

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
- ☐ 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: 371 Union Street
2. Name(s) of Owner(s) of Property: 371 Union, LLC, Cledir Ferreira and Thaisa Bena, Managers
3. Owner's Address: 371 Union Street, Rockland, MA 02370
4. Name of Applicant(s): Mineiros The Steakhouse, Inc.
5. Address of Applicant: 371 Union Street, Rockland, MA 02370
6. Applicant's Phone: Home: n/a Work: (781) 421-3454
Cell: (781) 351-0725 Fax: n/a
E-Mail: Mineirossteakhouse@gmail.com
7. State the Assessor's Map# 39 Lot# 219 of the property.
8. State the Zoning District in which the property is located: B1
9. Explain in-depth what you are proposing to do:
10. The Applicant seeks to: 1.) change the name of the Liquor License Manager to Octavio Mendonca De Castro; and 2.) expand the premises from its original size of 1,282.5 sq. ft., to include the immediate adjacent storefront, adding an additional 989.6 sq. ft. for a total of 2,272.1 sq. ft.

11. 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:

The Applicant, Mineiros The Steakhouse, Inc., has been previously issued Liquor License No. 00058-RS-1034, for the premises.

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

Article IV Permitted Uses, Section 415-13A(3)(b); and
Article XI Special Permits, Section 415-89.

13. 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

14. 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 seeks a special permit for 1.) the change the name of the Liquor License Manager to Octavio Mendonca De Castro; and 2.) expansion the premises from its original size of 1,282.5 sq. ft., to include the immediate adjacent storefront, adding an additional 989.6 sq. ft. for a total of 2,272.1 sq. ft. The premises will include 26 tables, I bar seating 10 people, a fully operational kitchen, a walk-in cooler, restrooms and an office. The Applicant shall strictly comply with all local and state laws and regulations.

15. 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.

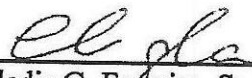
n/a

Signed 

Owner(s) of Record, Cledir G. Ferreira, Manager of 371 Union LLC
All owners must sign

Signed: 

Owner(s) of Record Thaisa Pena, Manager of 371 Union LLC

Signed: 

Cledir G. Ferreira, Secretary and Director of Meneiros The Steakhouse Inc.
Applicant(s) If Different from owner
All applicants must sign

Signed: 

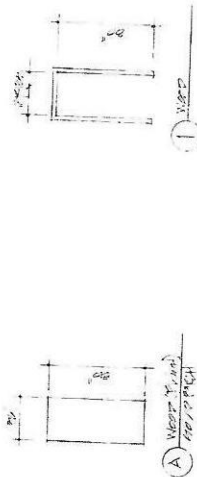
Thaisa Pena, Treasurer and Vice President of Meneiros The Steakhouse Inc.
Applicant(s) If Different from owner
All applicants must sign

Signed: 

Signature of Attorney (if any)

Andrew F. Reservi+2

Date: 8/26/25

[illegible][illegible]

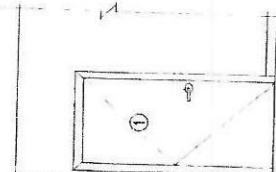
DOOR TYPE(S)

DOOR TYPE(S)	SCALE 1/4"=1'-0"	FRAME TYPE(S)	SCALE 1/4"=1'-0"

Hand-drawn diagram of a beam cross-section showing internal forces and dimensions. The beam has a total height of 40 cm. The top flange is 10 cm thick. The web is 10 cm wide. The bottom flange is 10 cm thick. The diagram shows the distribution of normal stress (σ) and shear stress (τ) across the cross-section. The normal stress is zero at the neutral axis and maximum at the top and bottom surfaces. The shear stress is zero at the top and bottom surfaces and maximum at the neutral axis. The diagram is labeled with "HEAVY" and "40 cm".

