

TOWN CLERK, ROCKLAND
APR 9 '21 AM 11:49

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 20, 2021
7:30 P.M.

AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant: Conrock LLC, c/o Walter B. Sullivan
Property Address: 365 Concord Street
And

Applicant: (Leo D. Reardon and/or Article Fifteen Brewing LLC
Property Address: 406 VFW Drive

In response to Governor Baker's declaration of a public health emergency and the related Emergency Executive Order dated March 12, 2020, the Zoning Board of Appeals shall be meeting remotely until further notice. 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, Rockland Community TV (WRPS) may also provide coverage of these meetings. 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:
Topic: ZBA April 20, 2021
Time: April 20, 2021 - 07:30 P.M. Eastern Time (US and Canada)

WRPS Rockland is inviting you to a scheduled Zoom meeting.

You can participate in this meeting by going to the following link:

Join Zoom Meeting:
<https://us02web.zoom.us/j/87505775305?pwd=ZHLJOzRqN0Nnd0JvTTOyZkl1S1RRZz09>

Meeting ID: 875 0577 5305
Passcode: 757565

Applicant: Conrock LLC, c/o Walter B. Sullivan

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And

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One tap mobile:

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+13017158592,,87505775305# US (Washington DC)

Dial by your location:

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

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ITEM	TIME	DESCRIPTION	DISPOSITION
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Open Session

1 7:30 P.M. -Open Meeting (roll call vote required)

2 Instruction on Remote Participation Meeting

Regular Business

3 7:30 P.M. -Remotely conducted continuance Public Hearing on the amended petition filed under Chapter 40A submitted by Conrock LLC, c/o Walter B. Sullivan, Sullivan & Comerford, PC, 80 Washington Street, Building B, Suite 7, Norwell, MA 02061 for zoning variances pursuant to Massachusetts General Laws Chapter 40A, Section 11 and §415-89.1, and also §§415-47A (plot and lot size), 415-47C (general size exclusive of land subject to Rivers Protection Act), 415-48B (boundary line and internal street setbacks), 415-50D (land use density), and 415-52 (required open space). The subject

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premises being located at 365 Concord Street, Rockland, Massachusetts, more specifically Rockland Assessors' Map 62 Lots 35, 36, 41, 42, 43, 44 and 46, and is located in the R-1 Residential Zoning District. The owners of the property are Daniel Delprete & Christine Delprete, 365 Concord Street, Rockland, MA and Delprete Realty Corp. The proposed project involves the construction of 40 market rate single family homes that will be the subject of a further application to the Rockland Planning Board for a Planned Unit Development.

A complete copy of all application materials, plans and other documents may be accessed at the following link: <https://www.rockland-ma.gov/zoning-board-appeals>.

4

7:45 P.M.

-Remotely conducted continuance Public Hearing on the application submitted by Leo D. Reardon, Jennifer Sheelen and/or Article Fifteen Brewing LLC, 53 Franklin Avenue, Rockland, MA 02370 to allow the conversion of the warehouse/gymnasium space (formerly Cathy Corrigan's Building) into a production brewery with public accessible taproom for a malt-beverage production operation; live music; an outdoor beer-garden/patio space in an access-controlled area behind the building and separately owned and permitted food trucks/caterers on site weekly. The Applicant, in addition to by right uses and accessory uses, is seeking a Special Permit as per §415-16.C(9) to operate an eating or

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drinking taproom establishment where alcoholic beverages are served for on-premises consumption. The property is located in the I-2 Industrial Park Zoning District at 406 VFW Drive, Rockland, Massachusetts and is further identified as Lot 20-001 on the Rockland Assessor's Map #15. The owner of the property is John Tassinari Sr./406 VFW Drive LLC, 415 VFW Drive, Rockland, MA 02370.

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. A copy of the Town of Rockland COVID Control Plan is available on the Town of Rockland's webpage at <https://www.rockland-ma.gov/board-health/pages/coronavirus-disease-covid19-updates>. 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

- 5 Non-Deliberative Announcements and Scheduling
- 6 Approval of Minutes
- 7 Adjourn (roll call vote required)

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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.

ROCKLAND ZONING BOARD OF APPEALS
242 Union Street, Rockland, Massachusetts 02370
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MEETING POSTING

TO: Liza Landy, Assistant Town Clerk
FROM: Robert C. Rosa, Chairman
DATE: March 29, 2021
SUBJECT: Continuance Public Hearing Notice
Applicant: Leo D. Reardon, Jennifer Sheelen and/or
Article Fifteen Brewing LLC
Property Address: 406 VFW Drive

Notice is hereby given in accordance with Massachusetts General Laws 40A, §15 and in accordance with §17(d) of c. 53 of the Acts of 2020 and Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, that a virtual remote continuance public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, April 20, 2021 at 7:45 P.M. on the application submitted by Leo D. Reardon, Jennifer Sheelen and/or Article Fifteen Brewing LLC, 53 Franklin Avenue, Rockland, MA 02370 to allow the conversion of the warehouse/gymnasium space (formerly Cathy Corrigan's Building) into a production brewery with public accessible taproom for a malt-beverage production operation; live music; an outdoor beer-garden/patio space in an access-controlled area behind the building and separately owned and permitted food trucks/caterers on site weekly. The Applicant, in addition to by right uses and accessory uses, is seeking a Special Permit as per §415-16.C(9) to operate an eating or drinking taproom establishment where alcoholic beverages are served for on-premises consumption. The property is located in the I-2 Industrial Park Zoning District at 406 VFW Drive, Rockland, Massachusetts and is further identified as Lot 20-001 on the Rockland Assessor's Map #15. The owner of the property is John Tassinari Sr./406 VFW Drive LLC, 415 VFW Drive, Rockland, MA 02370.

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. A copy of the Town of Rockland COVID Control Plan is available on the Town of Rockland's webpage at <https://www.rockland-ma.gov/board-health/pages/coronavirus-disease-covid19-updates>.

TOWN CLERK, ROCKLAND
MAR 29 '21 PM 2:46

ZBA Meeting Posting

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Article Fifteen Brewing LLC
Property Address: 406 VFW Drive

Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices and may be viewed by requesting an electronic file by contacting the Town Clerk 781-871-1874 dial 1, then press option 6 (email address: clerkdept@rockland-ma.gov) or by contacting the Zoning Board of Appeals 781-871-1874 Ext. 1195 (email address: zoning@rockland-ma.gov).

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Interested persons are encouraged to participate remotely as a consequence of the current public health emergency. (Zoom Meeting Link is listed below)

The Applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information and details. A copy of the Town of Rockland COVID Control Plan is available on the Town of Rockland's webpage at <https://www.rockland-ma.gov/board-health/pages/coronavirus-disease-covid19-updates>.

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