

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 CONTINUANCE MEETING: THURSDAY, APRIL 21, 2022
6:30 P.M.

REVISED AGENDA - Updated Zoom Link (See Below)

REVISED AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant: Wall Street Development Corp.
Property Address: 320 Concord 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", 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.

UPDATED LINK to ZOOM Meeting:

WRPS Rockland is inviting you to a scheduled Zoom meeting.

Topic: ZBA Thursday, April 21, 2022

Time: April 21, 2022, 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82748912108?pwd=YzBYNTJ4aTJucTdNd1ZDaVJoRUU1QT09>

Meeting ID: 827 4891 2108 - Passcode: 421486

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

ITEM	TIME	DESCRIPTION	DISPOSITION
------	------	-------------	-------------

Open Session

- | | | | |
|---|-----------|---|--|
| 1 | 6:30 P.M. | -Open Meeting (vote required) | |
| 2 | | Instruction on Remote Participation Meeting | |

Regular Business

3

6:30 P.M. Remotely conducted continuance public hearing will be held by the Rockland Zoning Board of Appeals on Thursday, April 21, 2022 at 6:30 P.M. on an Application for a Comprehensive Permit dated October 12, 2021 filed with the Town Clerk on October 22, 2021 to construct four (4) detached single family homes on the property known as and numbered 320 Concord Street, Rockland, Massachusetts, containing 28,937 s.f., more or less (the “Project”). The applicant, Wall Street Development Corp., is proposing that 25% of the units be classified as affordable pursuant to Mass. Gen. L. c. 40B and its implementing regulations. The Project is located at 320 Concord Street, Rockland, Massachusetts, as shown on the Rockland Assessor’s Map 57, Parcel 70 and is situated in the R-1 zoning district.

The project application, narrative, plans and reports may be viewed by appointment in the offices of the Zoning Board of Appeals with the Regulatory Coordinator or at the Town Clerk’s office, located in the Rockland Town Hall, 242 Union Street, Rockland, MA, and on-line at <https://www.rockland-ma.gov>.

-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.

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.