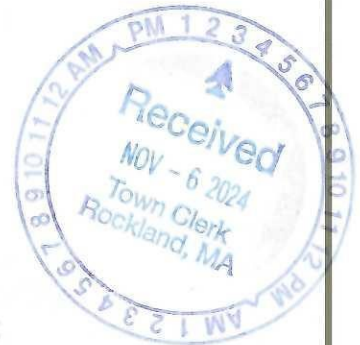


TOWN OF ROCKLAND
ZONING BOARD OF APPEALS
APPLICATION FOR A PUBLIC HEARING



SECTION 1:

A. I/We hereby apply for a public hearing before the Zoning Board for the following:
(Check all that are applicable)

- ☐ Application for Dimensional Variance
- ☐ Application for a Use Variance
- ☐ Application for a Section 6 Finding
- ☒ Special Permit for Use permissible by Special Permit *Minor Modification*
- ☐ Appeal from a Decision of the Zoning Enforcement Officer
- ☐ Comprehensive Permit (Chapter 40B)

SECTION 2:

B. Answer all of the following questions that pertain to your application:

1. Address of the property in question: 372 Market Street
2. Name(s) of Owner(s) of Property: OSJ of Rockland Ma LLC
3. Owner's Address: 375 Commerce Park Rd, N. Kingstown, RI 02852
4. Name of Applicant(s): Stevie's Restaurant LLC
5. Address of Applicant: 61 Lewis Park
Rockland, Ma 02370
6. Applicant's Phone: Home: _____ Work: _____
Cell: 781-799-5973 Fax: _____
E-Mail: info@steviesrestaurant.com
7. State the Assessor's Map # 46 and Lot # 150 of the property.
8. State the Zoning District in which the property is located: Business II
9. Explain in-depth what you are proposing to do: Stevie's Restaurant LLC
is looking to make a minor modification to Special
Permit filed December 29th 2021. We would like
permission to change our hours and days of
operations to Sunday through Saturdays
from 6:00 am to 11:00 pm. open 7 days
a week.

10. Describe in detail any existing variance(s) or special permit(s) pertaining to this property. Copy/copies must be obtained at the Town Clerk's Office and must be attached to this application.

Please see attached special permit findings
and decisions recorded on Dec 29 2024

11. List all applicable sections of the Zoning Bylaw that pertains to this application:

Article IV Permitted Uses. Sec. A(3) and C(2)
Article XI Special permits

12. If you are applying for a dimensional variance, state in detail any specific condition that effects the shape, soil, topography or structures on your lot that specifically effects your lot and does not effect the zoning district as a whole, and why these conditions cause a hardship to the land that warrants the granting of a variance (use a separate piece of paper if necessary) N/A

13. If this is an application for a special permit, describe in detail the permit you are seeking and provide the Board with specific information as to how the proposed use will meet the Performance Standards of the Zoning By-Laws of Rockland:

The applicant will abide by all
applicable alcohol laws and regulations

14. If this is an appeal from a decision of the Zoning Enforcement Officer, state in detail the grounds upon which you claim that the Zoning Enforcement Officer/ Building Inspector's decision was in error. N/A

Signed: _____

OST of Rockland MA LLC

John D. Conforti

CFO

Owner(s) of Record

All owners must sign

Signed: _____

Andrew Lomonaco

Stevie G's Restaurant LLC

Applicant(s) If Different from owner

All applicants must sign

Signed: _____

Signature of Attorney (if any)

Date: _____



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

October 29, 2024

CERTIFIED ABUTTERS LIST OF MAP 46 – PARCEL 150

360-372 MARKET ST

BOARD – ZBA

REQUIREMENTS – Abutters within 300 ft.

