

ZONING BOARD OF APPEALS

TOWN OF ROCKLAND

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

NOTICE OF VIRTUAL REMOTE PUBLIC MEETING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: March 19, 2024

RE: Virtual Remote Public Hearing Notice

Applicant: 246 E. Water St. Realty LLC; Kanhaiyo Corporation
c/o William R. Edes, Esq., Drohan Tocchio & Morgan, P.C.
Property Address: 246 East Water Street

PLEASE BE ADVISED THAT THE FOLLOWING VIRTUAL REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR APRIL 2, 2024, at 7:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a virtual remote Public Hearing will be held at 7:30 P.M. on April 2, 2024, by the Rockland Zoning Board of Appeals, on the petition submitted by 246 E. Water St. Realty LLC; Kanhaiyo Corporation, 246 East Water Street, Rockland, MA c/o William R. Edes, Esq., Drohan Tocchio & Morgan, P.C., 175 Derby Street, Hingham, MA, for a Section 6 Finding pursuant to MGL Chapter 40A, Section 6, and Special Permit pursuant to Zoning Bylaws Section 89, to allow applicant to (i) continue the existing convenience store use, including the sale of beer and wine, under new ownership pursuant to an Asset Purchase Agreement and (ii) expand the existing convenience store use into the space currently used for a vehicle service/repair use and eliminate said vehicle service/repair use. Applicant, Kanhaiyo Corporation d/b/a Quick Stop Gas & Convenience, Bhaveshkumar Patel, Manager, is also seeking approval to apply for a Retail Package Goods Store License to Expose, Keep for Sale, and to Sell Wine and Malt Beverages Not to be Consumed on the Premises License from the Board of Selectmen, currently held by Tonia's Deli and Quick Mart. The property is located in the R-3 Residence Zoning District, Section 415-10 of the Bylaw, and is further identified as Lot 4, Map 60, on the Rockland Assessor's Maps. The owner of the property is Steven S. Minasidis Realty Trust, 246 E. Water 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: 858 6960 1181 - PASSCODE: 725295 and as posted in the Agenda.