

ZONING BOARD OF APPEALS

TOWN OF ROCKLAND

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

VIRTUAL REMOTE PARTICIPATION PUBLIC HEARING POSTING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: October 3, 2022

RE: Virtual Remote Public Hearing Notice
Applicant: W.N. Realty LLC
Property Address: 61 Accord Park Drive

PLEASE BE ADVISED THAT THE FOLLOWING VIRTUAL REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR TUESDAY, OCTOBER 18, 2022, at 7:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a virtual remote participation Public Hearing will be held at 7:30 P.M. on October 18, 2022, via Zoom, on the petition 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 consider a request for a Special Permit allowing 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, 109 Accord Park Drive, Norwell, Massachusetts.

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: 889 9774 2246 - Passcode: 690699** and as posted in the Agenda.

ZBA Hearing 10/18/22
LEGAL NOTICE
TOWN OF ROCKLAND
Zoning Board of Appeals

Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, and Chapter 107 of the Acts of 2022 "An Act Relative to Extending Certain State of Emergency Accommodations", a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, October 18, 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 consider a request for a Special Permit allowing 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 11 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.

Remote meeting details:
Zoom - Meeting ID 889 9774
2246 - Passcode: 690699.

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

AD#7828271
PL 09/27 & 10/04/2022