



GUARD LAW LLC

August 11, 2025

VIA HAND- DELIVERED

Rob Rosa, Chair
Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, MA 02370

RE: APPLICATION FOR A VARIANCE, 157 Market St.,- Assessors Map 51 Lot 094

Dear Mr. Rosa:

With reference to the above-mentioned matter, enclosed herewith please find the following:

1. (5) copies of Application for Dimensional Variance;
2. (5) copies of recorded deed;
3. (5) copies of recorded Special Permit;
4. (5) copies of the MLC;
5. (5) copies of certified list of abutters;
6. (5) copies of design rendering;
7. Stamped Site Plan (24 X 36);
8. (2) Stamped Site Plans (11 X 17);
9. (2) Sets of stamped and addressed business sized envelopes to abutters in order of list for advertising and decision mailings;
10. (1) Set of stamped and addressed business sized envelopes for abutting Planning Boards;
11. (2) Sets of certified mailing envelopes with green and white forms addressed to applicant and owner;
12. USB flash drive of electronic copy of filing; and
13. Check #2106 made payable to The Town of Rockland in the amount of two hundred (\$200.00) dollars.

Kindly docket, file and calendar the same for the next available Zoning Board of Appeals public hearing agenda.



GUARD LAW LLC

Should you have any question please do not hesitate to contact the undersigned.

Thank you.

Very truly yours,

Steven M. Guard

Steven M. Guard

SMG/ejc
Encls.(13)

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 Use Variance
- ☐ Application for 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: **157 Market Street**
2. Name(s) of Owner(s) of Property: **Rockland Federal Credit Union**
3. Owner's Address: **241 Union Street, Rockland, MA 02370**
4. Name of Applicant(s): **Same, c/o GUARD LAW LLC**
5. Address of Applicant: **Same, C/O 1165 Washington Street, Hanover, MA 02339**
6. Applicant's Phone: Home: N/A Work: (781)681-6665
Cell: (781)258-5028 Fax: _____
E-Mail: steve@guardlaw.net
7. State the Assessor's Map #51 and Lot # 90 of the property. (51-90-0)
8. State the Zoning District in which the property is located: **Business 2 (B2)**
9. Explain in-depth what you are proposing to do:

The applicant proposes to raze and reconstruct the existing Burger King Restaurant building in approximately the same location for a new Rockland Federal Credit Union branch office. The applicant has been granted a special permit from this board for a drive up teller window and ATM. This application is for a dimensional variance to allow the applicant to install a canopy which will be an extension of the new building to cover the drive up window and ATM service

area where transaction will occur during inclement weather, further safeguarding the customer and their transactional documents and money. This canopy is necessary for the successful operation of the business, otherwise causing the business substantial hardship, financial or otherwise. Based upon the lot's odd shape, as it narrows significantly toward the rear of the lot, the canopy cannot maintain the required setback of 30 feet. It should be noted that the existing building to be razed is nonconforming as to this particular side yard setback in that the existing building is 24.1 feet from such sideline. The actual foundation and side of the proposed building will comply with the 30-foot setback requirement, unlike the existing building. Only the open canopy that will not comply. The proposed overhead canopy will extend out over the paved drive-up area only to the extent of the existing pavement which is delineated by granite curbing which is to remain in place. The proposed overhead canopy will extend to within 9.8 feet of the sideline thus requiring relief from section 415-22 Building and Lot Regulations of the Rockland Zoning Code. The relief requested can be granted without detriment to the public as the land area next to the side yard is unoccupied open space associated with the entrance to the shopping plaza nor will the purpose or intent of the bylaw be derogated from the limited encroachment of the overhead canopy, while preserving the required setback with the building location.

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:

Special Permit from the Zoning Board of Appeals under sections 415-14.A(2)(a) and 415-14C(13) for a drive-up window.

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

415-22 and 415-89.1

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) _____

See Section 9 above.

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:

N/A

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.

