

Rockland Zoning Board of Appeals

Rockland Town Hall - 242 Union Street, Rockland, MA 02370
E-Mail: zoning@rockland-ma.gov; Phone: 781-871-0154, extension 1195

ZONING BOARD MEETING: TUESDAY, JANUARY 3, 2023
7:30 P.M.

AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant BNS, LLC, Andrew Shanahan, Manager
c/o Attorney James S. Timmins
Property Address: 18-20 East Water Street
And

Applicant: Felipe DaSilva Pinheiro
Property Address: 45 Greenwood Street

In response to Chapter 107 of the Acts of 2022, "An Act Relative to Extending Certain State of Emergency Accommodations", the Zoning Board of Appeals shall be meeting remotely until March 31, 2023. The audio-conferencing application Zoom will be used for this purpose. An online link and telephone access number will be provided on all meeting agendas and also on the Town's website. This application will permit the public to access and participate in future Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the Town and Town Clerk's websites. In addition, this Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS. We extend our thanks for your understanding and participation in this manner, which is intended to keep members of the Board and the public safe.

LINK to ZOOM Meeting:

WRPS Rockland is inviting you to a scheduled Zoom meeting.

Topic: ZBA January 3, 2023

Time: Jan 3, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81721441931?pwd=TVdJYm1UbUxwR05sUk1lSkxoYXJFZz09>

Meeting ID: 817 2144 1931 - Passcode: 561480

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

ITEM	TIME	DESCRIPTION
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Open Session

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| 1 | 7:30 P.M. | - Open Meeting (vote required)
Instruction on Remote Participation Meeting |
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Regular Business

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| 2 | 7:30 P.M. | - Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on <u>Tuesday, January 3, 2023, at 7:30 P.M.</u> on the application submitted by Andrew Shanahan, Manager, BNS, LLC, c/o Attorney James S. Timmins, 55 Willard Street, Quincy, MA, for a use variance pursuant to §415-21.2(E)(3)(c), Downtown Rockland Revitalization Overlay District, and §415-89.1, Zoning Variances. The applicant is proposing, if approved, to legalize an existing first floor rear residential unit. The property is located in the B-1, Business I Zoning District, §415-13 of the Bylaw, and is further identified as Lot 068, Map 45, on the Rockland Assessor’s Maps. The owner of the property is BNS, LLC, Attn: Craig Borghesani, 1146 Oliver Ave., #C, San Diego, CA 92109. |
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The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, and the Zoning Board’s webpage for additional information. Further Details & Plans for this project are on file in the Town Clerk and Zoning Board’s offices.

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| 3 | 7:45 P.M. | - Remotely conducted continuance public hearing will be held by the Rockland Zoning Board of Appeals on <u>Tuesday, January 3, 2023, at 7:45 P.M.</u> on the application submitted by Felipe DaSilva Pinheiro, 45 Greenwood Street, Rockland, MA 02370, for a Chapter 40A, Section 6 Finding and/or an Appeal from a Decision of the Zoning Enforcement Officer pursuant to Zoning Bylaws § 415-35, Off-street parking requirements, § 415-88, General provisions, § 415-90, Violations and penalties, and § 415-92, Procedure for Appeals. |
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The petitioner is seeking a finding that having his tow trucks on his property will not be substantially more detrimental to the neighborhood and/or appealing the Cease & Desist Order dated 10-24-22 relating to the premises known as and numbered 45 Greenwood St., Rockland, MA. The property is located in the R-1 Residence Zoning District, § 415-8 of the Bylaw, and is further identified as Lot 23, Map 28, on the Rockland Assessor's Maps. The owner of the property is Felipe DaSilva Pinheiro, 45 Greenwood St., Rockland, MA 02370.

The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, and the Zoning Board's webpage for additional information. Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices.

Miscellaneous

- 4 Non-Deliberative Announcements and Scheduling
- 5 Approval of previous meeting Minutes

Adjourn (roll call vote required)

NOTES TO REMOTE MEETINGS

- 1) All or any of the members of the public body may choose to participate in a public meeting via remote access. Meetings may be virtual, in their entirety.
- 2) The public will not be allowed into a Board/Committee meeting, even where there are any members of the public body and/or town staff or official(s) physically present at the meeting location during the meeting. “Public comment” portions of meetings will be temporarily suspended.
- 3) However, the public will be provided with alternative access through which they can watch or listen to meetings “in real time”, and meeting notices will specify the manner in which members of the public may access audio or video of the meeting as it is occurring.
- 4) If, despite our best efforts, our technological capabilities do not adequately support public access to virtual or remote meetings, the Town will ensure that an audio or video recording, transcript, or other comprehensive record of the proceedings at the meeting is posted on the Town’s website as soon as possible after the meeting.
- 5) Notices for public hearings will contain additional information about how the public may participate via electronic/technological means.
- 6) For executive session meetings, public access to the meeting will be limited to the open session portion(s) of the meeting only. Public access to any audio, video, internet or web-based broadcast of the meeting will be discontinued when the public body enters executive session.
- 7) Where individuals have a right, or are required, to attend a public meeting or hearing, including executive session meetings, they will be provided with information about how to participate in the meeting/hearing remotely.
- 8) Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or legal holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which event, the meeting notice will be posted with as much advanced notice as is possible in the circumstances. Minutes will still be taken.