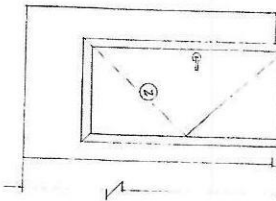
- [illegible]

WALL TYPE(S)

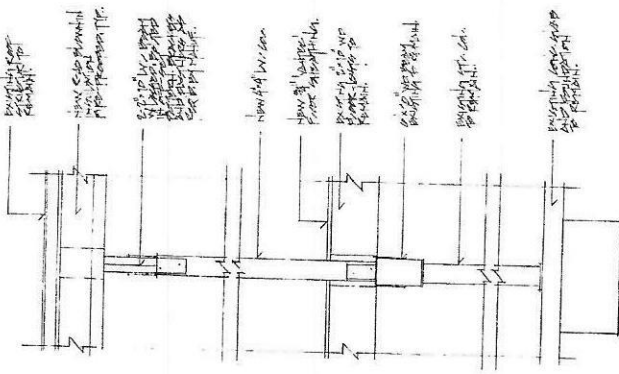


MENS BATHROOM DOOR

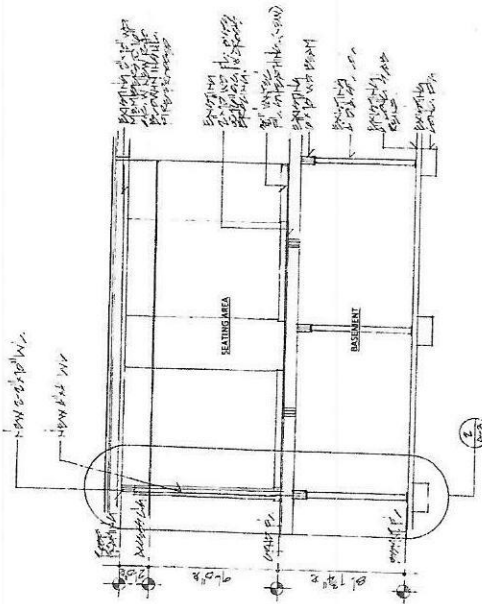
4 MENS BATHROOM DOOR

CORR. ELEVATIONS
SCALE: 1/4"=1'-0"

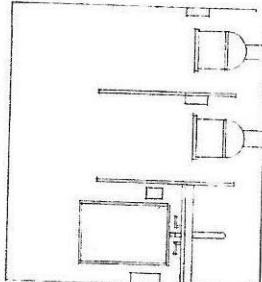
2 COLUMN SECTION



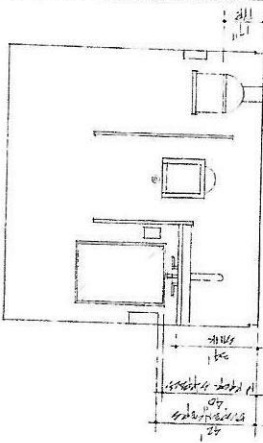
BUILDING SECTION (@ PROPOSED EXPANSION)



4 WOMENS ROOM



2 MENS ROOM



**EXISTING AND PROPOSED
EXPANSION TO
MINEIRO STEAK HOUSE**
371 Main Street
Rockland, Massachusetts

AAK-AIA
ANGELO A. KYRIAKIDES PC
ARCHITECT
78 BANK STREET
HARTFORD, MASSACHUSETTS 02645
PHONE: 617-433-4928
CELL: 617-921-5002
e-mail: akarch@aia.net

[illegible]

next title;
 FLOOR SECTION
 LUMIN SECTION
 WROOM ELEVATIONS
 OR SCHEDULE
 ALL TYPE(S)
 (B) (A) (B) (C)