N/A

Signed:

Ramon Flores

8/7/2025

Ramon Flores, SVP Administration and Risk

Owner(s) of Record

All owners must sign

Signed:

Same

Applicant(s) If Different from owner

All applicants must sign

Signed:

[Signature]
Signature of Attorney (if any)

Date:

[Signature]

SPECIAL WARRANTY DEED

Prepared By

Sher Garner Cahill Richter Klein & Hilbert, L.L.C.
Attn: Jonathan B. Cerise, Esq.
909 Poydras Street, Suite 2800
New Orleans, Louisiana 70112

After Recording Return To

Melissa Donohoe Dixon, Esq.
Donohoe Law, P.C.
769 Plain Street, Suite M
P.O. Box 702
Marshfield, MA 02050

***** Electronic Recording *****

Doc#: 00081539

Bk: 59559 Pg: 109 Page: 1 of 5

Recorded: 12/19/2024 12:50 PM

ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 12/19/2024 12:50 PM

Ctr# 177423 04126

Fee: \$7,524.00 Cons: \$1,650,000.00

Space Above This Line for Recorder's Use

MASSACHUSETTS SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration paid of the sum of ONE MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$1,650,000.00), BURGER KING COMPANY LLC, a Florida limited liability company, legally registered in Massachusetts, with an address at 5707 Blue Lagoon Drive, Miami, Florida 33126 (hereinafter known as the "Grantor") hereby conveys and warrants the title against all persons whomsoever to, and grants to ROCKLAND FEDERAL CREDIT UNION, a federally chartered credit union, with an address at 241 Union Street, Rockland, MA 02370 (the "Grantee"), all the rights, title, interest and claim with warranty covenants in or to the following described real estate situated in Plymouth County, Massachusetts, to-wit (the "Real Estate"):

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances and improvements unto the said Grantee, its successors and assigns forever, subject to and with the benefit of the Permitted Exceptions shown on Exhibit B, attached hereto.

And said Grantor, for said Grantor, its successors and assigns, covenants with Grantee, and with its successors and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; and the Grantor will, and its successors and assigns shall, warrant and defend the same to said Grantee, and its successors and assigns, forever against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to the Permitted Exceptions.

PROPERTY ADDRESS: 157 Market Street Rockland, Massachusetts 02370

This conveyance is not a conveyance of all or substantially all of the assets of Grantor within the Commonwealth of Massachusetts.

Being the same premises conveyed to the Grantor herein by virtue of Deed dated August 22, 2022, and recorded on March 9, 2023, in the Plymouth County Registry of Deeds at Book 57730, Page 312.

This conveyance is made subject to the following restrictions, and by its acceptance of this Deed, Grantee agrees that Grantee, its heirs, successors and assigns will be bound by the following:

Deed Restrictions:

The Real Estate shall not be sold, leased, used or occupied by or for any business or undertaking which acts as a quick service restaurant or coffee concept, including, but not limited to any of the following: McDonald's, Wendy's, Sonic, Taco Bell, Rally's, Carl's Jr., Jack-In-The-Box, Arby's, In-N-Out Burger, Checker's, Dairy Queen, Five Guys, Chick-Fil-A, PDQ, Dave's Hot Chicken, Bojangles, Wingstop, Raising Cane's, El Pollo Loco, Subway, Jimmy John's, Starbucks, Dunkin Brands and Dutch Bros and any other applicable competitors operating a "quick service restaurant," including all regional quick service restaurant operators, for a period of fifteen (15) years from the date of this Deed. As used herein, a "quick service restaurant" includes the category of restaurants commonly called "fast food restaurants," in which food and/or drink is ordered and/or served via a counter and/or a drive-through window and not via a wait person at a customer's table (where the latter is generally referred to as a "sit-down restaurant"). All such Deed Restrictions shall be enforceable by Grantor, its successors and assigns by any available remedy at law and in equity.

[Signatures Appear on Following Page]

IN WITNESS WHEREOF, the Grantor has executed and delivered this Special Warranty Deed under seal effective as of the 19th day of December, 2024.

GRANTOR:

BURGER KING COMPANY LLC,
a Florida limited liability company

By: Eduardo Sanchez Torres
Name: Eduardo Sanchez Torres
Title: Vice President, Development & Franchising

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of December, 2024, by Eduardo Sanchez Torres as Vice President of Burger King Company LLC, a Florida limited liability company, on behalf of the company, proved to me through satisfactory evidence of identification, which is personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, and acknowledged the foregoing as their free act and deed and the free act and deed of Burger King Company LLC.

