

TOWN CLERK, ROCKLAND  
APR 28 '22 PM12:40

Rockland Zoning Board of Appeals  
Rockland Town Hall  
242 Union Street  
Rockland, Massachusetts 02370  
E-Mail: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov)  
Phone: 781-871-1874 extension 1195

**ZONING BOARD MEETING: TUESDAY, MAY 3, 2022**  
**7:30 P.M.**

**AGENDA FOR REMOTE PARTICIPATION MEETING**

Applicant: Douglas Mendes DeAndrad  
Property Address: 250 Webster Street  
And  
Applicant: Robert Norris  
Property Address: 295 Centre Avenue

*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](http://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 May 3,2022**

**Time: May 3, 2022 07:30 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82001954541?pwd=NWg4V2o1aVF5ZThRT0F4aWgvdWx5QT09>

**Meeting ID: 820 0195 4541 - Passcode: 480074**

**Dial by your location: +1 301 715 8592 US (Washington DC)**

**+1 312 626 6799 US (Chicago)**

**+1 929 205 6099 US (New York)**

Applicant: Douglas Mendes DeAndrad

Property Address: 250 Webster Street

And

Applicant: Robert Norris

Property Address: 295 Centre Avenue

ITEM	TIME	DESCRIPTION	DISPOSITION
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**Open Session**

1	7:30 P.M.	-Open Meeting (Roll call vote required.)	
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2		Instruction on Remote Participation Meeting	
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**Regular Business**

3	7:30 P.M.		
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Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, May 3, 2022, at 7:30 P.M. on the application submitted by Douglas Mendes DeAndrad, 18B Bates Street, Abington, Massachusetts, for a Special Permit Pursuant to *Section 415-15.C(4)*, Automobile service stations, repair shops and agencies, to allow applicant to repair, display and sell used cars. The Special Permit will allow the applicant to seek a Class II License from the Board of Selectmen. The tenant of this property is Douglas Mendes Andrad d/b/a Andrade Auto Services and Sales. The site is located in an I-1, Limited Industrial Zone, Section 415.15 of the ByLaw, located at 250 Webster Street and is further identified as Lot #29 on the Rockland Assessor's Map #35. The owner of the property is Gholamali (Al) Shahanaghi and Nila Shahanaghi, 10 Grove Street, #2, Belmont, Massachusetts 02478.

The applicant and all interested parties are advised to check the Town website 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 or by emailing the Town Clerk's office at [clerkdept@rockland-ma.gov](mailto:clerkdept@rockland-ma.gov) or the Zoning Board's office at [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov) and on-line at <https://www.rockland-ma.gov>

4 7:45 P.M.

Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, May 3, 2022 at 7:45 P.M. on the application submitted by Robert Norris, 88 Lakeshore Drive, Duxbury, Massachusetts, for a Variance pursuant to Sections 415.22, Building and Lot Regulations, and 415-89.1, Zoning Variances, to allow applicant to construct a 38' x 40' addition on the rear of the existing building being a portion of the real property at the premises known as and numbered 295 Centre Avenue, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14 of the ByLaw, and is further identified as Lot 92, Map 55, on the Rockland Assessor's Maps. The owner of the property is Piano Mill 295, LLC, 295 Centre Avenue, Rockland, Massachusetts 02370. The applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information. Remote meeting details will be on the agenda posted on the Town's website.

The applicant and all interested parties are advised to check the Town website 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 or by emailing the Town Clerk's office at [clerkdept@rockland-ma.gov](mailto:clerkdept@rockland-ma.gov) or the Zoning Board's office at [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov) and on-line at <https://www.rockland-ma.gov>

### **Miscellaneous**

5 Non-Deliberative Announcements and Scheduling

Discussion, deliberation and potential vote on:

- 1) Wall Street Development Corp.
- 2) Schoolhouse Apartments Rockland, Limited Partnership

6 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.