



TOWN OF ROCKLAND

Zoning Board of Appeals
Town Hall, 242 Union Street
242 Union Street
Rockland, Massachusetts 02370

Chair:
Robert C. Rosa, III
Vice Chair:
Gregory Tansey

Members:
Robert Baker, Sr.
Robert Baker, Jr.
Stephen Galley

TOWN CLERK, ROCKLAND
JAN 22 '25 PM3:09

Telephone: 781-871-0154

All Meetings are held virtually via Zoom and are live-streamed and recorded. This meeting can be viewed in its entirety at: <https://www.youtube.com/WRPSRockland>

Zoning Board of Appeals Open Session
Minutes of January 7, 2025

ZONING BOARD OF APPEALS MEETING MEETING FOR DISCUSSION PURPOSES ONLY TUESDAY, JANUARY 7, 2025

In attendance and members voting: Chair Robert C. Rosa, III, Vice Chair Gregory Tansey, Member: Robert Baker, Jr., Robert Baker, Sr. and Stephen Galley.

Also in attendance was Town Planner Allyson Quinn

The Chair introduced the members of the Board to the public, identified that all members of the Board are participating remotely, and advised that the meeting is being recorded by WRPS and live streamed.

The Chair entertains a motion to open the public meeting.

So moved by Robert Baker, Jr.

Seconded by Stephen Galley

Roll Call Vote: Robert C. Rosa, III – Yes; Gregory Tansey – Yes; Robert Baker, Jr. – Yes; Robert Baker, Sr. – Yes; Stephen Galley - Yes.

The Vote is unanimous and the public meeting is opened.

1)

Notice is hereby given that a virtual remote Public Meeting will be held at 7:30 P.M. on January 7, 2025, by the Rockland Zoning Board of Appeals. The Town Planner will do a presentation of the proposed zoning bylaw for Accessory Dwelling Units (ADUs) for the Board's review and comments.

Allyson Quinn, the Town Planner, gave an explanation of the proposed zoning bylaw on the Accessory Dwelling Unit law, which has an effective date of February 2, 2025.

Discussion ensued.

A telephone call was made by the Chair to Land Use Counsel Robert W. Galvin, Jr. and he opined on the term "accessory."

Further discussion ensued and Allyson gave a brief update on other bylaws that are proposed to be presented at Town Meeting.

2)

Notice is hereby given that a virtual remote Public Meeting will be held at 7:35 P.M. on January 7, 2025, by the Rockland Zoning Board of Appeals. The purpose of the meeting is for discussion, review and proposed vote to approve meeting minutes.

No minutes were presented for approval.

3)

Other items not reasonably anticipated or listed.

The Board was advised of the January 7, 2025, filing of a Stipulation of Dismissal with Prejudice on the appeal filed by BNS, LLC, 18-20 East Water Street (BNS, LLC v. Rockland Zoning Board of Appeals, et al., Superior Court Department C.A. No. 2383CV00191).

The Board was provided an update on the January 28, 2025, Town Planner presentation to the Planning Board on the proposed Accessory Dwelling Unit bylaw.

The Chair entertains a Motion to Adjourn.

So moved by Robert Baker, Jr.

Seconded by Robert Baker, Sr.

Roll Call Vote: Robert C. Rosa, III – Yes; Gregory Tansey – Yes; Robert Baker, Jr. – Yes; Robert Baker, Sr. – Yes; Stephen Galley - Yes.

The Roll Call Vote is unanimous and the meeting is adjourned.

Minutes approved by the Zoning Board of Appeals on January 21, 2025

Minutes by Debra Shettlesworth, Recording Secretary