

TOWN CLERK, ROCKLAND
FEB 22 '22 PM2:03

ZONING BOARD OF APPEALS
TOWN OF ROCKLAND

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

VIRTUAL REMOTE MEETING POSTING

TO: Liza Landry, Town Clerk
From: Robert C. Rosa, Chairman
Date: February 22, 2022
RE: Remote Hearing Notice
Applicant: WN Realty
Property Address: 61 Accord Park Drive

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE PARTICIPATION HEARING HAS BEEN SCHEDULED FOR MARCH 8, 2022, at 7:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Section 15, and in response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, as amended and as effected by the June 16, 2021 law entitled "An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency", a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, March 8, 2022 at 7:30 p.m. on the application submitted by W.N. Realty, LLC c/o Steven M. Guard, Esq., Guard Law LLC, 1165 Washington Street, Hanover, MA 02339 for a Special Permit pursuant to Sections 415-21.3, Route 3 Corridor Sign Overlay District, and 415.24, Nonconforming uses, *et seq* to allow applicant to construct and maintain a monopole, off-premises electronic billboard pursuant to Zoning ByLaw Section 415-21.3 and the Development and Impact Fee (Host Community) Agreement by and between the applicant and the Town of Rockland dated December 7, 2021, being a portion of the real property at the premises known as and numbered 61 Accord Park Drive, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14, and the Route 3 Corridor Sign Overlay District, Section 415-21.3, of the ByLaw and is further identified as Lot 11, Map 5 on the Rockland Assessor's Maps. The owner of the property is W.N. Realty, LLC, 24 Summit Drive, Hingham, Massachusetts 02043.

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: 846 9122 1239 - PASSCODE: 674670 and as posted in the Agenda.

**TOWN OF ROCKLAND
Zoning Board of Appeals
Legal Notice**

Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Section 15, and in response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, as amended and as effected by the June 16, 2021 law entitled "An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency", a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, March 8, 2022 at 7:30 p.m. on the application submitted by W.N. Realty, LLC c/o Steven M. Guard, Esq., Guard Law LLC, 1165 Washington Street, Hanover, MA 02339 for a Special Permit pursuant to Sections 415-21.3, Route 3 Corridor Sign Overlay District, and 415.24, Nonconforming uses, et seq to allow applicant to construct and maintain a monopole, off-premises electronic billboard pursuant to Zoning ByLaw Section 415-21.3 and the Development and Impact Fee (Host Community) Agreement by and between the applicant and the Town of Rockland dated December 7, 2021, being a portion of the real property at the premises known as and numbered 61 Accord Park Drive, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14, and the Route 3 Corridor Sign Overlay District, Section 415-21.3, of the ByLaw and is further identified as Lot 11, Map 5 on the Rockland Assessor's Maps. The owner of the property is W.N. Realty, LLC, 24 Summit Drive, Hingham, Massachusetts 02043. The applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information. Remote meeting details will be on the agenda posted on the Town's website. The applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information. Remote meeting details (ZOOM - Meeting ID 846 9122 1239; Passcode: 674670) will be on the agenda posted on the Town's website. Further details and plans for this project are on file in the Town Clerk and Zoning Board offices and may be viewed on the Town's website:
<https://www.rockland-ma.gov>.
Robert C. Rosa III
Chairman
Rockland Zoning Board of Appeals
Patriot Ledger
February 22 and 28, 2022