

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
NOV 14 '23 4:42

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, November 21, 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: 865 0324 5539 Passcode: 936198
Requested By:	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet): 4	REVISED <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

REMOTE PARTICIPATION MEETING

Applicant: ANS Construction LLC / Alexander Nicoletta
Property Owner: Ramona Downing
Property Address: 398-400 Plain Street

Applicant: Turf Tacos (Mark Hendrickson, Harry Diemer and Shayne Ferrara)
Property Owner: The Hammer Trust
Property Address: 16 Webster 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.

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Applicant: ANS Construction LLC / Alexander Nicoletta

Property Owner: Ramona Downing

Property Address: 398-400 Plain Street

AND

Applicant: Turf Tacos (Mark Hendrickson, Harry Diemer and Shayne Ferrara)

Property Owner: The Hammer Trust

Property Address: 16 Webster Street

Topic: ZBA November 21,2023 - Time: Nov 21, 2023 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86503245539?pwd=dXc5WEIPR1ltQTFseC9Wc2VuamRvdz09>

Meeting ID: 865 0324 5539

Passcode: 936198

One tap mobile: +13052241968,,86503245539# US

+13092053325,,86503245539# US

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 public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, November 21, 2023, at 7:30 P.M. on the application submitted by ANS Construction LLC / Alexander Nicoletta, 73 Catherine Road, Hanson, MA 02341, for a Dimensional Variance pursuant to Zoning Bylaws Article V, Building, Lot and General District Regulation, §415-22, Building and Lot Regulations, and §415-89.1, Zoning Variances, to allow applicant to raze an alleged pre-existing, nonconforming two family dwelling and replace with new construction two family dwelling on a lot of land having a total area of 16,134 +/- square feet. The proposed two family dwelling meets all the minimum yard setback dimensions as well as the off-street parking regulations for the R-2 district, seeking a variance from the total lot area requirements of 65,340 square feet (32,670 square feet per unit), in order to construct a new two family dwelling on the existing lot (8,067 square feet per unit) at the premises known as and numbered 398-400 Plain Street, Rockland, MA. The property is located in the R-2 Residence Zoning District, Section 415-9 of the Zoning Bylaw, and is further identified as Lot 31, Map 44, on the Rockland Assessor’s Maps. The owner of the property is Ramona Downing, 398-400 Plain Street, Rockland, MA.

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 and Plans for this project are on file in the Town Clerk and Zoning Board offices.

Applicant: ANS Construction LLC / Alexander Nicoletta

Property Owner: Ramona Downing

Property Address: 398-400 Plain Street

AND

Applicant: Turf Tacos (Mark Hendrickson, Harry Diemer and Shayne Ferrara)

Property Owner: The Hammer Trust

Property Address: 16 Webster Street

- 3 7:45 P.M. - Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, November 21, 2023, at 7:45 P.M. on the application submitted by Turf Tacos (Mark Hendrickson, Harry Diemer and Shayne Ferrara), 16 Webster Street, Rockland, MA for a Chapter 40A, Section 6 Finding, pursuant to Zoning Bylaws §415-13(1)(c), Eating Establishments, to allow applicant to have a food trailer/mobile food truck on the turf field side yard of the premises known as and numbered 16 Webster Street, Rockland, MA. The property is located in the B-1 Business Zoning District, Section 415-13 of the Bylaw, and is further identified as Lot 225, Map 39, on the Rockland Assessor's Maps. The owner of the property is The Hammer Trust, S. Ferrera and M. Hendrickson, Trustees, 16 Webster Street, Rockland, MA.

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 and Plans for this project are on file in the Town Clerk and Zoning Board offices.

Miscellaneous

4 Discussion Items

Rockland Old Exit 14, Inc. d/b/a Green Rock Cannabis.

Discussion, deliberation and potential vote at the six (6) month review of the conditions pursuant to the special permit filed July 20, 2022.

5 Non-Deliberative Announcements and Scheduling

Calendar: 2024 ZBA Hearings

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.