A-3

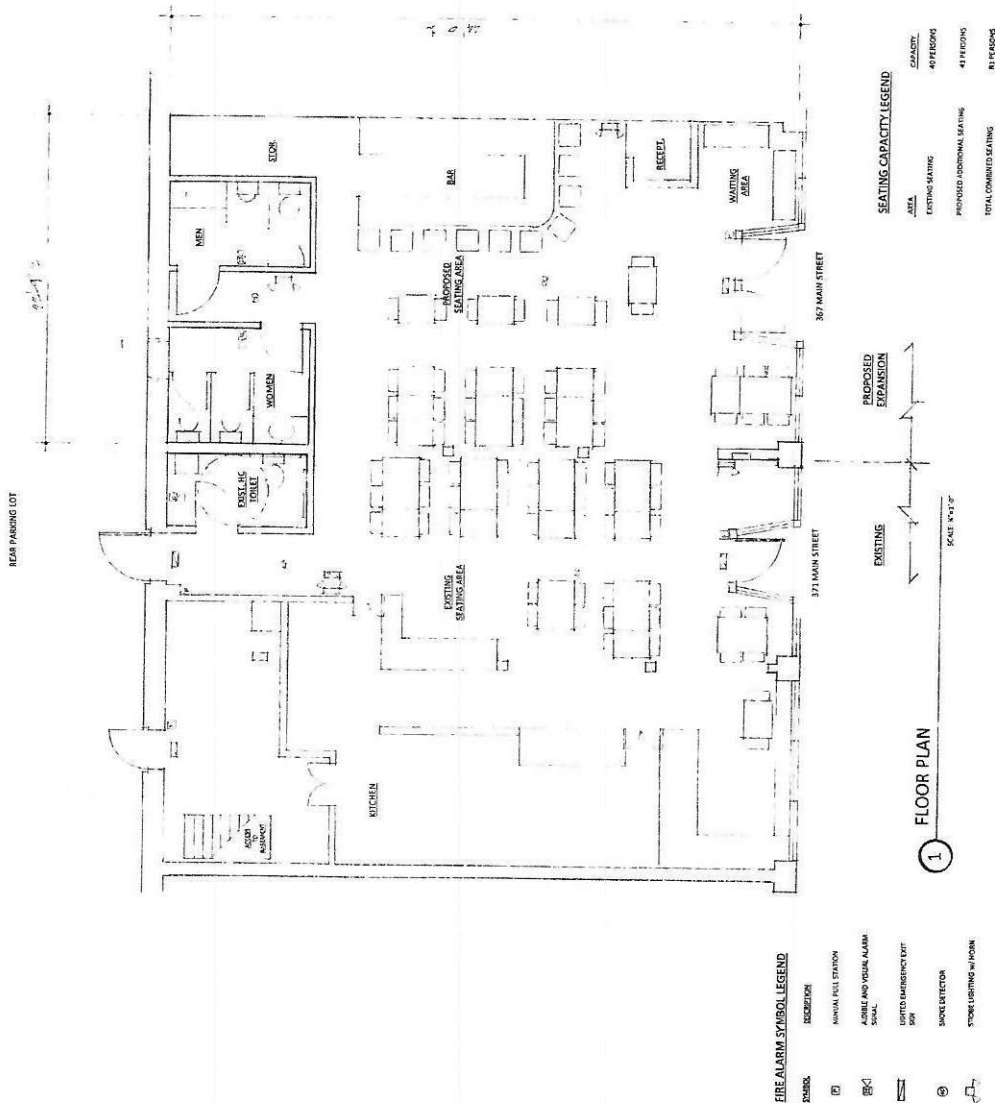
**EXISTING AND PROPOSED
EXPANSION TO
MINEIROS STEAK HOUSE**
371 Main Street
Rockland, Massachusetts

AAK-AIA
ANGELO A. KYRIAKIDES PC
ARCHITECT
78 BANK STREET
HARTFORD, CONNECTICUT 06106
PHONE: 617-413-4828
CELL: 617-921-5002
e-mail: akiriakides@yahoo.com

[illegible]

Sheet title:
FLOOR PLAN

A-1



Tom Ruble

From: corbuarch@aol.com
Sent: Wednesday, May 18, 2011 6:06 PM
To: Tom Ruble
Cc: felipebrasi@hotmail.com
Subject: Partial set for 371 union st restaurant.
Attachments: 0cvr-18may.pdf

18 May/ 2011/ wednesday

Mr. Thomas Ruble :

Enclosed please find a partial set of the drawings for 371 Union Street, a new Restaurant. We will have 1 hr walls between tenant spaces and a fire detection system approved by Fire Dept. I spoke to you about this last week and now enclose a few of the drawings so you could review what is intended.

Any concerns or comments you may have will be welcome and I will call later in week to check with you.

