



TOWN OF ROCKLAND

Planning Board

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Rockland, Massachusetts 02370

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TOWN OF ROCKLAND PLANNING BOARD DESIGN Decision of Public Meeting

APPLICANT: ROCKLAND STATION, LLC
PROPERTY: 171 VFW Drive, Rockland, MA 02370 (Map 24, Parcel 34)
SUBJECT: 35,000 SQFT Accessory Building
HEARING DATE (S):

BOARD MEMBERS PRESENT AT THE JULY 23, 2024 MEETING(S): Michael Corbett, Chairman; John Lucas; Charles Williams, Randy Hoblitzelle and David Cronin (*absent James Wells*).

~ You are hereby notified that after careful consideration of your application the Rockland Planning Board voted:

() to deny the application

(XX) to approve the application for DESIGN Plan as presented subject to the conditions hereto annexed.

DECISION: On July 23, 2024, the Board voted 5-0 to approve the DESIGN Plan date stamped July 9, 2024, with the following conditions.

FILING DATE OF DECISION: 7/25/2024


I ~ General Conditions

1. The applicant shall comply with conditions set forth by the Zoning Board (if applies).
2. The applicant shall comply with the order of conditions set forth by Conservation (if applies).
3. The applicant shall have Sewer/Water approval (if applies) and comply with conditions set forth and provide a copy of approval to the Planning Board.
4. The applicant must comply with all specific conditions set forth by the Planning Board.
5. That any business residential/commercial that requires deliveries and trash pick-up must be done within the hours of 7:00am-7:00pm.
6. That any modification of the plans cited above, which modification is substantially different from the plan presented at the public meeting, shall be submitted to the Board to be reviewed and accepted by the Board prior to any construction commencing.

7. That prior to an Occupancy Permit being issued by the Building Department an "As Built" plan prepared by a Registered Civil Engineer shall be submitted to the Board for its approval; such plan shall bear the following certification: "I certify that this project has been constructed in conformance with the approved plan and that any changes from said plan have been previously approved by the Rockland Planning Board".
8. If necessary, during construction the applicant is required to control erosion. Silt sacs shall be installed in all catch basins in the area of construction. The silt sac shall be cleaned as necessary. All disturbed areas must be stabilized prior to November 30th during construction to prevent erosion during the winter months.
9. The applicant is required to being construction within two (2) years from the times of the Site Plan Approval. The applicant will have to return to the Planning Board for any time extensions after the two (2) years.
10. The applicant is required to keep all roadways free and clear of debris at the discretion of the Rockland Highway Superintendent during construction.
11. All Road Opening requirements are at the discretion of the Rockland Highway Superintendent.
12. The applicant shall comply with all any permits required by the Town of Rockland relating to construction of this project.
13. The Town's Representative from the Planning Board or its successor, including the Town's designated Engineer shall be permitted to access the property for the purpose of reviewing the work and progress of the work during construction.
14. During construction the Applicant shall schedule inspections of the drainage system with the Planning Board's consulting Engineer. Inspections shall include the following:
 - A- Botton of all excavated areas for drainage structures.
 - B- After all drainage pipe installation and before backfill.
 - C- Top of fill replacement area.
15. Material compaction reports will be sent to the Town's designated Engineer and the Planning Board Chairman for the Site Plan file.
16. The Applicant will have the Town Engineer inspect all drainage basins, and landscaping during and upon completion of work.
17. The Applicant will be responsible for the Engineer cost incurred for the preconstruction meeting, drainage inspections, scheduled inspections, final inspections and the As-Built review.
18. A signed Plan and Rockland Planning Board Certificate of Action is to be on-site during construction.
19. Approval of the Planning Board Site Plan does NOT constitute approval of any other Rockland Board or Commissions. Approval does NOT include any town department that will require additional review or permitting. Approval does NOT guarantee this issuance of a Building Permit.
20. This Site Plan Approval is subject to and conditioned upon the applicant submitting final building plans acceptable to the Building Commissioner that depict all site and building improvements and additionally comply with all local, state and federal laws and regulations, including site, access, setback, stormwater management, building, sign and wetlands.

ANY PERSON AGGREIVED BY THIS DECISION MAY APPEAL TO THE SUPERIOR COURT DEPARTMENT FOR PLYMOUTH COUNTY BY BRINGING ACTION WITHIN TWENTY (20) DAYS AFTER A DECISOIN HAS BEEN FILED IN THE OFFICE OF THE TOWN CLERK.

*** The twenty (20) day appeal period ONLY applies to Public Hearings not Public Meetings ***



Michael Corbett
Chairman, Rockland Planning Board

7/23/2024
Date Approved