



**PUBLIC MEETING NOTICE
POSTING
&
AGENDA**



TOWN OF ROCKLAND

Pursuant to MGL Chapter 30A, §18-25, all Meeting Notices must be filed, and time stamped in the Town Clerk's Office and posted at least **48 hours** prior to the meeting (excluding Saturdays, Sundays and Holidays). Please be mindful of the Town Clerk's business hours of operation and make the necessary arrangements to ensure this Notice is received and stamped in by the Town Clerk's Office and posted by at least **30 minutes** prior to the close of business on the day of filing.

Board or Committee	Zoning Board of Appeals
Date & Time of Meeting	Tuesday, March 21, 2023, at 7:00 PM
Meeting Location:	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>
or	
Remote Information:	Meeting ID: 825 8645 8152 Passcode: 979107
Requested By:	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet): <u>4</u> REVISED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

REMOTE PARTICIPATION MEETING

Applicant: Thomas P. Healy, Trustee, Graphic Realty Trust
 Property Address: 443 Webster Street

Applicant: William T. Barry
 Property Address: 167 Union 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.

Topic: ZBA March 21,2023 - Time: Mar 21, 2023 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/82586458152?pwd=bGJScmp2enkrVkpheWFvQnlWSXdGQT09>

Meeting ID: 825 8645 8152 - Passcode: 979107

One tap mobile
 +13017158592,,82586458152# US (Washington DC) +13052241968,,82586458152# US

ITEM TIME DESCRIPTION

Open Session

- 1 7:00 P.M. - Open Meeting (vote required)
Instruction on Remote Participation Meeting

Regular Business

- 2 7:00 P.M. - Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, March 21, 2023, at 7:00 P.M. on the application submitted by Graphic Realty Trust, Thomas P. Healy, Trustee, 44 Harmony Crossing, East Bridgewater, MA, for a Special Permit pursuant to Zoning Bylaws §415-89, §415—24 A, NonConforming Uses, and for a Chapter 40A, Section 6 Finding and/or an Appeal from a Decision of the Zoning Enforcement Officer pursuant to Zoning Bylaws §415-24 A, B and C, NonConforming Uses to allow applicant to continue alleged previously established non-confirming uses at the premises known as and numbered 443 Webster St., Rockland, MA. The property is located in the R -2 Residence Zoning District, Section 415-9 of the Bylaw, and is further identified as Lot 95, Map 36, on the Rockland Assessor’s Maps. The owner of the property is Graphic Realty Trust, Thomas P. Healy, Trustee, 44 Harmony Crossing, East Bridgewater, MA.

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.

- 3 7:15 P.M. - Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, March 21, 2023, at 7:15 P.M. on the application submitted by William T. Barry, 225 Prospect Street, Hingham, MA 02047, for a Special Permit pursuant to §415-13(A)(2)(a), Accessory Uses: Parking; §415-13(A)(3)(b), Eating and/or drinking establishments where alcoholic beverages are served; and §415-89, Special Permits, for a liquor license and parking at the premises known as The Banner and numbered 167 Union Street, Rockland, MA. The applicant is seeking to transfer the Innholder License to Expose, Keep for Sale, and to Sell All Kinds of Alcoholic Beverages currently held by Reilly Enterprise Group, Inc. d/b/a Hotel Thomas upon purchase of the property. The property is located in the B-1, Business I Zoning District, §415-13, and the Downtown Rockland Revitalization Overlay District, §415-21.2, of the Bylaw, and is further identified as Lot 84, Map 45, on the Rockland Assessor’s Maps. The owner of the property is Brenda Kelley, Reilly Enterprise Group, Inc., 167 Union Street, Rockland, MA.

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

3 Non-Deliberative Announcements and Scheduling

4 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.