CERTIFIED BY:

Annette Murray
Annette Murray- Senior Administrative Assistant

Parcel ID	Owner	Location	Mailing Street	Mailing City
46-150	OSJ OF ROCKLAND MA LLC	360-372 MARKET ST	375 COMMERCE PK RD	NORTH KINGSTOWN, RI 02852
46-109	PRYOR ROBERT C & LAUREN M	168 CRESCENT ST	168 CRESCENT ST	ROCKLAND, MA 02370
46-110	DOBREV NIKOLAY G	180 CRESCENT ST	180 CRESCENT ST	ROCKLAND, MA 02370
46-111	MACCARRONE NATALIA	184-186 CRESCENT ST	184-186 CRESCENT ST	ROCKLAND, MA 02370
46-112	LARKIN BRIAN P & AUDREY M	190 CRESCENT ST	190 CRESCENT ST	ROCKLAND, MA 02370
46-113	COBBETT ALAN & EVELYN M	196 CRESCENT ST	196 CRESCENT ST	ROCKLAND, MA 02370
46-114	DEITSCH JENNIFER L & C/O LIBERTY CHRISTOPHER	200 CRESCENT ST	200 CRESCENT ST	ROCKLAND, MA 02370
46-115	HENNESSY SCOTT F & DIANE M	208 CRESCENT ST	208 CRESCENT ST	ROCKLAND, MA 02370
46-116	CARLEVALE JEAN	214 CRESCENT ST	214 CRESCENT ST	ROCKLAND, MA 02370
46-117	HUTCHINSON STEVEN P	220 CRESCENT ST	220 CRESCENT ST	ROCKLAND, MA 02370
46-118	BLAIR EDWARD EARL	224 CRESCENT ST	308 INNER HARBOUR CIR	TAMPA, FL 33602
46-119	RITSON-MONKS MELANIE	230 CRESCENT ST	230 CRESCENT ST	ROCKLAND, MA 02370
46-120	KIDNEY TRACY A & SPAULDING KATHY M	236 CRESCENT ST	236 CRESCENT ST	ROCKLAND, MA 02370
46-121	SCHULTZ BRIAN J & STEPHANIE A	242 CRESCENT ST	242 CRESCENT ST	ROCKLAND, MA 02370
46-122	DEMINICO DAVID M & KATHI L TRS 248 CRESCENT ST REALTY TRUST	248 CRESCENT ST	449 MAIN ST	HANSON, MA 02341
46-123	MATERNA ANTON F & ANN L	416 MARKET ST	416 MARKET ST	ROCKLAND, MA 02370
46-130	DAVID JUDE & SHALIKA S C/O BATESTIN GILMAR & KELLY	384 MARKET ST	16 ALBERTINA ST	QUINCY, MA 02169
46-131	SPINNEY PAUL A C/O SPINNEY PAUL A JR TRUSTEE	396 MARKET ST	396 MARKET ST	ROCKLAND, MA 02370
46-133	DUTCHER ERIK B	237 CRESCENT ST	237 CRESCENT ST	ROCKLAND, MA 02370
46-134	COOK LOUIS E	223 CRESCENT ST	223 CRESCENT ST	ROCKLAND, MA 02370
46-135	LYNCH JOSEPH	215 CRESCENT ST	215 CRESCENT ST	ROCKLAND, MA 02370
46-136	FITZGERALD BRIAN & TOWER JORDAN	207 CRESCENT ST	207 CRESCENT ST	ROCKLAND, MA 02370
46-137	MORSE ADAM C & JILL	201 CRESCENT ST	201 CRESCENT ST	ROCKLAND, MA 02370
46-138	MCMENIMON BARRY L & JEAN M TR BARRY L MCMENIMON TRUST	193 CRESCENT ST	9 HUNTS POND LANE	ABINGTON, MA 02351
46-139	LAM KIET Q C/O LAM TAM & VAN TRUSTEES	185 CRESCENT ST	185 CRESCENT ST	ROCKLAND, MA 02370
46-140	SIMKOWSKI PAUL	173 CRESCENT ST	173 CRESCENT ST	ROCKLAND, MA 02370
46-141	FLEMMINGS DUANE ANTHONY	77 HOWARD ST	77 HOWARD ST	ROCKLAND, MA 02370



TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370

46-142	GROVER JOHNATHAN	71 HOWARD ST	71 HOWARD ST	ROCKLAND, MA 02370
46-143	DASILVA MARILENE PINEHEIRO	65 HOWARD ST	65 HOWARD ST	ROCKLAND, MA 02370
46-144	JOHNSON JAMES J & CASSIOPELA	57 HOWARD ST	57 HOWARD ST	ROCKLAND, MA 02370
46-145	FOTOPOULOS GLORIA A TRUSTEE GLORIA A FOTOPOULOS IRREV TRST	43 HOWARD ST	43 HOWARD ST	ROCKLAND, MA 02370
46-153	LAWN STEPHEN M & KAREN L	36 HOWARD ST	36 HOWARD ST	ROCKLAND, MA 02370
46-154	EVANS JOY C	42 HOWARD ST	42 HOWARD ST	ROCKLAND, MA 02370
46-155	MOLCHAN MELISSA	50 HOWARD ST	50 HOWARD ST	ROCKLAND, MA 02370
46-156	FAMILIA-VALDEZ JUAN F & DEFAMILIA KATHERINE E ROSARJO	56-58 HOWARD ST	58 HOWARD ST	ROCKLAND, MA 02370
46-157	KENNEDY-MCMORROW DEANA L	64 HOWARD ST	64 HOWARD ST	ROCKLAND, MA 02370
46-158	BADGER JULIE E & CHRIST KARL JR	72 HOWARD ST	72 HOWARD ST	ROCKLAND, MA 02370
46-159	WOLUSKY KATHLEEN M & MICHAEL P	78 HOWARD ST	78 HOWARD ST	ROCKLAND, MA 02370
46-160	HERRA DEVON MAGDA	133 CRESCENT ST	133 CRESCENT ST	ROCKLAND, MA 02370
46-161	BRADFORD STEPHEN T & MARYLYS TR BRADFORD REAL ESTATE TRUST	127 CRESCENT ST	513 LIBERTY ST	ROCKLAND, MA 02370
46-163	BATES JAMES L III & SHARON A	66 GEORGE ST	66 GEORGE ST	ROCKLAND, MA 02370
46-164	CANNIZZARO JENNIFER A	72 GEORGE ST	72 GEORGE ST	ROCKLAND, MA 02370
46-165	MARCEL JAMES K & FRANCES E	86 GEORGE ST	86 GEORGE ST	ROCKLAND, MA 02370
46-166	YOUNG NICOLE M	92 GEORGE ST	92 GEORGE ST	ROCKLAND, MA 02370
46-167	LEWIS RICHARD P & MAUREEN T DONOVAN BRIAN R & KEVIN M C/O 205 BEDFORD ST LLC	100 GEORGE ST	100 GEORGE ST	ROCKLAND, MA 02370
46-221		74 GEORGE ST	30 THREE RIVERS DR	BRIDGEWATER, MA 02324
52-1	HPN LLC	14 HOWARD ST	189 HATHERLY ROAD	SCITUATE, MA 02066
52-2	HPN LLC	312 MARKET ST	189 HATHERLY ROAD	SCITUATE, MA 02066
52-92	ZIEGRA JOSHUA & MARIA TRS ZIEGRA LIVING TRUST	22 BUTTERNUT LN	22 BUTTERNUT LN	ROCKLAND, MA 02370
52-93	STEPP ANTHONY & SHANDA	407 MARKET ST	407 MARKET ST	ROCKLAND, MA 02370
52-94	SHAUGHNESSY SUSAN & ETAL TRS 399 MARKET ST REALTY TRUST	399 MARKET ST	ATTN SUSAN BRYANT TR 399 MARKET ST 1ST FLR c/o LAWRENCE LORDI EXECUTOR 51 N MERRIMON APT 402	ROCKLAND, MA 02370
52-99-27	LORDI LAWRENCE & LORRAINE TR LAWRENCE J LORDI FAMILY TRUST	27 BUTTERNUT LN		ASHVILLE, NC 28804
52-99-29	JASPER JOHN M & CHERYL A	29 BUTTERNUT LN	29 BUTTERNUT LN	ROCKLAND, MA 02370
52-100	MIGNOSA ASHLEY & PAUL	19 BUTTERNUT LN	19 BUTTERNUT LN	ROCKLAND, MA 02370
52-101	HERNANDEZ-PAZ LUCIANO	385 MARKET ST	385 MARKET ST	ROCKLAND, MA 02370
52-102	KELLEHER MYRA C/O PATEL JAYESH & VIKTORIA &	379 MARKET ST	23 ALPINE RUN ROAD	KINGSTON, MA 02364
52-103	DOS SANTOS OSEIAS VALENTE	371 MARKET ST	371 MARKET ST	ROCKLAND, MA 02370
52-104	CICCHESE JOANNE TRUSTEE 359 MARKET ST REALTY TRUST	359 MARKET ST	32 PARTRIDGE WAY	NORTH EASTON, MA 02356
52-106-B	JASPER RICHARD C JR & JASPER JOHN M & JASPER MARY E	0 BUTTERNUT LN	53 BUTTERNUT LN	ROCKLAND, MA 02370
52-108	JAYP REALTY LLC DBA ROCKLAND LIQUORS	347 MARKET ST	425 ELM ST	KINGSTON, MA 02364
52-109	DIRENZO DANIEL O TRUSTEE ORESTE REALTY TRUST II	337 MARKET ST	337 MARKET ST	ROCKLAND, MA 02370
52-110	A L PRIME ENERGY CONSULTANT IN	327 MARKET ST	18 LARK AVENUE	SAUGUS, MA 01906
52-112	PORTER JOHN R & MELISSA I	323-325 MARKET ST	4 CROSS STREET	PEMBROKE, MA 02184
52-114	MALLOY SHELLY R	311 MARKET ST	191 JEFFERSON ST	BRAINTREE, MA 02184



