

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND  
SEP 28 '23 PM3:18

PUBLIC 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: 781-871-0154, Ext. 1195 E-Mail: <a href="mailto:zoning@rockland-ma.gov">zoning@rockland-ma.gov</a>
<b>Date &amp; Time of Meeting</b>	Tuesday, October 3, 2023 at 6:30 PM
<b>Meeting Location:</b>  or <b>Remote Information:</b>	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on <a href="http://www.youtube.com/wrpsrockland">www.youtube.com/wrpsrockland</a> and is being recorded by WRPS.</i>  Meeting ID: 840 1944 3298      Passcode: 052693
<b>Requested By:</b>	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet) 6	REVISED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**REMOTE PARTICIPATION MEETING**

6:30 P.M.

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

VIRTUAL DELIBERATION HEARING. THIS DELIBERATION HEARING WILL BE RECORDED VIA ZOOM.

7:30 P.M.

Applicant: Achieve Lacrosse, LLC  
Property Address: 401 VFW Drive  
Property Owner: Suffolk Advisors Acquisition LLC

**ZONING BOARD OF APPEALS  
TOWN OF ROCKLAND**

Town Hall  
242 Union Street  
Rockland, Massachusetts 02370  
Phone: 781-871-0154, Ext. 1195  
E-mail: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov)

**MEETING POSTING**

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: September 26, 2023

RE: Continuance Hearing Notice for Deliberation –  
Applicant: Shinglemill LLC c/o Coneco  
Property Address: 0 Pond Street  
152 Wilson Street (Lot #68, Map #10)

**PLEASE BE ADVISED THAT THE FOLLOWING REMOTE HEARING HAS BEEN CONTINUED FROM SEPTEMBER 19, 2023, TO OCTOBER 3, 2023, at 6:30 P.M. AND WILL BE HELD VIA ZOOM.**

Notice is hereby given that a virtual Continuance Public Hearing (for deliberation purposes only) will be held at 6:30 P.M. on October 3, 2023, remotely via Zoom, 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 at 0 Pond Street (Lot #13) (Map #9) and 153 Wilson Street (Lot #68) (Map 10). A copy of this application is on file in the Town Clerk’s office and is available for inspection during regular office hours and on the Town’s website: [www.Rockland-MA.gov](http://www.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.

The Zoom Link is: MEETING ID: 840 1944 3298 - PASSCODE: 052693 and as posted in the Agenda.

# Rockland Zoning Board of Appeals

Rockland Town Hall - 242 Union Street, Rockland, MA 02370  
E-Mail: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov); Phone: 781-871-0154, extension 1195

## **ZONING BOARD MEETING: TUESDAY, OCTOBER 3, 2023**

### **AGENDA**

**6:30 P.M.**

### **AGENDA FOR REMOTE PARTICIPATION MEETING**

Applicant: Shinglemill c/o Coneco  
Property Address: 0 Pond Street (Lot #13, Map #9)  
And 152 Wilson Street (Lot #68, Map #10)  
Applicant: Achieve Lacrosse, LLC  
Property Address: 401 VFW Drive (Lot 5, Map 20)  
Property Owner: Suffolk Advisors Acquisition LLC

*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](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.*

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

**Topic: ZBA October 3,2023**

**Time: Oct 3, 2023 06:30 PM Eastern Time (US and Canada)**

Join Zoom Meeting

<https://us02web.zoom.us/j/84019443298?pwd=cW9aNnczSmpvVFY1WUF4Q28wQStMdz09>

**Meeting ID: 840 1944 3298**

**Passcode: 052693**

One tap mobile

+13092053325,,84019443298# US

+13126266799,,84019443298# US (Chicago)

### **Open Session**

- 1 6:30 P.M. - Open Meeting (vote required)  
Instruction on Remote Participation Meeting

## **Regular Business**

### **DELIBERATION ONLY**

2 6:30 P.M. - Notice is hereby given that a virtual Continuance Public Hearing (for deliberation purposes only) will be held at 7:30 P.M. on October 3, 2023, remotely via Zoom, 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 at 0 Pond Street (Lot #13) (Map #9) and 153 Wilson Street (Lot #68) (Map 10).

3 7:30 P.M. -

The Zoning Board of Appeals will be meeting remotely until further notice – the audio-conferencing application Zoom will be used for this purpose. Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, October 3, 2023, at 7:30 p.m. on the application submitted by Achieve Lacrosse, LLC, 42 Chestnut Street, Boston, MA 02108, for a Special Permit and/or Use Variance pursuant to Zoning Bylaws Sections 415-15C(2) and 415-89, Uses requiring special permit, Commercial/recreational facilities, and/or Section 415-89.1, Zoning Variances, to allow applicant to conduct a lacrosse program for girls that provides lacrosse training and club team opportunities. The space will be used as the company's offices and as an athletic facility of approximately 5,000 square feet. The space may also be used for general fitness training at the premises known as and numbered 401 VFW Drive, Rockland, Massachusetts. The property is located in the I-1 Limited Industrial Zoning District, Section 415-15 of the Bylaw, and is further identified as Lot 5, Map 20, on the Rockland Assessor's Maps. The owner of the property is Suffolk Advisors Acquisition LLC, 57 Bedford Street, Lexington, Massachusetts 02420.

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.

### **Miscellaneous**

- 4 Non-Deliberative Announcements and Scheduling
- 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.