

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
MAY 15 '25 PM 12:22

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. 1197 E-Mail- zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday May 20 th , 2025
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: 899 0015 1472 Passcode: 979076
Requested By:	Robert C. Rosa, III, Chairman ZBA
# OF PAGES (including cover sheet) <u>3</u> REVISED ☐ Yes ☒ No	

REMOTE PARTICIPATION MEETING

ZONING BOARD OF APPEALS MEETING: TUESDAY MAY 20, 2025

AGENDA

7:30P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION

Topic: ZBA May 20, 2025

Time: May 20, 2025 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89900151472?pwd=6jDWyJ02tLI88fzR59vR4aCzYtIezX.1>

Meeting ID: 899 0015 1472

Passcode: 979076

One tap mobile +1 646 931 3860,,86339677070# US • +1 929 205 6099,, 86339677070# US (New York)

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 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, the 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.

Open Session

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

Regular Business

2. **7:30 P.M.- Approval of May 6, 2025, meeting minutes**
3. **7:30 P.M.-** Notice is hereby given in accordance with MGL, Ch. 40A, Sec. 11 and 15, that a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, May 20, 2025, at 7:30 pm on the petition submitted by Daniel P. and Jessica M. Kimball, 83 Concord Street, Rockland, MA, c/o Ed Kimball, 83 Magnolia Street, Rockland, MA, for a Dimensional Variance pursuant to Zoning Bylaws §415-22, Building and lot regulations; §415-27, Lot width; §415-28, Frontage requirements; §415-34, Side yard requirements for preexisting lots; §415-35, Off-street parking requirements; and §415-89.1, Zoning Variances, to allow applicant to convert an existing single family dwelling containing 1,969 sq. ft. into a two family dwelling by adding a single story addition of 1,148 sq. ft. on a corner lot containing 18,347 sq. ft. and are seeking a dimensional variance of 2' for the right-side setback. The premises is known as 83 Concord Street, Rockland, MA, and is in the R-4 Residence Zoning District, §415-11 of the Zoning Bylaw, Assessor's Ref: Lot 27, Map 52 on the Rockland Assessor's Maps. The owner is Daniel P. and Jessica M. Kimball, 83 Concord Street, Rockland, MA.
4. **7:35 P.M.-** Notice is hereby given in accordance with MGL, Ch. 40A, Sec. 11 and 15, that a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, May 20, 2025, at 7:35 pm on the petition submitted by South Coastal Animal Health, LLC, 1389 Main Street, Weymouth, MA, for a Special Permit pursuant to Zoning Bylaws §415-15 C.(16), Medical/dental clinics and §415-89, Special Permits, to allow applicant to operate a satellite veterinary wellness medical clinic for small animals. There will be no boarding or kennel facilities. Proposed hours are Monday through Thursday 8:00 a.m. – 8:00 p.m., Friday 8:00 a.m. – 6:00 p.m. and Saturdays in the future from 8:00 a.m. to 4:00 p.m. The premises is known as 400 Hingham Street, Rockland, MA, and is in the I-1 Limited Industrial Zoning District, §415-15 of the Zoning Bylaw, Assessor's Ref: Lot 42, Map 25 on the Rockland Assessor's Maps. The owner is Jaques and Bill, LLC, 96 Pond Street, Holbrook, MA.
5. **7:40 P.M.-** Request for two (2) year extension on the comprehensive permit issued pursuant to M.G.L. c. 40B which permitted the construction of four (4) detached single-family homes at 320 Concord Street (the 40B Permit) to June 7th, 2028. This extension is permitted under Chapter 238 of the Acts of 2024 Section 280 the so-called Third-Party Extension Act by municipal entities meaning "an approval in effect of existence" during the "tolling period" of January 1, 2023, to January 1, 2025, shall be extended for a period of two years from its expiration date. The date of the comprehensive permit for 320 Concord Street was June 7, 2022, with an expiration date of June 7, 2026.

Miscellaneous

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

NOTE 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 public 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 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 be taken.