

ZONING BOARD OF APPEALS

TOWN OF ROCKLAND

Town Hall
242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma.gov

NOTICE OF REMOTE PARTICIPATION MEETING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: December 9, 2022

RE: Remote Public Hearing Notice
Applicant: BNS, LLC c/o Attorney James S. Timmins
Property Address: 18-20 East Water Street

PLEASE BE ADVISED THAT THE FOLLOWING REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR JANUARY 3, 2023, at 7:30 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a virtual remote Public Hearing will be held via Zoom at 7:30 P.M. on January 3, 2023, on the petition submitted by Andrew Shanahan, Manager, BNS, LLC, c/o Attorney James S. Timmins, 55 Willard Street, Quincy, MA, for a use variance pursuant to §415-21.2(E)(3)(c), Downtown Rockland Revitalization Overlay District, and §415-89.1, Zoning Variances. The applicant is proposing, if approved, to legalize an existing first floor rear residential unit. The property is located in the B-1, Business I Zoning District, §415-13 of the Bylaw, and is further identified as Lot 068, Map 45, on the Rockland Assessor's Maps. The owner of the property is BNS, LLC, Attn: Craig Borghesani, 1146 Oliver Ave., #C, San Diego, CA 92109.

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.

The Zoom Link is: MEETING ID: 817 2144 1931 - PASSCODE: 561480 and as posted in the Agenda.

**TOWN OF ROCKLAND
Zoning Board of Appeals
Legal Notice**

Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, and Chapter 107 of the Acts of 2022, "An Act Relative to Extending Certain State of Emergency Accommodations", a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, January 3, 2023, at 7:30 p.m. on the application submitted by Andrew Shanahan, Manager, BNS, LLC, c/o Attorney James S. Timmins, 55 Willard Street, Quincy, MA, for a use variance pursuant to §415-21.2(E)(3)(c), Downtown Rockland Revitalization Overlay District, and §415-89.1, Zoning Variances. The applicant is proposing, if approved, to legalize an existing first floor rear residential unit. The property is located in the B-1, Business I Zoning District, §415-13 of the Bylaw, and is further identified as Lot 068, Map 45, on the Rockland Assessor's Maps. The owner of the property is BNS, LLC, Attn: Craig Borghesani, 1146 Oliver Ave., #C, San Diego, CA 92109.

Further details for this project are on file in the Town Clerk and Zoning Board offices and may be viewed on the Town's website:
<https://www.rockland-ma.gov>.

Remote meeting details (ZOOM – Meeting ID: 817 2144 1931 – Passcode: 561480) will be on the agenda posted on the Town's website.
Robert C. Rosa III
Chairman
Rockland Zoning Board of Appeals
AD#8161886
PL 12/08, 12/15/2022