

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
JUN 13 '25 AM8:33

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 June 17, 2025 7:30pm
Meeting Location: or Remote Information:	Virtually via Zoom. <i>This Open Meeting is being BORADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i> Meeting ID: 867 7729 0248 Passcode: 710701
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, June 16, 2025

AGENDA

7:30P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION

Topic: ZBA June 3, 2025

Time: 7:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86777290248?pwd=Oyet3rIkNodwgs8LQ0b6RUSsHhGZHt.1>

Meeting ID: 867 7729 0248

Passcode: 710701

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.- 83 Concord Street (continued)

The Rockland Zoning Board of Appeals (Rockland ZBA) will be meeting remotely until further notice—the video/audio-conferencing application Zoom will be used for this purpose. 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.

3. 7:35 P.M. 568 Hingham Street

The Rockland Zoning Board of Appeals (Rockland ZBA) will be meeting remotely until further notice—the video/audio-conferencing application Zoom will be used for this purpose. 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, June 17, 2025, at 7:40 pm on the petition submitted by Maureen Mahon, Trustee of King Phillip Realty Trust, 201 Linden Ponds Way Unit 113, Hingham, MA 02043, c/o Robert T Looney, Esquire 500 Washington Street, PO Box 2430 Abington, MA 02351 for a Dimensional Variance pursuant to Zoning Bylaws §415-22, Building and lot regulations; Zoning Variances, to allow applicant to tear down the existing dilapidated single family dwelling of 1,208 SF and replace with a two-family duplex. The lot is a pre-existing nonconforming lot. The premises is known as 568 Hingham Street, Rockland, MA, and is in the R-2 Residence Zoning District, §415-9 of the Zoning Bylaw, Assessor's Ref: Lot 29, Map 20 on the Rockland Assessor's Maps. The owner is Maureen Mahon, Trustee of King Phillip Realty Trust.

Miscellaneous

3. 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.