

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
SEP 14 '23 PM4:22

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, September 19, 2023 at 6:30 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: 865 8488 5705	Passcode: 721860
Requested By:	Robert C. Rosa, III, Chairman, ZBA	
# OF PAGES (including cover sheet) 7	REVISED	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

REMOTE PARTICIPATION MEETING

6:30 P.M.
Applicant: Shinglemill, LLC – 40B
Property Address: 0 Pond Street/152 Wilson Street

VIRTUAL DELIBERATION HEARING. THIS DELIBERATION HEARING WILL BE RECORDED VIA ZOOM.

7:30 P.M.
Applicant: Shayonam Corporation
Property Address: 339 Center Avenue, Unit 3

7:45 P.M.
Applicant: Marcus Tulio Dias Martins
Property Address: 307 Concord Street

**ZONING BOARD OF APPEALS
TOWN OF ROCKLAND**

Town Hall
242 Union Street
Rockland, Massachusetts 02370
Phone: 781-871-0154, Ext. 1195
E-mail: zoning@rockland-ma.gov

MEETING POSTING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: September 14, 2023

RE: Continuance Hearing Notice for Deliberation –
Applicant: Shinglemill LLC c/o Coneco
Property Address: 0 Pond Street
152 Wilson Street (Lot #68, Map #10)

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE HEARING HAS BEEN CONTINUED FROM SEPTEMBER 12, 2023, TO SEPTEMBER 19, 2023, at 6:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a virtual Continuance Public Hearing (for deliberation purposes only) will be held at 6:30 P.M. on September 19, 2023, remotely via Zoom, on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41st 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 0 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 at 0 Pond Street (Lot #13) (Map #9) and 153 Wilson Street (Lot #68) (Map 10). A copy of this application is on file in the Town Clerk’s office and is available for inspection during regular office hours and on the Town’s website: www.Rockland-MA.gov.

THE BOARD WILL ONLY BE DELIBERATING ON THE DOCUMENTS THAT HAVE BEEN SUBMITTED TO THE ZBA ON THE SHINGLEMILL 40B COMPREHENSIVE PERMIT PROJECT AS OF 8/15/23. NO FURTHER DOCUMENTS OR COMMENTS WILL BE ALLOWED AT THIS HEARING.

The Zoom Link is: MEETING ID: 865 8488 5705- PASSCODE: 721860 and as posted in the Agenda.

**ZONING BOARD OF APPEALS
TOWN OF ROCKLAND**

Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma-gov

PUBLIC HEARING POSTING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: September 5, 2023

RE: Public Hearing Notice
Applicant: Shayonam Corporation
Property Address: 339 Centre Avenue, Unit 3

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR SEPTEMBER 19, 2023, at 7:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a remote participation Public Hearing will be held at 7:30 P.M. on September 19, 2023, on the petition application submitted by Shayonam Corporation – Romil Patel, 339 Centre Avenue, Unit 3, Rockland, MA c/o William R. Edes, Esquire, Drohan, Tocchio & Morgan, P.C., 175 Derby Street, Hingham, MA, for a Special Permit pursuant to Zoning Bylaws Sections 415-14(c)(3), Uses Requiring Special Permit in a Business II Zoning District, and 415-89, Special Permits, to allow applicant to operate a convenience store with a Retail Package Goods Store Wine and Malt Beverages License. The applicant is proposing to purchase the assets of the E-Z Mart located at 339 Center Avenue, Unit 3, and is seeking approval to allow a change of ownership so that they may apply for a Wine and Malt Beverage License from the Board of Selectmen. The property is located in the B-II Zoning District, Section 415-14 of the Bylaw, and is further identified as a portion of Lot 4, Map 60, on the Rockland Assessor’s Maps. The owner of the property is GOL Realty Associates c/o Otis Management, P.O. Box 610424, Newton, MA 02461.

A copy of this application is on file in the Town Clerk’s office and is available for inspection during regular office hours, and on the Town’s website: www.Rockland-MA.gov.

The Zoom Link is: Meeting ID: 865 8488 5705 - Passcode: 721860 and as posted in the Agenda.

