

TOWN CLERK'S STAMP

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APR 12 '23 PM2:40

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, April 18, 2023 at 6:30 PM
Meeting Location: or	Rockland High School – Lecture Hall 52 MacKinlay Way, Rockland, MA 02370
Remote Information:	Meeting ID: N/A Passcode: N/A
Requested By:	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet) 3	<input type="checkbox"/> Yes <input type="checkbox"/> No

Applicant: Phillip Baker, Rockwood Design, Inc.
Property Owner: Laura L. Koch
Property Address: 91 Josh Gray Road

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

Applicant: Shinglemill, LLC – 40B
Property Address: 0 Pond Street/152 Wilson Street

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, APRIL 18, 2023
6:30 P.M.

AGENDA

Rockland High School Lecture HALL
52 MACKINLEY WAY, ROCKLAND, MA 02370

Applicant: Phillip Baker, Rockwood Design, Inc.
Property Owner: Laura L. Koch
Property Address: 91 JOSH GRAY ROAD
AND

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

Applicant: Shinglemill LLC
Property Address: 0 Pond Street/ 152 Wilson Street

ITEM	TIME	DESCRIPTION	DISPOSITION
Open Session			
1	6:30 P.M.	-Open Meeting (vote required)	
Regular Business			
2			
6:30 P.M.		Public Hearing on the petition submitted by Phillip Baker, Rockwood Design, Inc., 1020 Plain St., Suite 320, Marshfield, MA 02050, for a Chapter 40A, §6 Finding, and Variances, §415-89.1, pursuant to §415-22, Building and Lot Regulations and §415-24, Nonconforming Uses. The applicant is proposing, if approved, to add a 1,200 SF second story over the existing first floor and a new rear and right side 2 story L shaped extension and is seeking a 32.5' rear setback from the rear landing/egress and 36' to the rear addition to an allegedly pre-existing non-conforming structure, relating to the premises known as and numbered 91 Josh Gray Rd., Rockland, MA. The property is located in the R-2 Residence Zoning District, §415-9 of the Bylaw, and is further identified as Lot 33, Map 58, on the Rockland Assessor's Maps. The owner of the property is Laura L. Koch, 91 Josh Gray Rd., Rockland, MA 02370.	
3			
6:45 P.M.		Continuance Public Hearing public hearing 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	

ZBA Agenda – April 18, 2023

Applicant: Phillip Baker, Rockwood Design, Inc.

Property Owner: Laura L. Koch

Property Address: 91 JOSH GRAY ROAD

AND

Applicant: Thomas P. Healy, Trustee, Graphic Realty Trust

Property Address: 443 Webster Street

AND

Applicant: Shinglemill LLC

Property Address: 0 Pond Street/152 Wilson Street

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.

4.

7:00 P.M. Shinglemill LLC – Comprehensive Permit. Continuance Public Hearing on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41st Street, Bridgewater, MA 02324 to allow the construction of 236 units of residential housing (the "Project") within two five- story buildings on approximately 29.33 acres of land located at O Pond Street and 152 Wilson Street (the "Site"). The Applicant is proposing 25% of the units to be classified as affordable as per MGL, Chapter- 40B. The site is located on O Pond Street (Lot #13) (Map #9) and 152 Wilson Street (Lot #68) (Map #10).

Miscellaneous

5 Non-Deliberative Announcements and Scheduling

6 Adjourn (roll call vote required)