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

Rockland Board of Assessors (Notice of decision only)

The above constitutes a complete list of all parties in interest as found in the most recent tax list, pursuant to Chapter 40A, Section 11, of the General Law.

Any person or entity that is requesting an abutters' list where the subject property abuts or is located within 300 feet of the town's boundary line with another town is advised to obtain a certified abutters' list for abutters and abutters to abutters within 300 feet in the adjoining town.

THIS LIST IS VALID FOR 90 DAYS

State Tax Form 290
Certificate: 7901
Issuance Date: 10/31/2024

MUNICIPAL LIEN CERTIFICATE
Town of Rockland, MA
COMMONWEALTH OF MASSACHUSETTS

Requested by ANDREW LOCONSOLO
372 Market Street
ROCKLAND, MA 02370

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 10/31/2024 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 46-0150

360 372 MARKET ST

OSJ OF ROCKLAND MA LLC
375 COMMERCE PARK ROAD
NORTH KINGSTOWN RI 02852

Land area : 3.45 AC
Land Value : 707,000
Impr Value : 3,465,200
Land Use : 0
Exemptions : 0
Taxable Value: 4,172,200

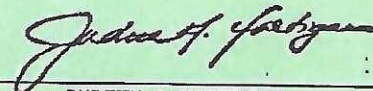
Deed date: Book/Page:
Class: 323-323

FISCAL YEAR	2025	2024	2023
DESCRIPTION			
COMMERCIAL REAL ESTATE TAX	\$30,102.43	\$58,661.13	\$59,866.35
COMMUNITY PRESERVATION ACT	\$451.54	\$879.92	\$898.00
RESIDENTIAL REAL ESTATE TAX	\$0.00	\$0.00	\$0.00
TOTAL BILLED:	\$30,553.97	\$59,541.05	\$60,764.35
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$30,553.97	-\$59,541.05	-\$60,764.35
Interest to 10/31/2024	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$0.00	\$0.00	\$0.00

NOTE: Actual 2025 taxes not yet issued.

