



GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

April 9, 2025

Planning Board
C/o Town Clerk
Town Hall
Rockland MA02370

RE: Site Plan Review – 157 Market Street – Assessors Map 51 Lot 094
Applicant – Rockland FCU
Owner – Rockland FCU

Dear Board Members:

On behalf of the applicant, we hereby submit this application for a Site Plan Review at the above referenced address. The applicant requests a Site Plan Review Per Section 415-59. The proposed project is for the construction of a bank and demolition of a former Burger King restaurant, which is an allowed use in the Business II zoning district as per section 415-14.A.(2)(a).

In accordance with Section 415-59.B, the applicant is providing the following:

(1)

Protection of adjoining premises against detrimental or offensive uses on the site, including compliance with all dimensional requirements set forth in this bylaw, and provision of adequate landscaping, including the screening of adjacent residential uses, provision of street trees, landscape islands in the parking lot and a landscaped buffer along the street frontage.

The bank is not going to have detrimental impacts. The project proposes to retain all trees and existing curbing along the perimeter. A landscaping plan has been included in this submission.

(2)

Convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements. Site plan review shall also include review of a traffic impact and assessment plan associated with the use which shall be certified by a professional engineer or an equivalent professional skilled and experienced in traffic impact and assessment and, where applicable, traffic signal operations.

We have analyzed the existing use and the proposed use. As a fast food restaurant with a drive thru, the daily trips are calculated as 1,496 trips per day. A drive thru bank will produce a total of 723 trips per day which is a 50% reduction in daily trips. This reduction provides more safety for vehicles and pedestrians within the site and outside the site. This site plan proposes ADA compliant parking and access. The parking layout is similar to the previous development. There are no proposed changes to the entrance and the perimeter curbing will be retained. The drive-thru provides a 410' queue which is greater than the required 100'.

(3)

Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site.

The applicant proposes to connect the building to the existing town sewer. In accordance with Title V the demand for a fast food is a minimum 1,000 gallons per day of wastewater while the minimum demand for a 7,250 SF retail store is 200 gallons per day. The proposed use reduces water and sewer demand on town services.

(4)

Adequacy of the proposed drainage system within and adjacent to the site to manage all increased runoff resulting from the development on site, and adequacy of the soil erosion plan and any plan for protection of steep slopes, both during and after construction. Site plan review shall also include review of drainage calculations and also a proposed operations and maintenance plan for the approved drainage system to be certified by a registered professional engineer.

The proposed design considers the reuse of the existing drainage system. This project is a redevelopment which proposes a reduction in impervious areas, reduction in peak flows, and flood control. Erosion control measures are described in the plan on sheet 4. The proposed erosion control measures are the use of a construction entrance, silt sacks, and silt socks. An operations and maintenance plan is included within the stormwater report.

(5)

Compliance with Article V of this bylaw, including adequacy of space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.

The proposed design considers a loading area, 30 10'x20' parking spaces, including 2 accessible spaces, and 7 9'x18" parking spaces. The regulations require 37 spaces for a 7,252 SF retail store with 25 employees, and 1 berth for off street loading as required for a floor area of 5,000 SF to 20,000 SF.

(6)

Adequacy of lighting, including compliance with Planning Board rules and regulations, such that all lighting and other sources of illumination, whether interior or exterior, and all intense light emanating from operations or equipment shall be shielded from direct view at normal eye level from adjacent properties.

A lighting plan in compliance with the appropriate regulations has been included with this submission.

(7)

Building sites shall minimize any material or significant adverse impacts on steep slopes, floodplains, scenic views, grade changes and wetlands.

There are very minor changes to the existing grades, the applicant intends to maintain the qualities of the existing site. The changes in grades are for the benefit of the drainage patterns on site and the re-use of the existing drainage system.

(8)

Conformance with all appropriate provisions of the Zoning Bylaw except where variance from such provision is applied for and approved by the Board if authorized. All permits issued under this bylaw shall be conditioned upon receipt of all other required permits including those of the Board of Health and Conservation Commission if necessary;

A special permit application for the drive-up is being submitted to the Zoning Board of Appeals.

In accordance with Section §415-79 Environmental performance standards, the project also meets the Environmental performance standards and general performance standards of the zoning Bylaw as follows.

(1)

By compliance with all dimensional requirements set forth in this Zoning Bylaw.

Dimensional requirements are met as detailed on sheet 1 of the site plan.

