqXWH4BzdrPreKu3K3jQWtFUR.1>

Deb,

Concept 1

Highway:

The road at Lavina will need to be extended 10 feet beyond the property line to Town Road specifications. The extension of 10 feet is due to any quality differentiation crossing into lot and making its way back to road stability.

The gate would need to be accessible to Highway, police and fire. Designated signage will need to meet Mutcd compliance on emergency vehicle access only.

The main entrance will need Mutcd compliance signage on truck entrance ahead. There should be an amendment if there is a traffic issue/incident that the signage would be a lit blinking or solar. The entrance on Union should be 6va 6 inch granite radius installed with sidewalks extended to lot lines.

Sewer:

There is a 20 ft sewer easement that runs through property. This easement will need to be fully accessible the entire format.

There should be a survey done to mark the easement out as well as any structures. If there are sewer manhole structures running into parking and/or roadway, they will need to be adjusted and hard top should be around or raised above finish grade to avoid I and I.

Keys will need to be available to sewer department for gates.

Concept 2

Highway:

The road and extension will need to meet Town of Rockland Road specifications. Will need to have walks extended into one side of development. Street signage will need to meet Mutcd compliance as well as any striping associated with.

Sewer:

As of now there is a full moratorium on any sewer for development. It would need to be brought into board but odds are no.

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