Type of Identification Produced: N/A



KIM B. ZUCCARELLI
Notary Public
State of Florida
Comm# HH297490
Expires 8/4/2026

[Signature]
(Signature of Notary Public)

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: _____

EXHIBIT "A"

Legal Description

That certain parcel of land located on the southerly side of Market Street in Rockland, Plymouth County, Massachusetts depicted as containing 40,780 square feet of land on a plan of land entitled: "Rockland, Mass., Checkerboard Properties, Inc., Plan Showing Storm Drainage and Sanitary Sewer Easements, by Stanley Engineering, Inc., Scale 1"=60', dated January 1970" and recorded with the Plymouth County Registry of Deed in Book 3633, 220 and more particularly bounded and described as follows:

Beginning at an iron pipe located at the Northeastly corner of the parcel herein described, said point being the Northwestly corner of property now or formerly belonging to F.P.Q. Corp.; thence running

S 10°-42'-06" W	bounding Easterly by said F.P.Q. Corp. property for a distance of 228.33 feet to a four inch cast iron pipe located at an angle; thence turning and interior angle 180°-18'-35" and running
S 10°-23'-31" W	bounding Easterly by said F.P.Q. Corp. property for a distance of 33.78 feet to an iron pipe located at a corner and said F.P.Q. Corp. property; thence turning an interior angle of 100°-53'-13" and running
S 89°-30'-18" W	bounding Southerly by said F.P.Q. Corp. property for a distance of 58.23 feet to an iron pipe located at an angle; thence turning an interior angle of 221°-49'-23" and running
S 47°-40'-55" W	bounding Southeastly by said F.P.Q. Corp. property for a distance of 63.08 feet to an iron pipe located at a corner and property now or formerly belonging to New Heritage Trust; thence turning an interior angle of 62°-26'-13" and running
N 04°-45'-18"	bounding Westerly in part by said New Heritage Trust property and in part by property now or formerly belonging to William J. and E. Virginia Drinan for a distance of 325.08 feet to an iron pipe located at a corner and the Southerly line of Market Street; thence turning and running
EASTERLY	along the Southerly line of Market Street curving to the right along an arc of a curve having a radius of 428.61 feet, a central angle of 11°-32'-30" for an arc distance of 86.34 feet to an iron pipe located at a tangent point; thence running
S 80°-28'-47" E	along the Southerly line of Market Street for a distance of 28.12 feet to an iron pipe located at a point of curve; thence running
EASTERLY	along Southerly line of Market Street curving to the right along an arc of a curve having a radius of 1,194.97 feet, a central angle of 03°-15'-12" for an arc distance of 67.85 feet to the point and place of beginning.

Said parcel contains 40,780 square feet of land.

Said parcel is conveyed together with and having the benefit of all easements and appurtenants attached thereto as more specifically described in an instrument entitled Grant of Easement and dated December 15, 1969 and recorded with the Plymouth County Registry of Deeds in Book 3612, Page 486.

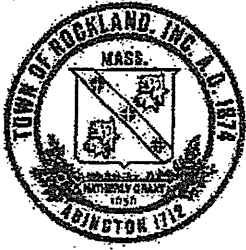
Municipal Address: 157 Market Street Rockland, Massachusetts 02370.

Parcel ID No.: ROCK-000051-000000-000094

EXHIBIT "B"

Permitted Exceptions

1. Grant of Easement from Frank Properties, Inc. to Checkerboard Properties, Inc. dated December 15, 1969 and recorded in Book 3612, Page 486, as shown on Plan recorded in Plan Book 14, Page 446 and on Plan recorded in Plan Book 3633, Page 220;
2. Release of all right, title and interest in right of way as shown on a plan recorded with said Registry of Deeds as Plan No. 746 of 1964 in Plan Book 13, Page 400 by Deed dated April 20, 1970 and recorded with said Deeds in Book 3633, Page 223 as affected by Grant of Easement by Checkerboard Properties, Inc. to Del Prete Construction Co., Inc. dated September 22, 1970 and recorded in Book 3633, Page 220, as shown on Plan recorded as Plan No. 816 of 1970 in Plan Book 3633, Page 220; and
3. Easement Agreement by and between Bardan Company, Inc. and Burger King Corporation dated November 7, 1986 and recorded in Book 7337, Page 182.



