

TOWN CLERK, ROCKLAND  
FEB 11 '22 PM12:16

**Rockland Zoning Board of Appeals**

Rockland Town Hall- 242 Union Street, Rockland, Massachusetts 02370

E-Mail: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov)

Phone: 781-871-1874, extension 1195

**ZONING BOARD MEETING: TUESDAY, FEBRUARY 15, 2022**  
**7:30 P.M.**

**AGENDA FOR REMOTE PARTICIPATION MEETING**

Applicant: Josh Smith

Property Address: 75 Market Street

*In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, as amended and as effected by the June 16, 2021 law entitled "An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency", the Zoning Board of Appeals shall be meeting remotely until April 1, 2022. 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](http://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 Tuesday February 15, 2022

Time: February 15, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85309278288?pwd=aGFKL1JOREZwcVd1VWtUZDBQOTGVxZz09>

**Meeting ID: 853 0927 8288 - Passcode: 349108**

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 929 205 6099 US (New York)

Meeting ID: 853 0927 8288

ITEM	TIME	DESCRIPTION	DISPOSITION
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**Open Session**

- |   |           |   |  |
|---|-----------|---|--|
| 1 | 7:30 P.M. | -Open Meeting (vote required)               |  |
| 2 |           | Instruction on Remote Participation Meeting |  |

**Regular Business**

3

7:30 P.M. Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, February 15, 2022, at 7:30 P.M. on the application submitted by Josh Smith, 8370 Wilshire Boulevard, Suite 330, Beverly Hills, CA 90211 for a variance and/or special permits/and or Section 6 finding pursuant to *Sections 415-14A(2)(c) (Medical/dental clinics), 415-88 C, D and MGL Chapter 40A, Section 6* to allow: the demise of a portion of the existing Walgreen’s at 75 Market Street, Rockland, Massachusetts. Said newly demised portion will be built out for Village Medical offices, and a new suite number assigned for that space at the premises known as and numbered 75 Market Street, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14 of the ByLaw and is further identified as Lot 86, Map 51 on the Rockland Assessor’s Maps. The owner of the property is Greenwall Realty LLC, 400 Herkimer Street, Apt. LD, Brooklyn, New York 11213.

The Applicant and all interested parties are advised to check the Town website and the Zoning Board’s webpage for additional information and remote meeting details.

Further Details & Plans for this project are on the Town’s website: <https://www.rockland-ma.gov>, and on file in the Town Clerk and Zoning Board’s offices and may be viewed by appointment only.

**Discussion Items**

4. Discussion and proposed vote to approve modifications to:
  - Rockland Zoning ByLaws
  - Rockland Zoning Application
  - Rockland Comprehensive Permit Rules
  - Zoning Permitting Fees

**Miscellaneous**

5. Non-Deliberative Announcements and Scheduling
6. 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.