

FILED 10-24-12

Modification of Special Permit dated July 10, 2012
(Revised Date: August 21, 2012)
(Revised Date: October 9, 2012)

Applicant: Brenda Kelly (The Banner Pub))
Property: 167 Union Street, Rockland, Massachusetts
Assessors Map #45, Lot #84
Date: October 9, 2012 (Hearing with the Zoning Board)

Pursuant to Condition No. (9) and No. (10) of the Modified Special Permit dated July 10, 2012 and filed with the Town Clerk on August 14, 2012 with a Revised date of August 21, 2012 and filed with the Town Clerk on August 21, 2012, the Board hereby approves the following modifications to the Special Permit, which the Board deems to be an insubstantial modification:

CONDITION NO 9:

(As stated in Modification of Special Permit dated July 10, 2012 and revised August 21, 2012) read as follows:

(9) If there is any complaint filed with the Building Department, the Applicant shall appear before the Zoning Board of Appeals to address the complaint filed.

Condition No. 9 of the Modification of the Special Permit dated July 10, 2012 and filed with the Town Clerk on August 14, 2012 with a revised date of August 21, 2012 and filed with the Town Clerk on August 21, 2012 was modified at a Zoning Board of Appeals hearing dated October 9, 2012 to be amended and to read as follows:

(9) Any complaints concerning the operation of the business shall be diverted to the Building Department for enforcement in accordance with MGL Chapter 40A, Section 7.

Page Three of Eight

Modification of Special Permit dated July 10, 2012
(Revised Date: August 21, 2012)
(Revised Date: October 9, 2012)

Applicant: Brenda Kelly (The Banner Pub))
Property: 167 Union Street, Rockland, Massachusetts
Assessors Map #45, Lot #84
Date: October 9, 2012 (Hearing with the Zoning Board)

CONDITION NO 10:

(As stated in Modification of Special Permit dated July 10, 2012 and revised August 21, 2012 read as follows:

(10) The owner must remove the sailboat, signs, boxes and trash from their property and the abutting property immediately.

Condition No. 10 of the Modification of the Special Permit dated July 10, 2012 and filed with the Town Clerk on August 14, 2012 with a revised date of August 21, 2012 and filed with the Town Clerk on August 21, 2012 was modified at a Zoning Board of Appeals hearing dated October 9, 2012 to be amended and to read as follows:

(10) *Absent a permit or approval from the Building Department or approval from the Zoning Board, the owner must remove the sailboat, signs, and boxes from their property and any abutting property used in connection with the business. The owner shall keep their property and any abutting property used in connection with the business, free and clear of all trash and debris.*

This modification does not take effect until it is recorded with the Registry of Deeds together with the Special Permit filed with the Town Clerk's office and dated stamped August 31, 2009; Modification of Special Permit dated July 10, 2012 and filed with the Town Clerk's office and dated stamped August 14, 2012; Modification of Special Permit (Revised: August 21, 2012) and filed with the Town Clerk's office and dated stamped August 21, 2012 and proof of recording shall be given to the Building Department as well as the Board of Selectmen's office.