

TOWN CLERK, ROCKLAND
MAR 4 '22 PM4:20

Rockland Zoning Board of Appeals
Rockland Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-Mail: zoning@rockland-ma.gov
Phone: 781-871-1874 extension 1195

ZONING BOARD MEETING: TUESDAY, MARCH 8, 2022
7:30 P.M.

AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant: W.N. Realty, LLC
c/o Steven M. Guard, Esq., Guard Law LLC
Property Address: 61 Accord Park Drive

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", and Chapter 22 of the Acts of 2022, the Zoning Board of Appeals shall be meeting remotely until July 15, 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 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, March 8, 2022

Time: March 8, 2022, 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84691221239?pwd=bVNMTXJaY2tNVG5ON1FhU2FIWU1XUT09>

Meeting ID: 846 9122 1239 - Passcode: 674670

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Meeting ID: 846 9122 1239 - Find your local number: <https://us02web.zoom.us/j/84691221239>

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

- | | | | |
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| 3 | 7:30 P.M. | | |
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Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, March 8, 2022 at 7:30 P.M. on the application submitted by W.N. Realty, LLC, 61 Accord Park Drive, Rockland, Massachusetts 02370, c/o Steven M. Guard, Esq., Guard Law LLC for a Special Permit pursuant to Sections 415-21.3, Route 3 Corridor Sign Overlay District, and 415.24, Nonconforming uses, *et seq* to allow applicant to construct and maintain a monopole, off-premises electronic billboard pursuant to Zoning ByLaw Section 415-21.3 and the Development and Impact Fee (Host Community) Agreement by and between the applicant and the Town of Rockland dated December 7, 2021, being a portion of the real property at the premises known as and numbered 61 Accord Park Drive, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14, and the Route 3 Corridor Sign Overlay District, Section 415-21.3, of the ByLaw and is further identified as Map 5, Lot 11, on the Rockland Assessor's Maps. The owner of the property is W.N. Realty, LLC, 24 Summit Drive, Hingham, Massachusetts 02043.

The applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information. Remote meeting details will be on the agenda posted on the Town's website.

Further Details & Plans for this project are on file in the Town Clerk and Zoning Board’s offices and may be viewed by appointment only or by emailing the Town Clerk’s office at clerkdept@rockland-ma.gov or the Zoning Board’s office at zoning@rockland-ma.gov and on-line at <https://www.rockland-ma.gov>

Miscellaneous

- 4 Non-Deliberative Announcements and Scheduling
- 5 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.