FINAL READINGS WATER, SEWER AND TRASH LIENS CALL:
WATER 781-878-0901
SEWER 781-878-1964
BOARD OF HEALTH 781-871-1874 EXT 1005

SEWER BETTERMENT: NO



JUDITH A HARTIGAN
TOWN COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

This Space is For Registry of Deeds Only

TOWN CLERK, ROCKLAND
DEC 29 '21 AM 10:50



2022 00007938

Bk: 56366 Pg: 120 Page: 1 of 7
Recorded: 01/26/2022 03:37 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

ROCKLAND ZONING BOARD OF APPEALS
242 UNION STREET
ROCKLAND, MASSACHUSETTS 02370
E-mail: zoning@rockland-ma.gov

Phone: (781) 871-1874 extension 1195

Town Clerk's Date Stamp:

A True Record, Attest
Krista Hardy
Town Clerk, Rockland, MA

FINDINGS AND DECISION OF THE ZONING BOARD OF APPEALS

Decision: Special Permit

Applicant: Stevie G's Restaurant LLC

Property Address: 372 Market St, Rockland, Massachusetts 02370

The Rockland Zoning Board of Appeals has considered the review of the application submitted by Stevie G's Restaurant LLC of 81 Lewis Park, Rockland MA for a special permit pursuant to Sections 415-7, 415-9, 415-14C(2), and 415-89 to allow the Applicant to provide beer, wine and mixed drinks with food to dine-in customers for breakfast and lunch as well as a small 8-10 seat bar area. The Applicant will not have a full bar but will be offering brunch style cocktails and beer. The Applicant anticipates offering dinner service in the future. The Applicant proposed use is only permitted by a special permit because there is a proposed that alcoholic beverages served with food in a B-2 zone at the premises know as and numbered 372 Market St, Rockland MA. The property is located in the B-2 Residence Zoning District and is further identified as Lot 45-150-0 on the Rockland Assessor's Maps. The owner of the property is OSJ of Rockland MA LLC, 375 Commerce Park Rd, N. Kingstown, RI 02852.

The Board certifies that it has complied with all statutory requirements relative to notice to abutters and new publication of notice of the public hearing and has filed copies of this decision and all plans referred to herein with the Town Clerk, Planning Board, and the Building Department pursuant to Mass. Gen. L. c. 40A, Section 11.

Advertised: November 19th, 2021, and November 26th, 2021, in the Patriot Ledger.

Andrew ^{mare} Locasolo
61 Lewis Park
Rockland, Ma 02370

The Board lastly has taken into consideration testimony of the applicant, the application materials, plans and revised plans, and communications from various Town boards, abutters, and with interested parties.

A Public Hearing was held via remote at 8:00 P.M. on December 7th, 2021.

ATTENDANCE:

Board Members: Robert Rosa, Gregory Tansey, Timothy Haynes, Robert Baker, Jr., Robert Baker, Sr., Stephen Galley, (alt)

Also present: Land Use Counsel Attorney Robert W. Galvin as well as Building Commissioner/Zoning Enforcement Officer Thomas Ruble.

(All Board members were participating remotely)

MEMBERS VOTING: Chairman Robert Rosa, Gregory Tansey, Tim Haynes, Robert Baker, Jr., Robert Baker, Sr.

DISCUSSION ON December 7th, 2021

The Chairman of the Zoning Board introduces the members of the board advising to the public that all are participating remotely.

The Chairman asks the members of the ZBA for roll call vote to open the public meeting.
The ZBA members take a roll call vote:

Robert Rosa - Yes, Greg Tansey - Yes, Timothy Haynes - Yes, Robert Baker, Jr - Yes, Robert Baker, Sr. - Yes. The vote is unanimous, and the public meeting has been opened.

The Chairman read the advertised notice in the Patriot Ledger with a Public Hearing Date of December 7th, 2021.

The Applicant is along with Matt Perkins are present at the hearing for the Special Permit.

