

ZONING BOARD OF APPEALS TOWN OF ROCKLAND

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

NOTICE OF VIRTUAL REMOTE PUBLIC MEETING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: November 6, 2023

RE: Virtual Remote Public Hearing Notice
Applicant: ANS Construction LLC/Alexander Nicoletta
Owner: Ramona Downing
Property Address: 398-400 Plain Street

PLEASE BE ADVISED THAT THE FOLLOWING VIRTUAL REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR November 21, 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 at 7:30 P.M. on November 21, 2023, by the Rockland Zoning Board of Appeals, on the petition 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.

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: 865 0324 5539 - PASSCODE: 936198 and as posted in the Agenda.