(2)

By providing adequate landscaping, including the screening of adjacent residential uses, street trees, landscape islands in the parking lot and a landscaped buffer along the street frontage.

The project proposes to retain all trees and existing curbing along the perimeter. A landscaping plan has been included in this submission.

(3)

By providing for the convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements, including compliance with other provisions of this Zoning Bylaw where required.

We have analyzed the existing use and the proposed use. As a fast food restaurant with a drive thru, the daily trips are calculated as 1,496 trips per day. A drive thru bank will produce a total of 723 trips per day which is a 50% reduction in daily trips. This reduction provides more safety for vehicles and pedestrians within the site and outside the site. This site plan proposes ADA compliant parking and access. The parking layout is similar to the previous development. There are no proposed changes to the entrance and the perimeter curbing will be retained. The drive-thru

provides a 410' queue which is greater than the required 100'

(4)

By providing for adequate methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site.

The applicant proposes to connect the building to the existing town sewer. In accordance with Title V the demand for a fast food is a minimum 1,000 gallons per day of wastewater while the minimum demand for a 7,250 SF retail store is 200 gallons per day. The proposed use reduces water and sewer demand on town services.

(5)

By providing an adequate stormwater drainage system within and/or adjacent to the site to manage all increased runoff resulting from the development on site.

The proposed design considers the reuse of the existing drainage system. This project is a redevelopment which proposes a reduction in impervious areas, reduction in peak flows, and flood control.

(6)

By providing an adequate soil erosion plan and any plan for protection of steep slopes, both during and after construction.

Erosion control measures are described in the plan on sheet 4. The proposed erosion control measures are the use of a construction entrance, silt sacks, and silt socks. An operations and maintenance plan is included within the stormwater report.

(7)

By providing adequate space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.

The proposed design considers a loading area, 30 10'x20' parking spaces, including 2 accessible spaces, and 7 9'x18" parking spaces. The regulations require 37 spaces for a 7,252 SF retail store with 25 employees, and 1 berth for off street loading as required for a floor area of 5,000 SF to 20,000 SF.

(8)

By providing adequate site lighting whether interior or exterior, and all intense light emanating from operations or equipment shall be shielded from direct view at normal eye level from adjacent properties.

A lighting plan has been prepared detailing conformance with lighting requirements and lighting specifications. The lighting has been designed so that there is no direct lighting on abutting properties and to result in 0 footcandles on abutting properties.

(9)

*By minimizing any material or significant adverse impacts on steep slopes, floodplains, scenic views, grade changes and wetlands. **There are very minor changes to the existing grades, the applicant intends to maintain the qualities of the existing site. The changes in grades are for the benefit of the drainage patterns on site and the re-use of the existing drainage system.***

(10)

*By requiring all permits issued under this Zoning Bylaw be conditioned upon receipt of all other required permits including Board of Health, Conservation Commission, Planning Board, etc. prior to the commencement of any use. **A special permit application for the drive-up is being submitted to the Zoning Board of Appeals.***

B.

In the event of a conflict between the above performance standards and state standards, the standards of a duly organized regional authority, or local standards, the standards which are more stringent shall govern.

Enclosed please find the following:

1. \$575 Application Fee for Site Plan
2. 6 copies of Form L Site Plan Application
3. 6 copies of Form H Payment Agreement Terms
4. 6 copies of Form K Plan Review Checklist
5. 6 copies of the Site Plan
6. 6 copies of the Lighting Plan
7. 6 copies of the Trip Generation Data
8. 1 copy of the Stormwater Report
9. Electronic copies have been sent to cmacpherson@rockland-ma.gov in lieu of 12 copies of the Site Plan to be delivered as follows:
 - a. 2 Plans, 2 sets of all reports and calculations to Town Engineer,
 - b. 1 Plan, and 1 set of all reports and calculations to Town Clerk,
 - c. 1 Plan 1 set of all reports and calculations and to Building Dept,
 - d. 1 Plan to Zoning,
 - e. 1 Plan to Town Counsel,
 - f. 1 Plan to Conservation,
 - g. 1 Plan to Highway,
 - h. 1 Plan to Sewer,
 - i. 1 Plan to Water,
 - j. 1 Plan to Fire Dept
 - k. 1 Plan to Police Dept

The above listed operations meet the requirements of the Site Plan Review as the proposed

operations do not create any issues that will affect the health, safety and welfare of the prospective occupants, the occupants of neighboring properties, the provision of adequate services, and to preserve and enhance amenities of the Town.

