



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

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 21, 2025

ZONING BOARD OF APPEALS MEETING MEETING FOR DISCUSSION PURPOSES ONLY TUESDAY, JANUARY 21, 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.

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, Sr.

Seconded by Robert Baker, Jr.

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 21, 2025, by the Rockland Zoning Board of Appeals. The purpose of the meeting is for discussion, review and proposed vote to approve meeting minutes.

Robert Rosa makes a motion to approve the minutes of September 17, 2024, as written.

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 Vote is unanimous and the minutes for September 17, 2024, as written are approved.

Robert Rosa makes a motion to approve the minutes of December 17, 2024, as written.

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 Vote is unanimous and the minutes for December 17, 2024, as written are approved.

Robert Rosa makes a motion to approve the minutes of January 7, 2025, as written.

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 Vote is unanimous and the minutes for January 7, 2025, as written are approved.

2)

Notice is hereby given that a virtual remote Public Meeting will be held at 7:35 P.M. on January 21, 2025, by the Rockland Zoning Board of Appeals. The purpose of the meeting is for discussion of proposed Zoning Bylaw changes.

Discussion ensued.

3)

Other items not reasonably anticipated or listed.

The Chair advised that he had spoken with Attorney Robert W. Galvin, Jr. and was told that virtual public hearings are only authorized through March, 2025, and that the Board may have to go back to in-person meetings.

Motion to Adjourn by Robert Baker, Sr.

Seconded by Robert Baker, Jr.

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 February 4, 2025

Minutes by Debra Shettlesworth, Recording Secretary

Rob Rosa: Definitions for Building Coverage and Lot Coverage

Stephen Galley: Definition of Deliveries

Robert Baler, Sr.: Definition of Structure

Greg Tansey: Firearms businesses

Robert Baker, Jr. – Fortune Tellers (and related businesses)