



PUBLIC MEETING NOTICE
POSTING
&
AGENDA



TOWN OF ROCKLAND

Pursuant to MGL Chapter 30A, §18-25, all Meeting Notices must be filed, and time stamped in the Town Clerk's Office and posted at least **48 hours prior to the meeting** (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

Board or Committee	Zoning Board of Appeals	Phone: 781-871-0154, Ext. 1195 E-Mail: zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday, February 18, 2025, at 7:30 PM	
Meeting Location: or Remote Information:	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>	
	Meeting ID: 833 7019 7551	Passcode: 934199
Requested By:	Robert C. Rosa, III, Chairman, ZBA	
# OF PAGES (including cover sheet): 3		
REVISED ☐ Yes ☒ No		

REMOTE PARTICIPATION MEETING

ZBA File No.: 2025-01 – Special Permit
Applicant: Brandon Little (d/b/a Lots of Love Pet Services & Apparel)
Property Owner: Matthew Little
Property Address: 51 North Avenue

ZBA File No.: 2025-02 – Dimensional Variance
Applicant/Owner: Christopher Burke and Abby Dugas
Property Address: 7 Blossom Street

The Zoning Board of Appeals shall be meeting remotely until further notice. The audio-conferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the Town's website. This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the Town and Town Clerk's websites. In addition, this Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

Rockland Zoning Board of Appeals

Rockland Town Hall - 242 Union Street, Rockland, MA 02370

E-Mail: zoning@rockland-ma.gov; Phone: 781-871-0154, extension 1195

ZONING BOARD MEETING: TUESDAY, FEBRUARY 18, 2025

AGENDA

7:30 P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION MEETING

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA February 18, 2025

Time: Feb 18, 2025 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83370197551?pwd=A6ioAx8gmupR5W2sxwbCw1kpolOhze.1>

Meeting ID: 833 7019 7551 - Passcode: 934199

One tap mobile: +19292056099,,83370197551# US (New York) +13017158592,,83370197551# US (Washington DC)

Open Session

- 1 7:30 P.M. - Open Meeting (vote required)
Instruction on Remote Participation Meeting

Regular Business

- 2 7:30 P.M. - Notice is hereby given that a virtual remote Public Hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, February 18, 2025, at 7:30 p.m. on the application submitted by Brandon Little, 51 North Ave., Rockland, MA, for a Special Permit pursuant to Zoning Bylaw §415-9, §415-38.3, Kennels other than personal kennels, and §415-89, Special Permits. Applicant is seeking to run a commercial kennel consisting of doggie day school Monday through Friday, and occasional overnight boarders. The name of the business is Lots of Love Pet Services & Apparel. There shall be a maximum number of 10 dogs at the day school and a maximum of 5 dogs for overnight boarding. The property is located in the R-2 Residence Zoning District, Section 415-9 of the Zoning Bylaws, and is further identified as Lot 49, Map 34, on the Rockland Assessor's Maps. The owner of the property is Matthew Little, 51 North Ave., Rockland, MA.
- 3 7:35 P.M. - Notice is hereby given that a virtual remote Public Hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, February 18, 2025, at 7:35 p.m. on the petition submitted by Christopher Burke and Abby Dugas, 7 Blossom St., Rockland, MA, for a Variance pursuant to §415-22, Building and Lot Regulations, and §89.1, Zoning variances, to allow applicant to add a 24'x22' one-story addition to the existing structure. The premises is known as and numbered 7 Blossom Street, Rockland, MA. The property is located in the R-3 Residence Zoning District, Section 415-10 of the Bylaw, and is further identified as Lot 101, Map 40, on the Rockland Assessor's Maps. The owners of the property are Christopher Burke and Abby Dugas, 7 Blossom St., Rockland, MA.

Discussion Only

- 4 7:40 P.M. - Notice is hereby given that a virtual remote Public Meeting will be held at 7:40 P.M. on February 18, 2025, by the Rockland Zoning Board of Appeals. The purpose of the meeting is for discussion, review and proposed vote to approve meeting minutes.
- 5 7:45 P.M. - Notice is hereby given that a virtual remote Public Meeting will be held at 7:35 P.M. on February 4, 2025, by the Rockland Zoning Board of Appeals. The purpose of the meeting is for discussion of proposed Zoning Bylaw changes.

Miscellaneous

- 6 Other items not reasonably anticipated or listed may be brought up for discussion to the extent allowed by law.

Motion to adjourn. (Roll Call Vote required.)

NOTES TO REMOTE MEETINGS

- 1) All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety.
- 2) The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. "Public comment" portions of meetings will be temporarily suspended.
- 3) However, the public will be provided with alternative access through which they can watch or listen to meetings "in real time", and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
- 4) If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the Town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the Town's website as soon as possible after the meeting.
- 5) Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.
- 6) For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
- 7) Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
- 8) Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances. Minutes will still be taken.