Please notify us of the scheduled hearing at your earliest convenience.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

A handwritten signature in black ink, appearing to read 'Gabriel Padilla', written over a horizontal line.

Gabriel Padilla
Project Designer



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, MA 02370

Telephone: 781-871-1874 Ext. 1196

Fax: 781-871-0386

Email: PlanningBoard@rockland-ma.gov

FORM L

SITE PLAN REVIEW APPLICATION FORM

Date of Application: April 9, 2025

Name of Applicant/Owner: Rockland FCU

Address: 241 Union St. Rockland MA 02370

Title of Development/Site: 157 Market St

Assessor's Map #: 51 Lot #: 94

Site Plan prepared by: Grady Consulting, LLC

Address: 71 Evergreen St., Suite 1, Kingsto, MA 02364

Plan and application was received by the Rockland Planning Board

on the _____ day of _____ 20____

FEE \$ _____ (payable at the time of plan approval)

VOTE OF ROCKLAND PLANNING BOARD

On the _____ day of _____ 20____

The Rockland Planning Board voted to:

- ☐ 1) _____ the Site Plan
(approve/disapprove)
- ☐ 2) Reasons for Disapproval: _____
- ☐ 3) Approval of Site Plan with the following conditions:

SIGNATURE OF BOARD MEMBERS

COMMENTS

Chairman

Vice-Chairman

Clerk



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FORM H

AGREEMENT TO TERMS OF PAYMENT FOR PROFESSIONAL ASSISTANCE TO THE TOWN OF ROCKLAND PLANNING BOARD

The Rockland Planning Board has the right to engage professional assistance, as required, in the review of any and all plans submitted for their consideration. Said assistance may be in the form of an individual or firm with expertise in the subject area with which the Board requires assistance. The applicant shall pay all the costs of professional assistance on behalf of the Board.

The firm(s) or individual(s) providing assistance to the Board will furnish the Board with bills detailing services rendered on the applicant's project. The Town of Rockland will pay the consultant's fees with funds deposited by the applicant in a review security account in accordance with Section II, A.2. The applicant agrees to properly maintain the review security account and make required deposits within thirty (30) days. The applicant understands that failure to do so is a breach of the Rules and Regulations governing the Subdivision of Land in the Town of Rockland and grounds for disapproval of a Preliminary or Definitive Subdivision Plan.

Under no circumstances will an applicant make a direct payment to the Board's selected consultant or will the Board's selected consultant make a direct billing to the applicant. All correspondence regarding review and/or inspection services on behalf of the Board must be routed through the Planning Board.

Rockland FCU, as an applicant before
the Rockland Planning Board and proponent for the project known as Rockland FCU

on 157 Market Street Street/Road

have read the above agreement

and understand its meaning and intent. I/We also understand that signed plans will not be released by the Planning Board until final payment for services rendered has been made. By signing below, I/we agree to the terms described in this document.

Signature(s) of Applicant(s):

Ramon Flores, SVP Administration and Risk

Address:

241 Union St, Rockland, MA 02370



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, MA 02370

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FORM K

ROCKLAND PLANNING BOARD

PLAN REVIEW FORM

REQUEST FOR REVIEW COMMENTS

Project Name & Address: Rockland FCU - 157 Market Street

Applicant Name & Address: Rockland FCU - 241 Union Street, Rockland

Contact Name, Address Gabriel Padilla, 71 Evergreen St., Kingston & Phone
(781) 585-2300

Date: April 9, 2025

To:

☐ Building Inspector	☐ Fire Department
☐ Town Engineer	☐ Police Department
☐ Board of Health	☐ Highway Department
☐ Water Department	☐ Sewer Commission
☐ Conservation Commission	☐ Zoning Board of Appeals
☐ Selectmen	
☐ Other (please specify) _____	

Attached please find the application for: ☒ Site Plan Review
☐ Definitive Subdivision

The Planning Board requests that you review the enclosed application. We would appreciate your completing the form below and returning it by the date stated below. Failure to comment shall be deemed lack of opposition.