Index to the drawings in this package :

- 0.1 Cover, existing photo with proposed rendering
- 1.1a 1st floor plan, with equipment
- 1.1b Equipment schedule/ Room finishes schedule
- 1.2 Reflected ceiling plan, lights/ and fire detection system
- 2.2 Rendering of restaurant
- 3.1 Restaurant Section views

I will touch base with you by phone and then make arrangements to bring you the necessary application for a permit and the 3 sets of drawings.

Thank you for your help . . .

William Schaefer

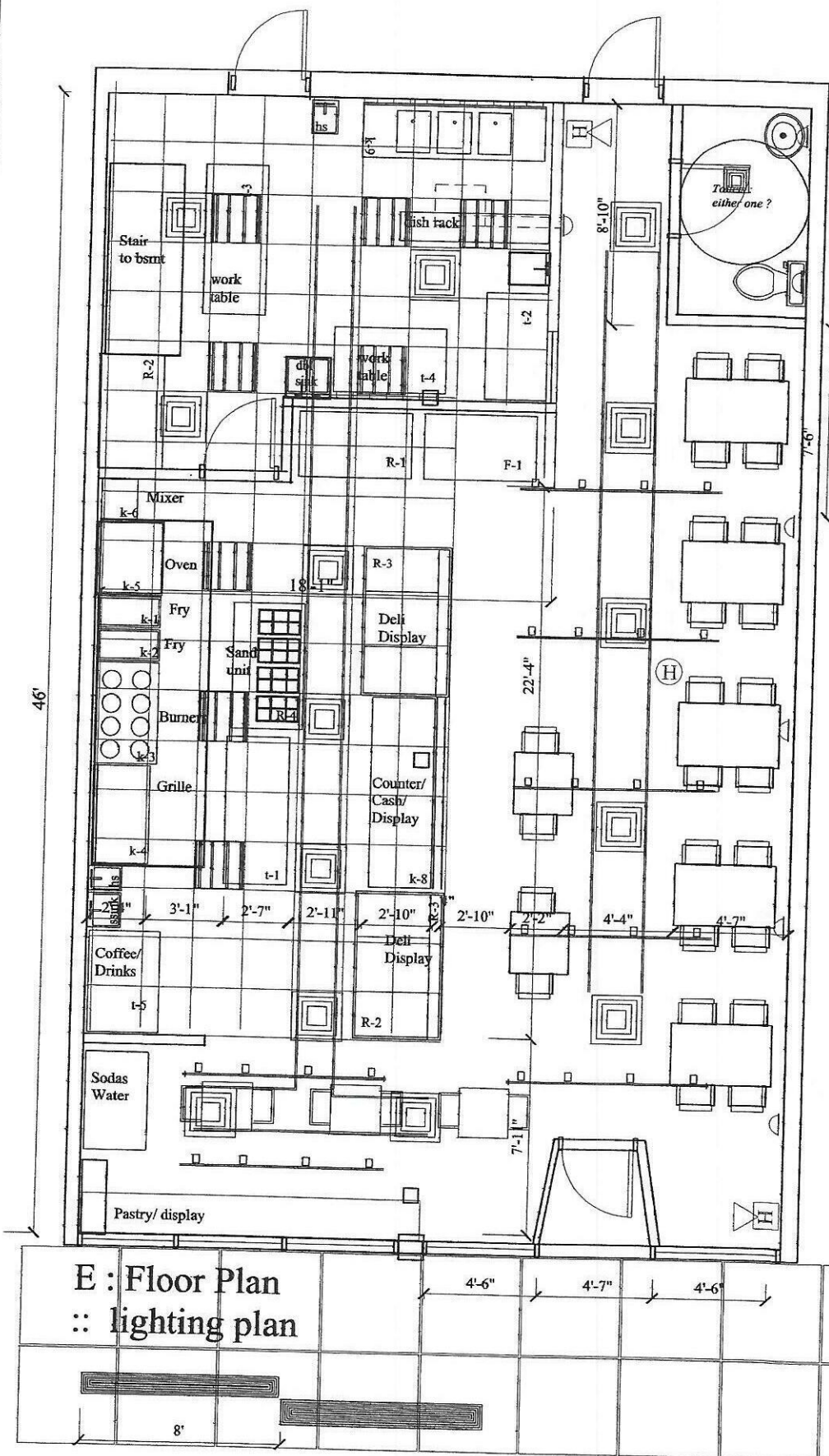
Principal : W Schaefer & Assoc/ Architects

