

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND  
AUG 21 '23 PM2:04

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.

<b>Board or Committee</b>	Zoning Board of Appeals Phone: 781-871-1874 Ext. 1195 E-Mail: zoning@rockland-ma.gov
<b>Date &amp; Time of Meeting</b>	Tuesday, September 5, 2023 at 7:30 PM
<b>Meeting Location:</b>	Rockland High School – Lecture Hall 52 MacKinlay Way, Rockland, MA
<b>or</b>	
<b>Remote Information:</b>	Meeting ID: N/A Passcode: N/A
	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet) _____	REVISED <input type="checkbox"/> Yes <input type="checkbox"/> No

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

IN PERSON DELIBERATION HEARING. THIS DELIBERATION HEARING WILL BE RECORDED. (NO VIRTUAL ZOOM)

TOWN CLERK, ROCKLAND  
AUG 21 '23 PM2:04

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

MEETING POSTING

TO: Liza Landy, Town Clerk  
FROM: Robert C. Rosa, Chairman  
DATE: August 21, 2023  
SUBJECT: Continuance Hearing Notice for Deliberation  
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 AUGUST 15, 2023 TO **SEPTEMBER 5, 2023 @ 7:30 P.M.**  
**IN THE ROCKLAND HIGH SCHOOL LECTURE HALL, 52 MacKINLAY WAY,**  
**ROCKLAND, MA 02370.**

Notice is hereby given that a continuance public hearing (for deliberation purposes only) will be held at 7:30 P.M. on September 5, 2023 in the Rockland High School Lecture Hall, 52 MacKinlay Way on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41<sup>st</sup> 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](mailto:clerkdept@rockland-ma.gov)) or Zoning Board of Appeals 781-871-1874 extension 1195 (email address: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov)).

THE BOARD WILL ONLY BE DELIBERATING ON THE DOCUMENTS THAT HAVE BEEN SUBMITTED TO THE ZBA ON THE SHINGLEMILL 40B COMPREHENSIVE PERMIT PROJECT AS OF 8/15/23. NO FURTHER DOCUMENTS OR COMMENTS WILL BE ALLOWED AT THIS HEARING.

This meeting will only be *in person* and will be recorded by WRPS.

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)

**A G E N D A**

**Tuesday, September 5, 2023 @7:30 P.M.**  
**Rockland High School Lecture Hall**  
**52 MacKinlay Way, Rockland, MA 02370**  
**This meeting is in person and will be recorded**

Open Session

1 7:30 P.M. Open Meeting

Regular Business

2 DELIBERATION ONLY

Shinglemill LLC – Comprehensive Permit  
Continuance Public Hearing on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41<sup>st</sup> 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).

Miscellaneous

3 Non-Deliberative Announcements and Scheduling  
4 Approval of Minutes  
5 Adjourn Meeting