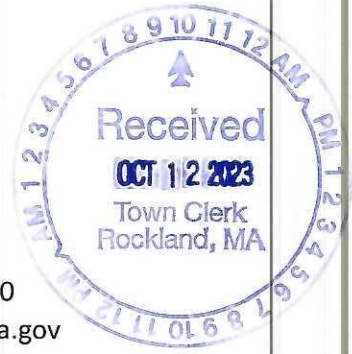




## TOWN OF ROCKLAND

### ZONING BOARD OF APPEALS

Town Hall - 242 Union Street, Rockland, Massachusetts 02370  
Phone: 781-871-0154, ext. 1195; E-MAIL: zoning@rockland-ma.gov



### DECISION of the BOARD of APPEALS

#### Comprehensive Permit Application,

*Pursuant to G.L. c.40B, Sections 21-23*

#### SHINGLEMILL, LLC

#### 0 POND STREET & 152 WILSON STREET

#### ROCKLAND, MASSACHUSETTS

#### I. THE PROPERTY:

The subject property contains 29.4 acres, more or less, is identified on the current plans as being located at 75-79 Pond Street, Rockland, Massachusetts, is located within the Town of Rockland's H-1 Industrial Park-Hotel Zoning District (28.64 +/- acre parcel) and the Residential R-2 Zoning District (0.78 +/- acre parcel (the "Property").<sup>1</sup> The parcels on which the proposed Project is proposed are shown on the Rockland Assessors' Maps as Parcel Nos. 9-13-0 (75-79 Pond Street) and 10-68-0 (portion of 152 Wilson Street). The Property is currently depicted on a set of plans entitled "Shinglemill Apartments, Comprehensive Permit Plans, 75-79 Pond Street, Rockland, MA 02370" prepared for Shinglemill, LLC, Site Plan, Dwg.

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<sup>1</sup> At the time of the last public hearing in August 2023, the Applicant, Shinglemill, LLC, represented that it had under agreement to purchase the property known as and numbered Lot 73 Colby Street, Rockland, MA which was owned by Boyd Fulton of Rockland. The Board is aware that on August 29, 2023 a deed from Fulton to Shinglemill was recorded at the Plymouth County Registry of Deeds in Book 58226, Page 200 thereby adding to the Subject Property by approximately 4,000 s.f. Said additional Parcel is shown on the Rockland Assessors' Maps as Parcel 10-67-0.