t : 617.661.7582

c : 857.272.0075

cc : Mr. Felipe Fonseca

617-661-7582



Lighting Schedule

-  A 2' x 2' Fluorescent Light
-  B1 Recessed Down Light Standard
-  C Track Light/ Suspended
-  D Wall Sconce
-  D Wall Sconce 2
-  S Smoke Detector
-  H Heat Detector
-  H Horn w/ Strobe
-  Diffuser/ S or R

NOTES

PROJECT

371 Union Street
Rockland, MA 021

Owner

Mr. Felipe Fonseca

DATE

6 April, 2011
12 April 2011
18 May 2011

ARCHITECT

WILLIAM SCHAEFER
& ASSOCIATES
15 BAY STREET
CAMBRIDGE, MA.
617.661.7582

SHEET CONTENTS

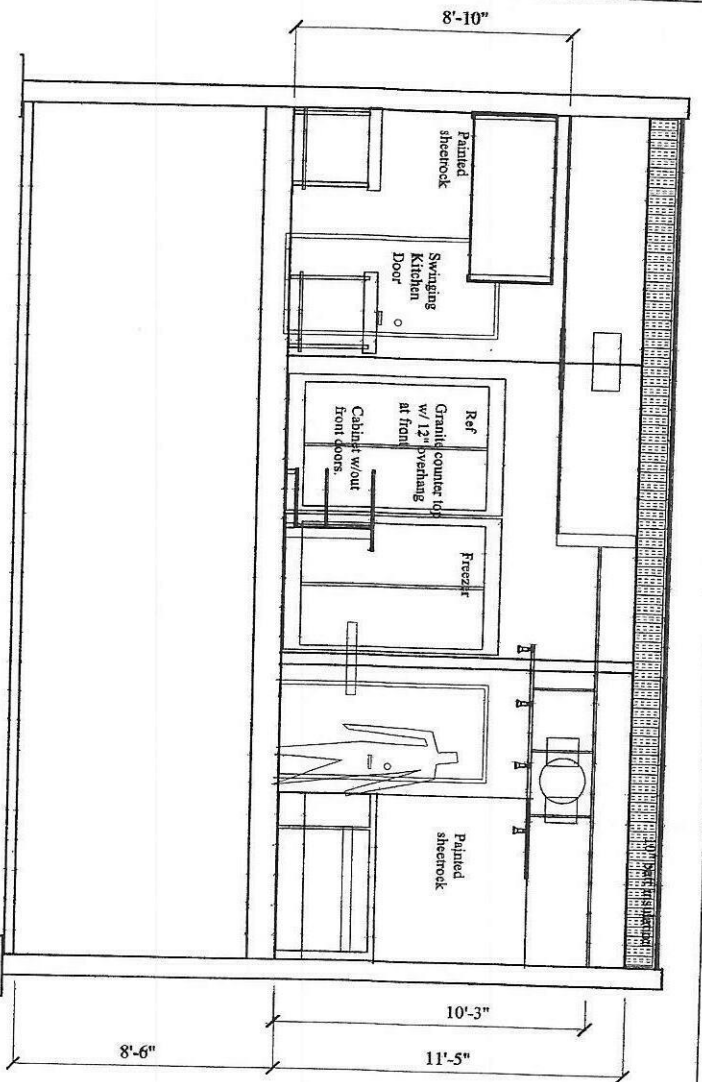
REFLECTED
CEILING

1.2

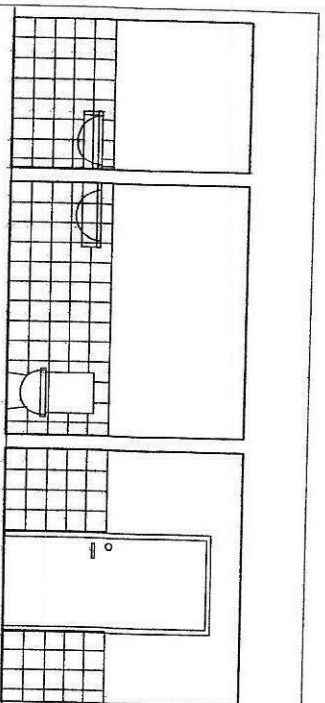
E : Floor Plan
:: lighting plan

file : 11-07/union-st/
1.1/union-24mar

NOTES

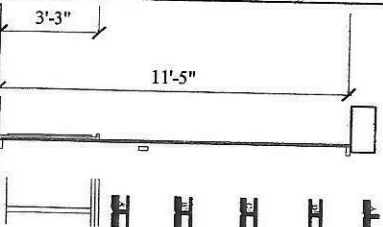
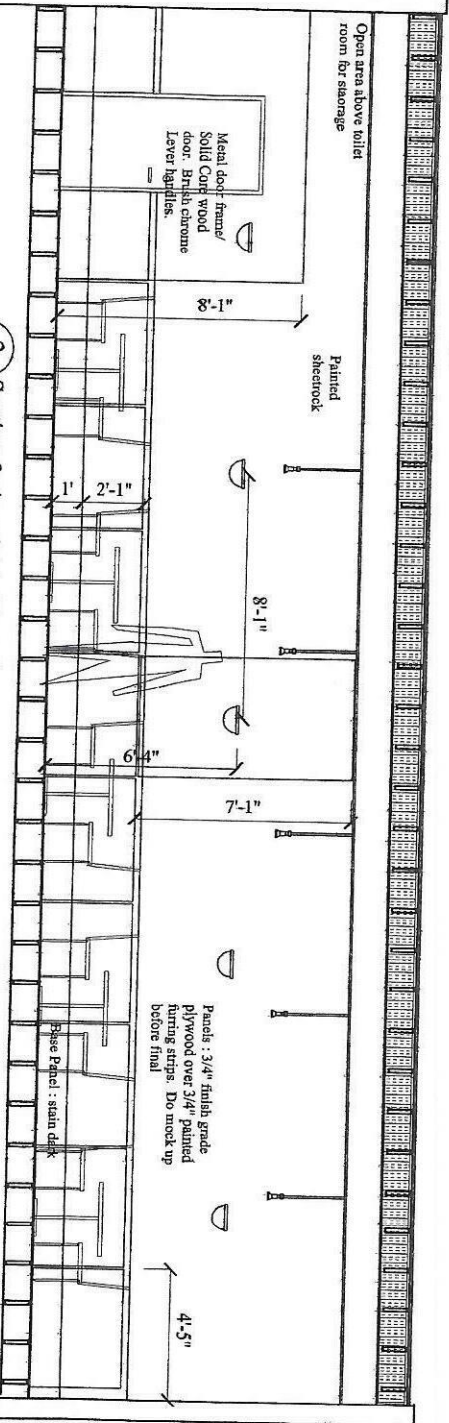


