

MEETING CANCELLED

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
APR 3 '23 PM2:26

**PUBLIC MEETING NOTICE
&
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	
Date & Time of Meeting	Tuesday, April 4, 2023 at 6:30 PM	
Meeting Location:	Rockland High School – Lecture Hall 52 MacKinlay Way, Rockland, MA 02370 Virtually via Zoom.	
or		
Remote Information:	Meeting ID: N/A	Passcode: N/A
Requested By:	Robert C. Rosa, III, Chairman, ZBA	
# OF PAGES (including cover sheet) 3	REVISED	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

REMOTE PARTICIPATION MEETING

Applicant: Shinglemill, LLC – 40B
Property Address: 0 Pond Street/152 Wilson Street

Applicant: Thomas P. Healy, Trustee, Graphic Realty Trust
Property Address: 443 Webster Street

Rockland Zoning Board of Appeals
Rockland Town Hall - 242 Union Street
Rockland, Massachusetts 02370
E-Mail: zoning@rockland-ma.gov
Phone: 781-871-1874 extension 1195

ZONING BOARD MEETING: TUESDAY, APRIL 4, 2023
6:30 P.M.

AMENDED AGENDA FOR REMOTE PARTICIPATION CONTINUANCE MEETING
Rockland High School Lecture HALL
52 MACKINLEY WAY, ROCKLAND, MA 02370

Applicant: Shinglemill LLC
Property Address: 0 Pond Street/ 152 Wilson Street

AND
Applicant: Thomas P. Healy, Trustee, Graphic Realty Trust
Property Address: 443 Webster Street

ITEM	TIME	DESCRIPTION	DISPOSITION
Open Session			
1	6:30 P.M.	-Open Meeting (vote required)	
Regular Business			
2			
6:30 P.M.		Shinglemill LLC – Comprehensive Permit. Continuance Public Hearing on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/ o Coneco, 41 st Street, Bridgewater, MA 02324 to allow the construction of 236 units of residential housing (the "Project") within two five- story buildings on approximately 29.33 acres of land located at O Pond Street and 152 Wilson Street (the "Site"). The Applicant is proposing 25% of the units to be classified as affordable as per MGL, Chapter- 40B. The site is located on O Pond Street (Lot #13) (Map #9) and 152 Wilson Street (Lot #68) (Map #10).	
3			
6:45 P.M.		Continuance Public Hearing public hearing on the application submitted by Graphic Realty Trust, Thomas P. Healy, Trustee, 44 Harmony Crossing, East Bridgewater, MA, for a Special Permit pursuant to Zoning Bylaws §415-89, §415—24 A, NonConforming Uses, and for a Chapter 40A, Section 6 Finding and/or an Appeal from a Decision of the Zoning Enforcement Officer pursuant to Zoning Bylaws §415-24 A, B and C, NonConforming Uses to allow applicant to continue alleged previously established non-confirming uses at the premises known as and numbered 443 Webster St., Rockland, MA. The property is located in the R -2 Residence Zoning District, Section 415-9 of the Bylaw, and is further identified as Lot 95, Map 36, on the Rockland Assessor's Maps. The owner of the property is Graphic Realty Trust, Thomas P. Healy, Trustee, 44	

Harmony Crossing, East Bridgewater, MA.

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Applicant: Shinglemill LLC

Property Address: 0 Pond Street/ 152 Wilson Street

AND

Applicant: Thomas P. Healy, Trustee, Graphic Realty Trust

Property Address: 443 Webster Street

Miscellaneous

- 4 Non-Deliberative Announcements and Scheduling
- 5 Adjourn (roll call vote required)

CANCELLED