

N/F HERBERT & MAUREEN GREENE
ASSESSOR'S MAP 14, LOT 8
428B FOREST STREET

N/F JACKSON
ASSESSOR'S MAP 14, LOT 7
416 FOREST STREET

THE EXTERIOR OF THE RESIDENTIAL DWELLING,
INCLUDING LANDSCAPING, TO BE RENOVATED FROM
LOT LINE TO LOT LINE

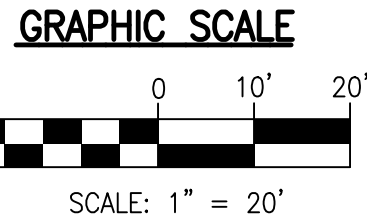
FOREST STREET
(PUBLIC - 50' WIDE)

N 82°21'45" E
79.00'

#411

N/F JOHN & MARGARET TRACY
ASSESSOR'S MAP 14, LOT 78
411 FOREST STREET

NO PARKING SIGN



BORDERING VEGETATED WETLAND
DELINEATED BY BRAD HOLMES, P.W.S.
OF ENVIRONMENTAL CONSULTING &
RESTORATION, LLC ON JUNE 13, 2023

N/F TOWN OF ROCKLAND
ASSESSOR'S MAP 14, LOT 70

N/F KELLY THOMPSON
ASSESSOR'S MAP 14, LOT 80
429 FOREST STREET

VETERANS OF FOREIGN WARS DRIVE
(ST. HWY. - 80' WIDE)

N/F DENNIS BENOIT &
MELISSA MCINNIS
ASSESSOR'S MAP 14, LOT 69

ZONING REQUIREMENTS

RESIDENTIAL-2	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	32,670 S.F.	29,122 S.F.	NO CHANGE
FRONTAGE	110'	79.00	NO CHANGE
LOT WIDTH	110'	79.00	NO CHANGE
FRONT YARD SETBACK	25'	23.8'	NO CHANGE
SIDE YARD SETBACK	11.9'	16.0'	NO CHANGE
REAR YARD SETBACK	50'	100.5'	NO CHANGE
HEIGHT (STORIES/FT)	2.5/30'	1 STORY	NO CHANGE

LIMITED INDUSTRIAL(I-1)	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/A	29,122 S.F.	NO CHANGE
FRONTAGE	110'	81.79'	NO CHANGE
LOT WIDTH	110'	79.00'	NO CHANGE
FRONT YARD SETBACK	50'	N/A	50.5'
SIDE YARD SETBACK	26.9'***	N/A	27.0'
REAR YARD SETBACK	30'***	N/A	73.1'
HEIGHT (STORIES/FT)	3.0/36'	N/A	<36'

** 50 FEET IF ABUTTING RESIDENTIAL DISTRICT
*** PER ZBL SECT. 415-34 AN EXISTING LOT WITH LESS THAN THE REQUIRED 110' OF
LOT WIDTH MAY REDUCE THE SIDE YARD SETBACK BY 1' FOR EVERY 10' BELOW 110'
RESIDENTIAL-2: $15' - ((110' - 79')/10) = 11.9'$
LIMITED INDUSTRIAL: $30' - ((110' - 79')/10) = 26.9'$

PARKING REQUIREMENTS

INDUSTRIAL USES (GENERAL): AT LEAST ONE SPACE FOR EVERY TWO EMPLOYEES, ONE SPACE
FOR EVERY VEHICLE GENERALLY BASED ON PREMISES AND ADEQUATE SPACE FOR VISITORS.

ZBL SECT. 415-22.A.2(d): IN ALL INDUSTRIAL DISTRICTS PARKING, LOADING AND ACCESS AREAS
SHALL BE SETBACK 10' FROM PROPERTY LINES.

ZBL SECT. 415-22.A.2(e): IN ALL INDUSTRIAL DISTRICTS WHICH ABUT RESIDENTIAL DISTRICTS
PARKING, LOADING AND ACCESS AREAS SHALL BE SETBACK 30'
FROM PROPERTY LINES.

PROPOSED TREE SCHEDULE

TREES QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
28	TP	THUJA PLICATA	GREEN GIANT ARBORVITAE	8'-10' HT.	B&B
2	LS	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	8'-10' HT.	B&B
2	AR	ACER RUBRUM	RED MAPLE	3"-4" CAL.	B&B

WETLAND BUFFER PLANTING SCHEDULE

SHRUBS QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
3	HAMAMELIS VIRGINIANA	WITCH HAZEL	2'-3' HT.
4	CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	2'-3' HT.
3	VACCINIUM ANGUSTIFOLIUM	LOWBUSH BLUEBERRY	18"-24" HT.

WETLAND BUFFER PLANTING AREA TO BE SEEDED WITH NEW ENGLAND CONSERVATION/WILDLIFE MIX BY
NEW ENGLAND WETLAND PLANTS (OR EQUAL).

BY:	JMH
DESCRIPTION	PER ZONING BOARD.
REV. DATE	5/8/2024
PER ZONING BOARD CONDITIONS.	8/27/2024
PER ENGINEERING REVIEW AND CONCOM.	11/5/2024
PER CONSERVATION AGENT.	11/11/2024
PER SITE PLAN REVIEW DEPARTMENTS.	3/13/2025
PER ZONING BOARD.	4/3/2025

PREPARED BY:

PROJECT: PROPOSED SITE PLAN
421 FOREST STREET
(ASSESSOR'S PARCEL: 14-79)
ROCKLAND, MASSACHUSETTS

PREPARED FOR: DENNIS BENOIT & MELISSA MCINNIS

JOB NO: 22-334

SCALE: AS NOTED

DESIGN: JMH

CHK: JS

DATE: 7/27/2023

PLAN TITLE: SITE LAYOUT & LANDSCAPE PLAN

SHEET: 4 OF 6