4 Elevations at Toilet Room



1 Section facing rear

2 Section facing right side wall



PROJECT

371 Union Street
Rockland, MA 021

Owner

Mr. Felipe Fonseca

DATE

27 SEPT. Wed.
2000
12 May, 2002
21 Feb. 2011

ARCHITECT

WILLIAM SCHAEFER
& ASSOCIATES
15 BAY STREET
CAMBRIDGE, MA.
617.861.7582

SECTION

DETAILS

2.1



TOWN OF ROCKLAND

Board of Assessors

Town Hall
242 Union Street
Rockland, Massachusetts 02370

September 3, 2025

CERTIFIED ABUTTERS LIST OF MAP 39 – PARCEL 219

365-375 UNION 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
39-219	371 UNION LLC	365-375 UNION ST	365-375 UNION ST	ROCKLAND, MA 02370
39-26	TOWN OF ROCKLAND MCKINLEY SCHOOL	394 UNION ST	394 UNION ST	ROCKLAND, MA 02370
39-71	DASILVA MARLA PAULA	21 BELMONT ST	21 BELMONT ST	ROCKLAND, MA 02370
39-72	TOWN OF ROCKLAND MEMORIAL LIBRARY	20 BELMONT ST	20 BELMONT ST	ROCKLAND, MA 02370
39-106	HARRISON PETER TRUSTEE 11-15 PACIFIC STREET REALTY TR	11-15 PACIFIC ST	26 FIRST PARISH RD	NORWELL, MA 02061
39-107	TOWN OF ROCKLAND FIRE DEPARTMENT	360 UNION ST	360 UNION ST	ROCKLAND, MA 02370
39-205	HARRINGTON ROBERT J & HAGERTY LAURA	393 UNION ST	393 UNION ST	ROCKLAND, MA 02370
39-206	MORIARTY LAURA E	28 EXCHANGE ST	28 EXCHANGE ST	ROCKLAND, MA 02370
39-215	WHITMAN ROBERT C & NIKIESHA	33-35 EXCHANGE ST	33 EXCHANGE ST	ROCKLAND, MA 02370
39-216	FITZGERALD ROBERT C & KRISTEN	25 EXCHANGE ST	25 EXCHANGE ST	ROCKLAND, MA 02370
39-217	DAVIS FRANK G & DAVIS AMY E	17 EXCHANGE ST	17 EXCHANGE ST	ROCKLAND, MA 02370
39-218	DEWARE FINANCIAL LLC	379 UNION ST	609 SALEM ST	ROCKLAND, MA 02370
39-221	JAM REAL ESTATE MANAGEMENT LLC	361-363 UNION ST	218 VFW DRIVE	ROCKLAND, MA 02370
39-222	QUINN PATRICK J JR	353-357 UNION ST	BOX 444	ROCKLAND, MA 02370
39-223	BINHCATLYN LLC	345-349 UNION ST	633 ADAMS ST	MILTON, MA 02186
39-224	BINHCATLYN LLC	337-343 UNION ST	633 ADAMS ST	MILTON, MA 02186
39-225	FERRARA S & HENDRICKSON M TRS THE HAMMER TRUST	16 WEBSTER ST	16 WEBSTER ST	ROCKLAND, MA 02370
39-226	WESTBROOK DEVELOPMENT CORP	28 WEBSTER ST	20 EAST STREET	HANOVER, MA 02339
39-227	EGAN SUSAN ELLEN TRS WEBSTER ST RLTY TR	38 WEBSTER ST	ATTN MARTIN 38 WEBSTER ST	ROCKLAND, MA 02370
39-228	MITCHELL SHARON A LE 46 WEBSTER ST LLC	46 WEBSTER ST	551 RAVINE RD	DE PERE, WI 54115
39-310-1	GOODROW KEVIN J	384-1 UNION ST	384 UNION ST #1	ROCKLAND, MA 02370
39-310-2	WOOD SHANNON TRUSTEE SANDRA MAYO WOOD IRREV TRUST	384-2 UNION ST	38 BORDER ST	HOLBROOK, MA 02343
39-310-3	RYAN DONNA A	384-3 UNION ST	384 UNION ST #3	ROCKLAND, MA 02370
39-310-4	DAY ROBYN ELIZABETH TRUSTEE ROBYN ELIZABETH DAY LIV TRUST	384-4 UNION ST	384-4 UNION ST	ROCKLAND, MA 02370

TOWN OF ROCKLAND

Board of Assessors

Town Hall

242 Union Street

Rockland, Massachusetts 02370



Parcel ID	Owner	Location	Mailing Street	Mailing City
39-310-5	MANNING JOANNE H	384-5 UNION ST	384 UNION ST #5	ROCKLAND, MA 02370
39-310-6	VENDETTI CHRISTINA	384-6 UNION ST	384 UNION ST #6	ROCKLAND, MA 02370
39-310-7	BOUCHER MARY C	384-7 UNION ST	384 UNION ST #7	ROCKLAND, MA 02370

Planning Boards: Rockland, Abington, Whitman, Norwell, Hanson, Hanover, Hingham & Weymouth:

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