Mr. Perkins speaks on behalf of the Applicant providing the members of the board with a brief background for the ownership/management of Stevie G's LLC. Andrew Loconsolo and his brother Matt Loconsolo both have grown up in Rockland, attended Rockland High School. In their younger years worked at Butterfields (the properties previous name for the establishment). They were both dish washers then later on cooks. Andrew is a chef at Black Rock Country Club, and Matthew is a Chef at Fresh Fest in Cohasset. They have been chefs for about 10 years. The owners of Butterfield's approached them to sell them the business. There will be no bar service, all alcohol will be served with food. They are currently updating and renovating the restaurant itself. They created a new dining room, updating the kitchen, also, making restroom handicapped accessible. With respect to the alcohol, the ZBA was presented with a plan. There will be a front bar type

seating area and behind that will be a cooler with a lock that the beer and cold drinks can be kept in. In the office in the back there will be a locked cabinet for the liquor. There will be no liquor behind the bar where you would see rows of liquor. They are making craft style cocktails so the emphasis is on fresh ingredients. Andrew is TIP certified, his wife Shannon who will be waitressing is also TIP Certified. The servers as well will be TIP certified. The alcohol will be delivered at the back door, there is no loading dock, and the rear of building is where the dumpsters are.

The Chairman discussed the conditions of the previous Special Permit for when the establishment was named Butterfields.

The Applicant testified that they are ok with mirroring the Special Permit conditions that were previously designed if the board wishes.

The Chairman opens it up to the members of the board for any questions they may have for the applicant.

Stephen Galley - no questions currently.

Robert Baker, Sr. asked the Applicant what their desired hours of operation will be.

The Applicant testified they will be closed on Mondays - Open Tuesday - Sunday 7:30 A.M. to 2:30 P.M.

Robert Baker, Jr. asked the Applicant do they plan on offering a separate brunch menu?

The Applicant testified no they do not. The menu will be the same throughout and they will be offering daily specials as well.

Robert Baker, Jr. stated that he recalled in the Application the Applicant indicated that at some point they many enter into dinner service asked if that is something way down the road or something happening soon?

The Applicant testified that is more down the road, they are hoping to eventually get there but they do not know when and if that will happen. They want to start off doing one thing really well first then as times change hopefully entertain that.

Robert Baker, Jr. stated that in the Application it was mentioned that they wanted to serve brunch style cocktails and he wasn't quite sure what those are.

The Applicant testified that those are more along the lines of the standard Mimosas, Bloody Mary's, Espresso Martini's, etc....

Robert Baker, Jr. asked the Applicant if there will be a cocktail menu?

The Applicant testified that there will probably be a limited menu 8-10 cocktails to order to be paired with food.

Robert Baker, Jr. asked the Applicant with respect to the small bar area what is that?

The Applicant testified that it is a 7-seat area - diner style where you can sit up at the countertop, there will be coffee served there, however you can order a drink there as well.

Robert Baker, Jr. asked if they will be submitting an updated site plan.

Building Commissioner Tom Ruble stated that there is no need for one. A lot of the work they are doing in the building is cosmetic and anything they needed a permit for they have pulled a permit for - he is not requiring an updated site plan.

Tom Ruble confirmed the one item he will need is an occupancy load.

Stephen Galley asked the Applicant what style of menu they will have.

The Applicant testified it will be a brunch style menu with an elevated twist.

Attorney Galvin asked who the Manager of the establishment will be.

The Applicant testified that himself (Andrew) as well as Matthew his brother will be the managers and one of them will be always at the establishment during the operating hours.

The Chairman opens it back up to the members of the public, asking if any of the attendees would like to speak either in favor or opposed to this applicant.

No one spoke in favor or opposed on behalf of the applicant.

The Chairman asked the members of the board for a motion to close the public portion of the meeting.

Robert Baker, Sr. made a motion to close the public portion of the meeting.

Robert Baker, Jr. seconded the motion.

The ZBA members take a roll call vote:

Robert Rosa - Yes, Greg Tansey - Yes, Timothy Haynes - Yes, Robert Baker, Jr - Yes, Robert Baker, Sr. - Yes. The vote is unanimous, and the public meeting has been closed.