**ZONING BOARD OF APPEALS
TOWN OF ROCKLAND**

Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma-gov

PUBLIC HEARING POSTING

TO: Liza Landry, Town Clerk
From: Robert C. Rosa, Chairman
Date: September 5, 2023
RE: Public Hearing Notice
Applicant: Marcus Tullio Dias Martins
Property Address: 307 Concord Street

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR SEPTEMBER 19, 2023, at 7:45 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a remote participation Public Hearing will be held at 7:45 P.M. on September 19, 2023, on the petition submitted by Marcus Tullio Dias Martins, 307 Concord Street, Rockland, MA, for a Special Permit pursuant to Zoning Bylaws Sections 415-35F, Off-street Parking Requirements; 415-89, Special Permits; and 415-89.1, Variances, to allow applicant to use the rear portion of the property for outside storage and storage within box trailers for fencing materials, including loading and unloading of fencing materials to be used off-site and applicant is also seeking to park his Ford F-350 flat-bed truck overnight at the premises known as 307 Concord Street. The property is located in the R-1 Residence Zoning District, Section 415-8 of the Bylaw, and is further identified as Lot 21, Map 57, on the Rockland Assessor's Maps. The owner of the property is Marcus Tullio Dias Martins, 307 Concord Street, Rockland, MA 02370.

A copy of this application is on file in the Town Clerk's office and is available for inspection during regular office hours, and on the Town's website: www.Rockland-MA.gov.

The Zoom Link is: Meeting ID: 865 8488 5705 - Passcode: 721860 and as posted in the Agenda.

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, SEPTEMBER 19, 2023

AGENDA

6:30 P.M.

AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant: Shinglemill c/o Coneco
Property Address: 0 Pond Street (Lot #13, Map #9)
And 152 Wilson Street (Lot #68, Map #10)

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. WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA September 12,2023
Time: Sep 12, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/87816634175?pwd=RDFmQk0vSGFMdE52eXEvZXYvaDJUQT09>

Meeting ID: 878 1663 4175 Passcode: 957132

One tap mobile
+13052241968,,87816634175# US
+13092053325,,87816634175# US

Open Session

- 1 7:00 P.M. - Open Meeting (vote required)
Instruction on Remote Participation Meeting

Regular Business – DELIBERATION ONLY

- 2 6:30 P.M. - Notice is hereby given that a virtual Continuance Public Hearing (for deliberation purposes only) will be held at 7:30 P.M. on September 12, 2023, remotely via Zoom, on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41st 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 0 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 at 0 Pond Street (Lot #13) (Map #9) and 153 Wilson Street (Lot #68) (Map 10).

3 7:30 P.M. -

The Zoning Board of Appeals will be meeting remotely until further notice – the 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 19, 2023, at 7:30 p.m. on the application submitted by Shayonam Corporation – Romil Patel, 339 Centre Avenue, Unit 3, Rockland, MA c/o William R. Edes, Esquire, Drohan, Tocchio & Morgan, P.C., 175 Derby Street, Hingham, MA, for a Special Permit pursuant to Zoning Bylaws Sections 415-14(c)(3), Uses Requiring Special Permit in a Business II Zoning District, and 415-89, Special Permits, to allow applicant to operate a convenience store with a Retail Package Goods Store Wine and Malt Beverages License. The applicant is proposing to purchase the assets of the E-Z Mart located at 339 Center Avenue, Unit 3, and is seeking approval to allow a change of ownership so that they may apply for a Wine and Malt Beverage License from the Board of Selectmen. The property is located in the B-II Zoning District, Section 415-14 of the Bylaw, and is further identified as a portion of Lot 4, Map 60, on the Rockland Assessor's Maps. The owner of the property is GOL Realty Associates c/o Otis Management, P.O. Box 610424, Newton, MA 02461.

The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, and the Zoning Board's webpage for additional information. Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices.

4 7:45 P.M. -

The Zoning Board of Appeals will be meeting remotely until further notice – the 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 19, 2023, at 7:45 p.m. on the application submitted by Marcus Tullio Dias Martins, 307 Concord Street, Rockland, MA, for a Special Permit pursuant to Zoning Bylaws Sections 415-35F, Off-street Parking Requirements; 415-89, Special Permits; and 415-89.1, Variances, to allow applicant to use the rear portion of the property for outside storage and storage within box trailers for fencing materials, including loading and unloading of fencing materials to be used off-site and applicant is also seeking to park his Ford F-350 flat-bed truck overnight at the premises known as 307 Concord Street. The property is located in the R-1 Residence Zoning District, Section 415-8 of the Bylaw, and is further identified as Lot 21, Map 57, on the Rockland Assessor's Maps. The owner of the property is Marcus Tullio Dias Martins, 307 Concord Street, Rockland, MA 02370.

The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, and the Zoning Board's webpage for additional information. Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices.

Miscellaneous

5 Non-Deliberative Announcements and Scheduling

6 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.