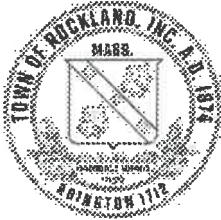


TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
MAY 19 '23 PM 1:13

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 Phone: 781-871-1874 Ext. 1195 E-Mail: zoning@rockland-ma.gov |
| Date & Time of Meeting | Tuesday, June 6, 2023 at 6:30 PM |
| Meeting Location: | ZOOM MEETING (see zoom info listed below) |
| or | |
| Remote Information: | Meeting ID: 845 2384 3414 Passcode: 743293 |
| | Robert C. Rosa, III, Chairman, ZBA |
| # OF PAGES (including cover sheet) <u> 4 </u> REVISED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

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

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.
Topic: ZBA June 6, 2023
Time: June 6, 2023 06:30 PM Eastern Time (US and Canada)
Join Zoom Meeting:
<https://us02web.zoom.us/j/84523843414?pwd=dGNuYXNFQlcwdVdLdEJNzNCekpqUT09>

Meeting ID: 845 2384 3414
Passcode: 743293
One tap mobile:
+13092053325,,84523843414# US
+13126266799,,84523843414# US (Chicago)
Dial by your location:
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 931 3860 US
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US

Rockland Zoning Board of Appeals
Rockland Town Hall – 242 Union Street
Rockland, Massachusetts 02370
E-Mail: zoning@rockland-ma.gov

Tuesday, June 6, 2023 - 6:30 P.M.

This Open Meeting is being Broadcast Live on
www.youtube.com/wrpsrockland and is being recorded by WRPS

AGENDA FOR REMOTE PARTICIPATION MEETING

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.

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA June 6, 2023

Time: Jun 6, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/84523843414?pwd=dGNuYXNFOlcwdVdLdElJNzNCekpqUT09>

Meeting ID: 845 2384 3414

Passcode: 743293

One tap mobile:

+13092053325,,84523843414# US

+13126266799,,84523843414# US (Chicago)

Dial by your location:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

AGENDA – June 6, 2023 at 6:30 P.M.
APPLICANT: Shinglemill, LLC – 40B
0 Pond St/152 Wilson St
Page 2

+1 386 347 5053 US
+1 507 473 4847 US
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US

Meeting ID: 845 2384 3414

| ITEM | TIME | DESCRIPTION | DISPOSITION |
|-------------------------|-----------|--|-------------|
| Open Session | | | |
| 1 | 6:30 P.M. | -Open Meeting (roll call vote required) -Instructions on Remote Participation Meeting | |
| Regular Business | | | |
| 2 | 6:30 P.M. | <u>Shinglemill LLC – Comprehensive Permit</u> -Remotely conducted continuance Public Hearing on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41 st 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 0 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 0 Pond Street (Lot #13) (Map #9) and 152 Wilson Street (Lot #68) (Map #10). (roll call vote required) | |

-A copy of this application, materials, plans and other documents are available upon request electronically from the Town Clerk by dialing 781-871-1874, press 1 for the Town Hall, then option 6 for the Town Clerk’s office - email address: clerkdept@rockland-ma.gov or Zoning Board of Appeals 781-871-1874 extension 1195 - email address: zoning@rockland-ma.gov.

Miscellaneous

- 3 Non-Deliberative Announcements and Scheduling
- 4 Approval of Minutes
- 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.

ROCKLAND ZONING BOARD OF APPEALS
242 Union Street, Rockland, Massachusetts 02370
Phone: 781-871-1874 extension: 1195
Email: zoning@rockland-ma.gov

TOWN CLERK, ROCKLAND
MAY 19 '23 PM 1:13

MEETING POSTING

TO: Liza Landy, Town Clerk
FROM: Robert C. Rosa, Chairman
DATE: May 19, 2023
SUBJECT: Continuance Hearing Notice
Applicant: Shinglemill LLC, c/o Coneco
Property Address: 0 Pond Street (Lot #13, Map #9)
152 Wilson Street (Lot #68, Map #10)

PLEASE BE ADVISED THAT THE FOLLOWING HEARING HAS BEEN CONTINUED FROM MAY 2, 2023 TO A VIRTUAL (REMOTE) PUBLIC HEARING SCHEDULED ON TUESDAY, June 6, 2023 @6:30 P.M.

Notice is hereby given that a virtual (remote) continuance public hearing will be held at 6:30 P.M. on June 6, 2023 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 0 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 0 Pond Street (Lot #13) (Map #9) and 152 Wilson Street (Lot #68) (Map #10). A copy of this application is available upon request electronically from the Town Clerk by dialing 781-871-1874, press 1 for the Town Hall, then extension 6 for the Town Clerk (email address: clerkdept@rockland-ma.gov) or Zoning Board of Appeals 781-871-1874 extension 1195 (email address: zoning@rockland-ma.gov). This meeting will only be held virtually and not in person.

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

ZBA Meeting Posting dated May 19, 2023
Shinglemill LLC – 0 Pond Street and 152 Wilson Street
Continuance Hearing Date – June 6, 2023

Page 2

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA June 6, 2023

Time: June 6, 2023 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/84523843414?pwd=dGNuYXNFQlcwdVdLdElJNzNCekpqUT09>

Meeting ID: 845 2384 3414

Passcode: 743293

One tap mobile:

+13092053325,,84523843414# US

+13126266799,,84523843414# US (Chicago)

Dial by your location:

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

Meeting ID: 845 2384 3414

Find your local number: <https://us02web.zoom.us/j/84523843414?pwd=dGNuYXNFQlcwdVdLdElJNzNCekpqUT09>