The Chairman reads to the applicant the appeal process and states a decision will be made at tonight's hearing, and that they are welcome to stay and await the result.

DELIBERATION:

Upon a motion duly made Timothy Haynes and seconded by Robert Baker, Jr. in a roll call vote the Board voted unanimously (5-0) to GRANT, via roll call vote, with members, Robert Rosa, Greg Tansey, Tim Haynes, Robert Baker Jr., Robert Baker, Sr. in favor, the Special Permit, with the conditions to reflect as shown below.

CONDITIONS:

1. Andrew Loconsolo and Matthew Loconsolo would be Co-Managers of the Liquor License.
2. The Applicant must come back to the ZBA if there is a Change in Ownership or Management, any change in use or to extend hours of operation.
3. The Hours of Operation shall be:
 - a. Tuesday – Wednesday: 7:00 A.M. to 8:00 P.M.
 - b. Thursday – Saturday: 7:00 A.M. to 9:00 P.M.
 - c. Sunday: 7:00 A.M. to 6:00 P.M.
4. Employees must be TIPS certified as well as Co-Managers.
5. The name on the Liquor License shall read: Stevie G's Restaurant, LLC
6. The ZBA will review this Special Permit in one year
7. Liquor License hours will be designated by the Board of Selectman who are the licensing authority for Alcohol Licenses.
8. Coolers shall be locked when liquor is not being sold and must meet any requirements of the license issued by the Rockland Board of Selectmen
9. No Alcohol is to be served without the accompaniment of food
10. The Applicant must meet requirements of all other Boards and permissions in the Town of Rockland.

REASON FOR DECISION/FINDING:

Upon motion duly made and seconded, the Board found that the Applicant is seeking a Special Permit for permission to apply to the Board of Selectman for a liquor license to be at the premises know as Stevie G's Restaurant, LLC. The Board found that hours of operation will be as listed in the conditions stated above. Liquor hours are to be determined by the Board of Selectmen and the ABCC. The Applicant needs a Special Permit because there will be alcohol served in a B-2 zone. The Board found that the management would be on site for the restaurant during hours of operation. The Board found that by granting the Special Permit with listed conditions contained herein, it would not be a derogation from the intent of the Zoning By-law.

NOTE:

- ❖ This decision may be appealed to the District Court, Housing Court, Land Court or Superior Court pursuant to Chapter 40A, Section 17. Said appeal must be filed within twenty (20) days after this decision is filed with the Town Clerk.
- ❖ Chapter 40A, Section 11, states that in part, that no variance or Special Permit shall take effect until the Town Clerk certifies that twenty (20) days have elapsed, and no appeal has been filed.
- ❖ This Board certifies that copies of this decision have been filed with the Planning Board as well as with the Town Clerk.

FOR THE ZONING BOARD OF APPEALS

A handwritten signature in dark ink, appearing to read "Robert C. Rosa III". The signature is stylized with a large, sweeping initial 'R' and 'C'.

Robert C. Rosa III
Chairman



TOWN OF ROCKLAND

242 Union Street
Rockland, Massachusetts 02370-1897

Town Clerk

Clerkdept@rockland-ma.gov
(781) 871-1874 #1002

January 26, 2022

Petition of: Stevie G's Restaurant LLC
61 Lewis Park
Rockland, MA 02370

Owner of Property: OSJ of Rockland MA LLC
375 Commerce Park Road
North Kingstown, RI 02852

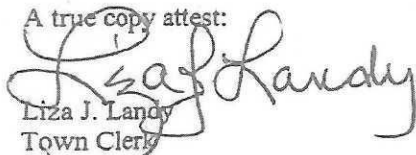
Property Location: 372 Market Street
Rockland, MA 02370

Book 47284, Page 46

To Whom It May Concern:

I certify that twenty (20) days have elapsed since the Zoning Board of Appeals filed the attached decision (December 29, 2021) in this office and that no appeal has been filed.

A true copy attest:


Liza J. Landy
Town Clerk