TOWN OF ROCKLAND ZONING BOARD OF APPEALS

Town Hall - 242 Union Street
Rockland, Massachusetts 02370
Phone: 781-871-0154, ext. 1195
E-MAIL: zoning@rockland-ma.gov

TOWN CLERK, ROCKLAND
JUN 19 25 PM 1:23

FINDINGS AND DECISION OF THE ZONING BOARD OF APPEALS

A True Record, Attest

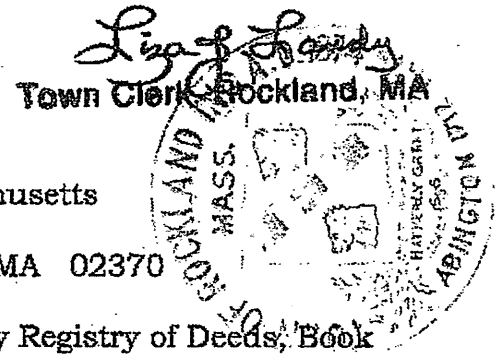
Decision: Grant of Special Permit

Date: June 3, 2025

Applicant: Rockland FCU
241 Union Street, Rockland, Massachusetts

Property Address: 157 Market Street, Rockland, MA 02370

See also: Deed Recorded with Plymouth County Registry of Deeds, Book
57730 Page 312 and Deed Recorded with Plymouth County
Registry of Deeds, Book 6016 Page 191.



The Rockland Zoning Board of Appeals has considered the application of Rockland FCU with regard to the property located at 157 Market Street, Rockland, Massachusetts (the "Property"), for an Appeal from a Decision of the Zoning Enforcement Officer dated April 22, 2025, pursuant to Zoning Bylaws Sections 415-14C, Uses requiring a Special Permit under the B-2 Business zoning district. (13) "Drive through or drive-up windows for any use which is otherwise allowed in the zoning district shall only be allowed by special permit from the Zoning Board of Appeals." The property is located at 157 Market Street which is located in the B-2 zoning district. The property is shown on Assessors Map 51 Lot 94 and consists of 40,771 s.f. The Applicant is proposing the construction of a new bank building (an allowed use in the B-2 zoning district as per section 415-14. A. (2) (a) and demolition of a former restaurant.

The Board certifies that it has complied with all statutory requirements relative to notice to abutters and publication of notice of the public hearing and has filed copies of this decision and all plans referred to herein with the Town Clerk, Planning Board, and the Building Department pursuant to Mass. Gen. L. c. 40A, Section 11.

Applicant: Rockland FCU
Property Address: 157 Market Street, Rockland, MA 02370
Hearing Date: June 3, 2025
Decision: Grant of Variance

Advertised: April 20, 2025, and April 27, 2025, in the Patriot Ledger.

The Board lastly has taken into consideration testimony of the applicant, the application materials, plans and revised plans, and communications from various Town boards, abutters, and with interested parties, all of which are incorporated herein by reference.

A Public Hearing was conducted remotely in accordance with the law at 7:30 P.M. on June 3, 2025.

ATTENDANCE:

Board Members: Chair Robert C. Rosa, III, Gregory Tansey, Robert Baker, Sr., Robert Baker, Jr., Stephen Galley.

Also present:

Land Use Counsel Attorney Steven Guard

Building Commissioner/Zoning Enforcement Officer Thomas Ruble

Town Planner Allyson Quinn

(All Board members were participating remotely.)

Members Voting: Chair Robert C. Rosa, III, Gregory Tansey, Robert Baker, Sr., Robert Baker, Jr., Stephen Galley

DISCUSSION:

The Chair of the Zoning Board introduced the members of the board advising to the public that all are participating remotely.

