

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
JUN 14 '23 PM 1:11

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 Email: Zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday, June 20, 2023 at 7:30 PM
Meeting Location: or	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>
Remote Information:	Meeting ID: 833 5888 6355 Passcode: 283419
Requested By:	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet): 3	REVISED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

REMOTE PARTICIPATION MEETING

Applicant: Odeylton DaSilva & Francyslène Nincao
Property Address: 104 West Water Street

Applicant: Michael Bonina
Property Address: 603 Liberty Street

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, 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.

Topic: ZBA June 20, 2023
Time: June 20, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/83358886355?pwd=ZTdPVGhTQUlwWWp0M25RQk9oYltdZDZ09>

Meeting ID: 833 5888 6355 Passcode: 283419

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: Odeylton DaSilva and Francyslène Nincao
Property Address: 104 West Water Street
AND

Applicant: Michael Bonina
Property Address: 603 Liberty Street

ITEM TIME DESCRIPTION

Open Session

- 1 7:30 P.M. - Open Meeting – Roll Call Vote required
Instruction on Remote Participation Meeting

Regular Business

- 2 7:30 P.M. - Remotely conducted continuance public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, June 20, 2023, at 7:30 P.M. on the application submitted by Odeylton DaSilva and Francyslène Nincao, 135 Mill Street, Abington, MA, for a Variance pursuant to Zoning Bylaws §89.1, Zoning Variances; §415-10, R-3 Residence Zoning District; and §415-29, Number of buildings on single lot to allow one additional residential unit in a free-standing garage on a lot where there is an existing two-family house at the premises known as and numbered 104 West Water Street, Rockland, Massachusetts. The property is located in the R-3 Residence Zoning District, Section 415-10 of the Bylaw, and is further identified as Lot 144, Map 45, on the Rockland Assessor’s Maps. The owners of the property are Odeylton DaSilva and Francyslène Nincao, 135 Mill Street, Abington, Massachusetts.

The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, 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.

- 3 7:45 P.M. - Remotely conducted continuance public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, June 20, 2023, at 7:45 P.M. on the application submitted by Michael Bonina, for a Section 6 Finding pursuant to Zoning Bylaws §415-24, NonConforming Uses, and a Variance pursuant to Zoning Bylaws §415-89.1, Zoning Variances, and §415-22.4, Building and lot regulations, to allow applicant to replace an 11’3” wide front porch with a front porch that matches the width of the house. The residence is situated 4 to 5 feet off the side property line, a pre-existing, nonconforming structure. As the house itself does not meet the side yard requirements, for the porch to match the house, it would also not meet the fifteen’ setback at the premises known as and numbered 603 Liberty Street, Rockland, Massachusetts. The property is located in the R-2 Residence Zoning District, Section 415-9 of the Bylaw, and is further identified as Lot 63, Map 30, on the Rockland Assessor’s Maps. The owner of the property is Michael Bonina, Michael Bonina, Rockland, Massachusetts.

The applicant and all interested parties are advised to check the Town website, <https://www.rockland-ma.gov>, 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.

Applicant: Odeylton DaSilva and Francyslène Nincao
Property Address: 104 West Water Street

AND

Applicant: Michael Bonina
Property Address: 603 Liberty Street

Miscellaneous

4 Discussion Items

Annual Board Reorganization. Discussion and vote to approve Chair, Vice Chair and Clerk for fiscal year 2024:

Chair:

Vice Chair:

Clerk:

5 Non-Deliberative Announcements and Scheduling

6 Approval of previous meeting Minutes

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.