

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 26, 2022 – 6:30 P.M.

REVISED AGENDA - Updated ITEM #4 (See Below)

REVISED AGENDA FOR REMOTE PARTICIPATION MEETING

Applicant: Schoolhouse Apartments, Rockland Limited Partnership
Property Address: 6 Delprete Avenue / 403 Union 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.

LINK to ZOOM Meeting:

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA April 26,2022

Time: Apr 26, 2022 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83339786072?pwd=eWNESERNUjNqWVVIUTivNkJVdXFSdz09>

Meeting ID: 833 3978 6072 - Passcode: 138213

Dial by your location: +1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

Applicant: Schoolhouse Apartments, Rockland Limited Partnership
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ITEM	TIME	DESCRIPTION	DISPOSITION
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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 Tuesday, April 26, 2022 at 6:30 P.M. on an Application for a Comprehensive Permit dated January 21, 2022 filed with the Town Clerk on January 24, 2022 to redevelop the existing Holy Family School into 27 affordable housing units for the elderly on the property to be known as and numbered 6 Delprete Avenue, Rockland, Massachusetts, containing 38,888 s.f., more or less, plus an access easement of approximately 813 s.f. (the “Project”). The applicant, Schoolhouse Apartments Rockland, Limited Partnership, is proposing that all 27 of the rental units be classified as affordable housing units for the elderly pursuant to Mass. Gen. L. c. 40B and its implementing regulations. The Project is located at 403 Union Street, Rockland, Massachusetts, as shown on the Rockland Assessor’s Map 34, Parcel 157 and is situated in the R-4 zoning district. The owner of the property is Roman Catholic Archbishop of Boston, 66 Brooks Drive, Braintree, Massachusetts 02184.

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>.

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-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

Deliberation on 320 Concord Street

Add additional Hearings in May, June 2022

5 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.