Comments due by: _____

☐ Concur with proposal (Explain on reverse side)
☐ Need more information (Explain on reverse side)
☐ Cannot concur with proposal (Explain on reverse side)
☐ Comments included

Reviewer's Signature

Title

Date

Please return to Planning Board

FORM K
ROCKLAND PLANNING BOARD

CERTIFICATION OF RECEIPT OF APPLICATION

Department delivered to: _____

Project Name: _____

Received by: _____

Print Name

Title

Signature

Date Received: _____

The Applicant is required to submit signed copies of this page to the Planning Board for each department, board, agency or professional to which an application package has been delivered. Page 1 will be completed and returned directly to the Planning Board by the department, board, agency or professional.

Fast-Food Restaurant with Drive-Through Window (934)

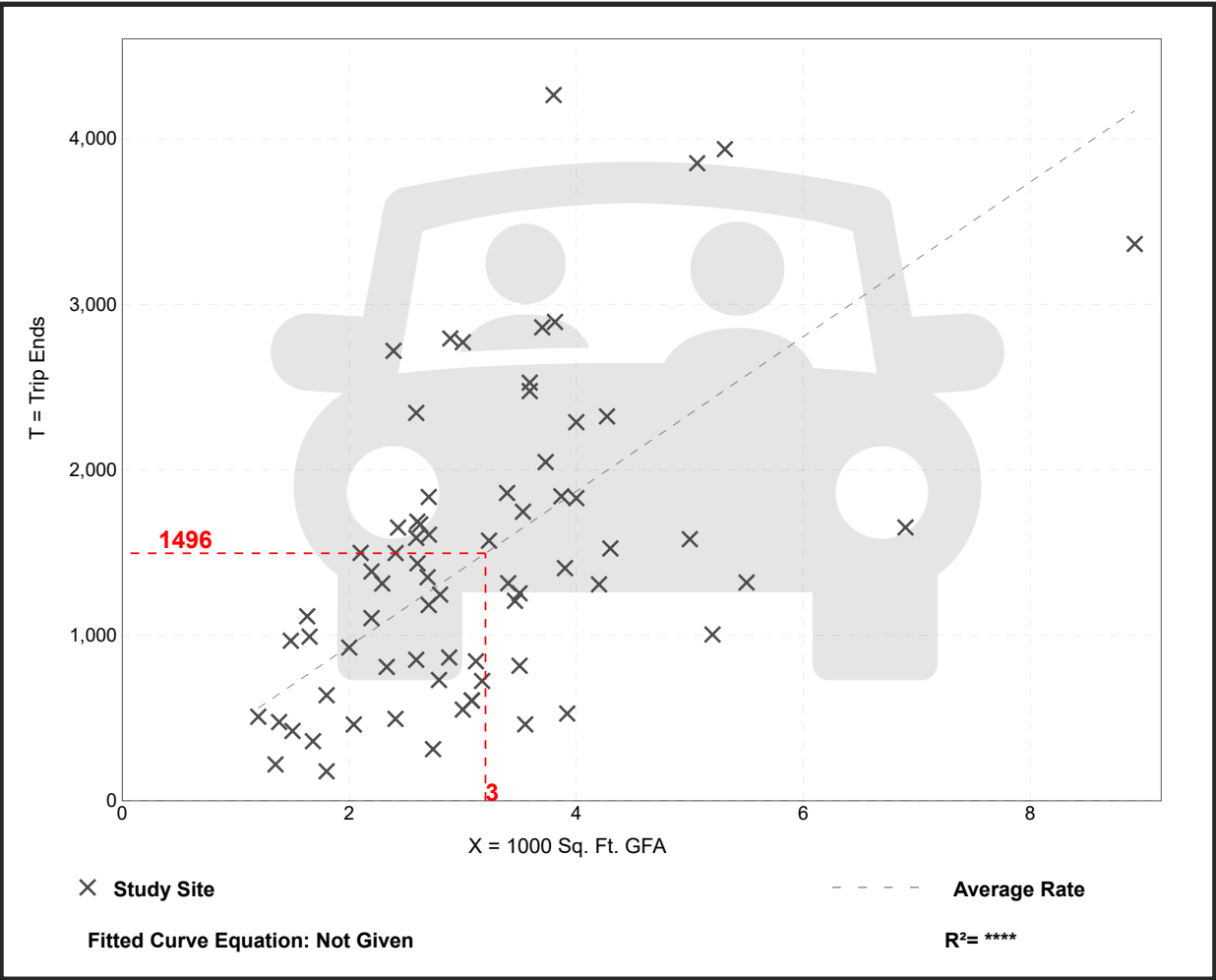
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



Drive-in Bank (912)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 6
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
100.35	32.67 - 408.42	68.62

Data Plot and Equation

