

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
AUG 26 '25 AM9:39

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 September 2, 2025, 7:30pm
Meeting Location: or	Virtually via Zoom. <i>This Open Meeting is being BORADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>
Remote Information:	Meeting ID: 817 2804 7844 Passcode: 978673
Requested By:	Gregory Tansey, Acting Chair ZBA
# OF PAGES (including cover sheet) <u>3</u> REVISED ☐ Yes ☐ No	

REMOTE PARTICIPATION MEETING

ZONING BOARD OF APPEALS MEETING: Tuesday, September 2, 2025

AGENDA

7:30P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION

Topic: ZBA September 2, 2025

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

Join Zoom Meeting: <https://us02web.zoom.us/j/81728047844?pwd=5JfmDkASF3VtXGfpJec3aEDHFeQ73U.1>

Meeting ID: 817 2804 7844 Passcode: 978673

One tap mobile 16469313860,,81728047844# US; +19292056099,,81728047844# 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.- 77 Carey Street (cont'd from August 12th hearing)**
The Zoning Board of Appeals 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 Massachusetts General Laws, Chapter 40A, Sections 11 and 15, that a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, September 2, 2025, at 7:30 p.m. on the application submitted by Douglas and Katherine Walo of Carey Street, Rockland, MA, for a Gen. L. c. 40A, Section Six (6) Finding pursuant to Zoning Bylaw Sections 415-24 Nonconforming Uses (B) Alteration. Preexisting nonconforming structures or uses may be extended or altered provided that no such extension or alteration shall be permitted unless there is a finding by the Zoning Board of Appeals that the extension or alteration is not substantially more detrimental to the neighborhood than the existing nonconforming structure or use. Applicant is seeking to replace the existing entry way bump-out with a 9ft by 4ft entryway with a 9ft by 3ft overhang. The property is located in the R-2 Residence Zoning District, Section 415-09 of the Zoning Bylaws, and is further identified as Lot 38, Map 125, on the Rockland Assessor's Maps. The owners of the property are Douglas and Katherine Walo, 77 Carey St., Rockland, MA.
3. **7:35 P.M.- 157 Market Street (dimensional variance)**
The Zoning Board of Appeals 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 Massachusetts General Laws, Chapter 40A, Sections 11 and 15, a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, September 2, 2025, at 7:30 p.m. on the application submitted by Rockland FCU of 241 Union Street, Rockland, MA, for a Dimensional Variance pursuant to Zoning Bylaw Sections 415-22, Building and Lot Regulations and Section 415-89.1, Variances. Applicant is proposing to install a canopy which will be an extension of the new building to cover the drive-up window and ATM service area. The proposed overhang will extend to within 9.8 feet of the sideline and enable construction of a bank (an allowed use in a Business II zoning district) as per section 415.14A. (2) with a drive-up window (Special Permit Per Section 415-14C (13)) and the demolition of a former Burger King restaurant. The property is located in the B2 Business Zoning District, Section 415-14 of the Zoning Bylaws, and is further identified as Lot 94, Map 51, on the Rockland Assessor's Maps. The owner of the property is Rockland FCU, 241 Union Street, Rockland, MA.
4. **7:40 P.M.- Reorganization of Board & Schedule**
The Zoning Board of Appeals Chair position and potential change to once-a-month meeting schedule.

Miscellaneous

5. 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.