

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
APR 30 '25 PM3:08

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, May 6, 2025, at 7:30 PM	
Meeting Location: or	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>	
Remote Information:	Meeting ID: 863 3967 7070	Passcode: 127388
Requested By:	Robert C. Rosa, III, Chair, ZBA	
# OF PAGES (including cover sheet): 3		
REVISED ☐ Yes ☒ No		

REMOTE PARTICIPATION MEETING

ZBA File No.: 2025-04 – Dimensional Variance; Section 6 Finding
Applicant: Lorriane T. Ballard Irrev. Trust
Property Owner: Steven G. Ballard, Trustee, Lorriane T. Ballard Irrev. Trust
Property Address: 250-252 Reed Street

ZBA File No.: 2025-05 – Dimensional Variance
Applicant/Owner: Melissa McInnis and Dennis S. Benoit
Property Address: 421 Forest 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, MAY 6, 2025

AGENDA

7:30 P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION MEETING

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA May 6, 2025

Time: May 6, 2025 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86339677070?pwd=QcEoq2r5J4X0EJSxlOoKBcib3crjpW.1>

Meeting ID: 863 3967 7070 - Passcode: 127388

One tap mobile: +16469313860,,86339677070# US +19292056099,,86339677070# US (New York)

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, May 6, 2025, at 7:30 p.m. on the petition submitted by Steven G. Ballard, Trustee, Lorraine T. Ballard Irrevocable Trust, 33 Melissa Circle, E. Bridgewater, MA, for a Chapter 40A, §6 Finding, and Zoning Variances, §415-89.1, pursuant to §415-22, Building and Lot Regulations and §415-26, Lot size reduction. The applicant is proposing to reduce the area of 250-252 Reed Street by 5,080 square feet and to add that area to the abutting 260 Reed Street. The properties originally consisted of three lots being shown on C.W. Howland Plan 8019. Applicant wishes to do a redivision of the lots. The property is located in the R-2 Residence Zoning District, §415-9 of the Bylaw, and is further identified as Lot 61, Map 44, on the Rockland Assessor's Maps. The owner of the property is Lorraine T. Ballard Irrevocable Trust, 33 Melissa Circle, E. Bridgewater, MA 02333.
- 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, May 6, 2025, at 7:35 p.m. on the petition submitted by Melissa McInnis and Dennis S. Benoit, 421 Forest Street, Rockland, MA c/o Scott Golding, Esq., DTM Law, P.C., 175 Derby Street, Hingham, MA, for a Dimensional Variance pursuant to Zoning Bylaws §415-22 A.(2)(d), Building and lot regulations, and §415.89.1, Zoning Variances, to allow

for the modification of the width of the internal access driveway to 20 feet from 17 feet, and 7 feet from the northerly property line in the I-1 portion of the property. The property is located in both the R-2 Residence Zoning District, §415-9, and the I-1 Limited Industrial Zoning District, §415-15, of the Zoning Bylaw, and is identified as Lot 79, Map 14, on the Rockland Assessor's Maps. The owners of the property are Melissa McInnis and Dennis S. Benoit, 421 Forest Street, Rockland, Massachusetts.

Discussion Only

- 4 7:40 P.M. - Discussion, review and proposed vote to approve meeting minutes.
- 5 7:45 P.M. - 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.