The Chair asked the members of the ZBA for a roll call vote to open the public meeting. The ZBA members then took a roll call vote:

Robert C. Rosa, III – Yes, Gregory Tansey – Yes, Bob Baker Sr. – Yes, Robert Baker, Jr – Yes, Stephen Galley – Yes. The vote was unanimous, and the public meeting was opened.

The Chairman read the advertised notice in the Patriot Ledger with a Public Hearing Date of June 3, 2025.

Attorney Steve Guard spoke on behalf of the Applicant and presented the site

Applicant: Rockland FCU

Property Address: 157 Market Street, Rockland, MA 02370

Hearing Date: June 3, 2025

Decision: Grant of Variance

plan, the proposed project, and site of proposed drive through window.

Attorney Guard explained that the current building will be completely removed and that the replacement structure will be generally consistent with the existing footprint. The former use included a drive-through and the location and flow of traffic would be similar but with a less intense use. The Applicant will also no longer be requesting a canopy for the drive through window.

Mr. Tansey asked if the Union Street Rockland FCU would be closed. Attorney Guard responded that it was his understanding that this would not be the case. Guard noted that many banks are in an "update mode" to modernize.

Mr. Tansey noted that it was a great location and a welcomed change to the current condition of the lot.

Mr. Bob Baker Sr. asked about traffic flow and concerns over cars queuing for the drive through window. The Applicant indicated that they felt that there was enough room for at least 4 to 5 cars and that would be sufficient.

Mr. Rosa then asked the Board if they had any other questions. The Board did not.

Mr. Rosa then asked if the public had any questions. No one spoke in favor or in opposition to the project.

Mr. Bob Baker Jr. made a motion to close the public portion of the hearing. Mr. Galley seconded the motion.

The Board takes a roll call vote: Mr. Rosa - Yes, Mr. Galley - Yes, Mr. Bob Baker Sr. - Yes, Mr. Baker, Jr. - Yes, Mr. Tansey - Yes.

Mr. Rosa then told the applicant the Board would deliberate tonight and welcomed them to be present and informed them they will receive a decision in the mail with a date stamp and informed them of their obligations to request a certificate of no appeal. If no one has appealed to the Town Clerk, Certification and a copy of the original decision, record the decision at the Registry of Deeds, and provide proof of recording.

DELIBERATION:

Mr. Rosa raised a concern about the parking lot being used as a cut through to Dunkin Donuts.

Applicant: Rockland FCU
Property Address: 157 Market Street, Rockland, MA 02370
Hearing Date: June 3, 2025
Decision: Grant of Variance

Mr. Bob Baker Sr. indicated that there was an access easement through the side that prohibits a restriction. Mr. Tansey and Mr. Galley indicated that they were not supportive of requiring a speed bump in the front area of the parking lot.

DECISION ON SPECIAL PERMIT:

Upon a motion duly made by Bob Baker Jr. and seconded by Bob Baker, Sr. the Board further voted unanimously (5-0), by roll call vote, to grant the Special Permit subject to conditions.

The Board takes a roll call vote: Mr. Rosa - Yes, Mr. Galley - Yes, Mr. Bob Baker Sr. - Yes, Mr. Baker. Jr. - Yes, Mr. Tansey - Yes.

CONDITIONS:

1. A copy of the proof of recording of this Decision and Certificate of No Appeal with the Registry of Deeds must be presented to the Building Department prior to applying for an Occupancy Permit and with the Zoning Board of Appeals.
2. There shall be no additional business at this location unless approved by the Zoning Board of Appeals.
3. The Board will review this decision in a year during the month of June that will be a year from the decision), 2026.
4. Any complaints concerning the operation of the business shall be diverted to the Building Commissioner/Zoning Enforcement Officer for enforcement in accordance with M.G.L. Chapter 40A, Section 7. If warranted, the Zoning Board of Appeals will advertise and notify the abutters for a public hearing to discuss the revocation of the Special Permit for a drive through window.
5. Any proposed signs shall be subject to the approval of the Building Commissioner.
6. The Special Permit is to be granted to Rockland FCU at the address of 241 Union Street, Rockland, and is not transferable to any other person or entity and will not run with the Property.
7. Petitioner shall meet the requirements of all other Board and Commissions in the Town of Rockland and state licensing requirements.

REASON FOR DECISION:

Applicant: Rockland FCU
Property Address: 157 Market Street, Rockland, MA 02370
Hearing Date: June 3, 2025
Decision: Grant of Variance

The Board found that granting the Special Permit, as conditioned, will not derogate from the intent or purpose of the Zoning By-Laws and will not adversely impact the neighborhood.

THIS DECISION, ALONG WITH THE CERTIFICATION FROM THE TOWN CLERK THAT NO APPEAL HAS BEN FILED, MUST BE RECORDED WITH

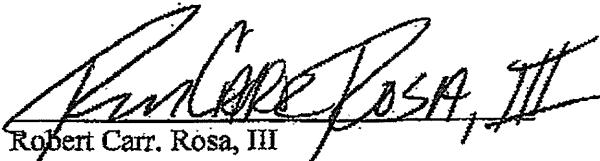
THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND PROOF OF RECORDING MUST BE FILED WITH THE BUILDING COMMISSIONER PRIOR TO THE COMMENCEMENT OF ANY USE.

NOTE:

- ❖ This decision may be appealed to the District Court, Housing Court, Land Court or Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within twenty (20) days after this decision is filed with the Town Clerk.
- ❖ Chapter 40A, Section 11, states that in part, that no variance or Special Permit shall take effect until the Town Clerk certifies that twenty (20) days have elapsed, and no appeal has been filed.
- ❖ This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

FOR THE ZONING BOARD OF APPEALS

By:


Robert Carr. Rosa, III
Chair



Town of Rockland

*Town Clerks Office
242 Union Street
Rockland, MA 02370*

August 11, 2025

Owner of Property: Rockland Federal Credit Union
241 Union Street
Rockland, MA 02370

Property Location: 157 Market Street
Rockland, MA 02370

Book 59559 Page 109

To Whom It May Concern:

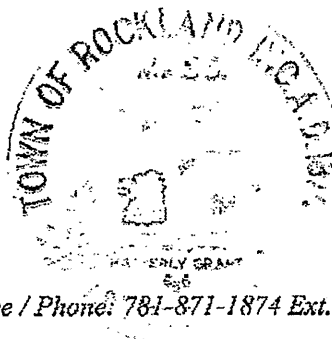
I certify that twenty (20) days have elapsed since the Zoning Board of Appeals filed the attached decision (May 15, 2025) in this office and that no appeal has been filed.

A true copy attest:

Liza J. Landy, Town Clerk

A True Record, Attest

Liza J. Landy
Town Clerk, Rockland, MA



State Tax Form 290
Certificate: 8178
Issuance Date: 08/04/2025

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by GUARD LAW LLC
1165 WASHINGTON ST
HANOVER, MA 02339

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 08/04/2025 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 51-0094

157 MARKET ST

ROCKLAND FEDERAL CREDIT UNION
241 UNION STREET
ROCKLAND MA 02370

Land area : 0.94 AC
Land Value : 414,000
Impr Value : 1,219,000
Land Use : 0
Exemptions : 0
Taxable Value: 1,633,000

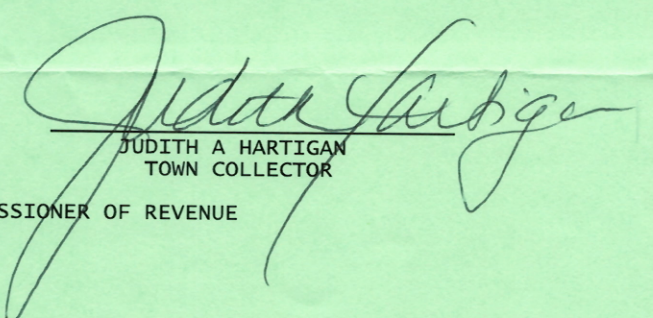
Deed date: Book/Page:
Class: 326-326

FISCAL YEAR	2026	2025	2024
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$11,455.50	\$22,323.11	\$21,868.92
COMMUNITY PRESERVATION ACT	\$171.83	\$334.85	\$328.03
I&E CI PENALTY	\$0.00	\$250.00	\$250.00
TOTAL BILLED:	\$11,627.33	\$22,907.96	\$22,446.95
Charges/Fees	\$0.00	\$20.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$5,813.67	-\$22,927.96	-\$22,446.95
Interest to 08/04/2025	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$5,813.66	\$0.00	\$0.00

NOTE: Actual 2026 taxes not yet issued.

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901
SEWER 781-878-1964
BOARD OF HEALTH 781-871-1874 EXT 1005

SEWER BETTERMENT: NO


JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

August 7, 2025

CERTIFIED ABUTTERS LIST OF MAP 51 – PARCEL 94

157 MARKET ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Annette Murray

Annette Murray- Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
51-94	ROCKLAND FEDERAL CREDIT UNION	157 MARKET ST	241 UNION STREET	ROCKLAND, MA 02370
51-83	CIFRINO-ROCKLAND REALTY CORP	165 MARKET ST	540 GALLIVAN BLVD	DORCHESTER, MA 02124
51-86	GREENWALL REALTY LLC	75 MARKET ST	23 THE PINES C/O DILRRUBA HUSSAIN	OLD WESTBURY, NY 11568
51-87	7 ESSEX GREEN DRIVE LLC	0 MARKET ST	ATTN WALGREENS PO BOX 1159	DEERFIELD, IL 60015
51-88	NHS COPLEY GARDENS LLC	109-111 MARKET ST	C/O NEIGHBORHOOD HOUSING SVCS 422 WASHINGTON ST	QUINCY, MA 02169
51-89	NHS COPLEY GARDENS LLC	105 MARKET ST	C/O NEIGHBORHOOD HOUSING SVCS 422 WASHINGTON ST	QUINCY, MA 02169
51-90	NHS COPLEY GARDENS LLC	113-115 MARKET ST	C/O NEIGHBORHOOD HOUSING SVCS 422 WASHINGTON ST	QUINCY, MA 02169
51-91	MCDONALDS CORPORATION	117 MARKET ST	ATTN JOE NAPOLI 100 WEYMOUTH ST #G1-R	ROCKLAND, MA 02370
51-93	MCDONALDS CORPORATION	143 MARKET ST	ATTN JOE NAPOLI 100 WEYMOUTH ST #G1-R	ROCKLAND, MA 02370
51-97	ROCKLAND MARKET LLC	201 MARKET ST	ATTN ARCTRUST ROPERTIES 1401 BROAD ST	CLIFTON, NJ 07013
51-98	HERNANDEZ MARVIN ALFREDO	202 MARKET ST	202 MARKET ST	ROCKLAND, MA 02370
51-99	5 UNION STREET LLC	5 UNION ST	5 UNION ST	ROCKLAND, MA 02370
51-100	RINGLER GREG & ELZBIETA	21 UNION ST	21 UNION ST	ROCKLAND, MA 02370
51-106	SPAULDING TERRY L & JUDITH A	36 UNION ST	36 UNION ST	ROCKLAND, MA 02370
51-107-24A	LONDON JEAN	24-A UNION ST	24-A UNION ST	ROCKLAND, MA 02370
51-107-24B	DONOVAN CHRISTINE M C/O SPILLANE DANIEL &	24-B UNION ST	24-B UNION ST	ROCKLAND, MA 02370
51-107-24C	GLEBUS MARIA T TRUSTEE THE GLEBUS FAMILY TRUST	24-C UNION ST	24-C UNION ST	ROCKLAND, MA 02370
51-107-24D	CUMMINGS LAURA	24-D UNION ST	24 UNION ST UNIT D	ROCKLAND, MA 02370
51-108	GLOBAL COMPANIES LLC	158 MARKET ST	ATTN PROP TAX DEPT PO BOX 9161	WALTHAM, MA 02454-9161



TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370

Parcel ID	Owner	Location	Mailing Street	Mailing City
51-109	MCLAUGHLIN BRIAN S	144 MARKET ST	PO BOX 519	W BRIDGEWATER, MA 02379
51-110	BURNS JENNIFER L	25 ARLINGTON ST	25 ARLINGTON ST	ROCKLAND, MA 02370
51-120	MONET CAROLE A LIFE ESTATE MONET IRREVOCABLE HOME TRUST	24 ARLINGTON ST	24 ARLINGTON ST	ROCKLAND, MA 02370
51-138	SHEEHAN WILLIAM A JR & KATHLEEN	20 PLAIN ST	20 PLAIN ST	ROCKLAND, MA 02370
51-139	SAFE PROPERTIES INC	104 MARKET ST	104 MARKET ST	ROCKLAND, MA 02370
51-149-28A	WHELAN JUDY M	28-A UNION ST	28A UNION ST	ROCKLAND, MA 02370
51-149-28B	SWANSON ANDREW	28-B UNION ST	28 UNION ST UNIT B	ROCKLAND, MA 02370
51-149-28C	STEVENS JULIA F & HENRY SHAUN M	28-C UNION ST	28-C UNION ST	ROCKLAND, MA 02370
51-149-28D	SHANLY ERIN M	28-D UNION ST	28 UNION ST UNIT D	ROCKLAND, MA 02370
51-152	CALVARY CHAPEL OF BOSTON	0 MARKET ST	165 MARKET ST	ROCKLAND, MA 02370
51-153	CALVARY CHAPEL OF BOSTON	175 MARKET ST	175 MARKET ST	ROCKLAND, MA 02370
51-154	CIFRINO-ROCKLAND REALTY CORP	147 MARKET ST	540 GALLIVAN BLVD	DORCHESTER, MA 02124

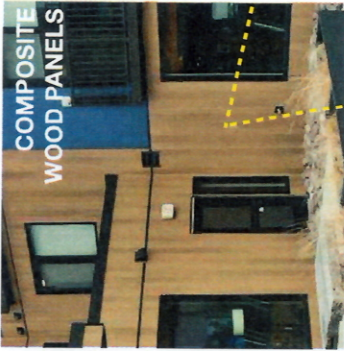
Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

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.

THIS LIST IS VALID FOR 90 DAYS



COMPOSITE
WOOD PANELS



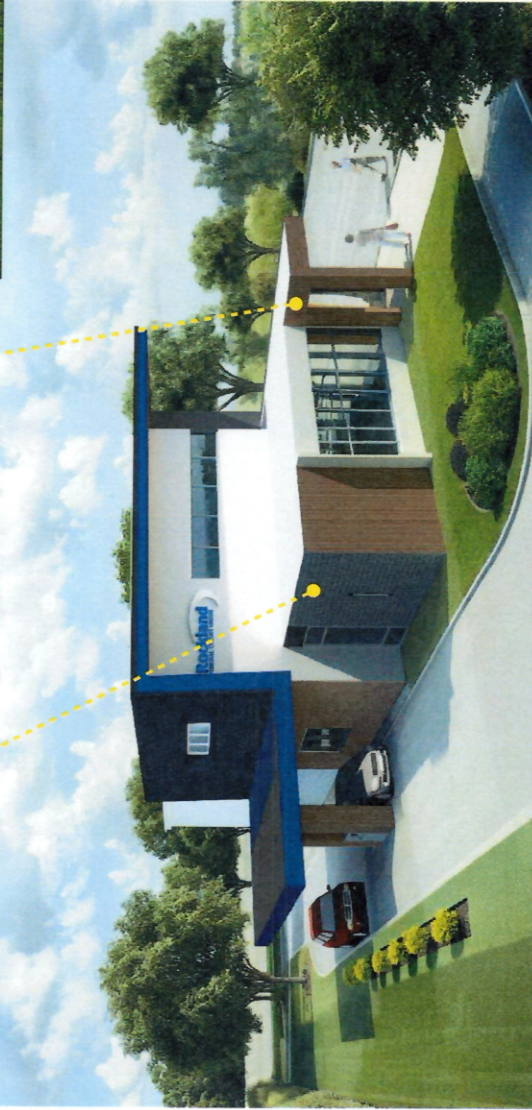
VENEER
BRICK



ALUMINUM
STOREFRONT



COMPOSITE
WOOD SOFFIT



ROCKLAND FEDERAL CREDIT UNION
157 MARKET STREET, ROCKLAND, MA 02370



HELICON DESIGN GROUP, INC.
76 SUMMER STREET, SUITE 510
BOSTON, MA

