

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
OCT 14 '25 PM12:16

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: 781-871-0154 Ext. 1197 E-Mail- zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday October 21, 2025, 7:30pm	
Meeting Location: or	Virtually via Zoom. <i>This Open Meeting is being BORADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>	
Remote Information:	Meeting ID: 896 1324 4082	Passcode: 979963
Requested By:	Rob Carr Rosa III, Chair ZBA	
# OF PAGES (including cover sheet) <u>2</u>		
REVISED		
☐ Yes ☒ No		

REMOTE PARTICIPATION MEETING

ZONING BOARD OF APPEALS MEETING: Tuesday, October 21, 2025

AGENDA

7:30P.M.

AGENDA FOR VIRTUAL REMOTE PARTICIPATION

Topic: ZBA Tuesday October 21, 2025

Time: Oct 21, 2025, 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89613244082?pwd=QOLCg4jx3N9obat8IsM0RGtrc3fiX.1>

Meeting ID: 896 1324 4082

Passcode: 979963

One tap mobile +1 646 931 3860,86339677070# US • +1 929 205 6099, 86339677070# US (New York)

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 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, the 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.

Open Session

1. **7:30 P.M.- Open Meeting (vote required)**
Instructions on Remote Participation Meeting

Regular Business

2. 7:30 P.M.- 371 Union Street “aka” Mineiro’s Steak House

The Zoning Board of Appeals will be meeting remotely until further notice – the video/audio-conferencing application Zoom will be used for this purpose. Notice is hereby given in accordance with Massachusetts General Laws, Chapter 40A, Sections 11 and 15, a virtual remote public hearing will be held by the Rockland Zoning Board of Appeals on Tuesday, October 21, 2025, at 7:30 p.m. on the application submitted by Andrew Reservitz on behalf of 371 Union, LLC, Cledir Ferreira and Thaisa Bena, 371 Union Street, Rockland, MA for a Special Permit pursuant to Zoning Bylaws Article IV Permitted Uses, Section §415-13A (3) and , Article XI Special Permits, Section §415-89. The Applicant seeks a Special Permit for 1.) change the name of the Liquor License Manager to Octavio Mendonca De Castro; and 2.) the expansion of the premises from its original size of 1,282.5 sq. ft. to include the immediate adjacent storefront, adding an additional 989.6 sq. ft. for a total of 2,272.1 sq. ft. The premises will include 26 tables. 1 bar seating 10 people, a fully operational kitchen a walk-in cooler, restrooms and an office. The Applicant shall strictly comply with all local and state laws and regulations. The property is located in the B-1 Business (1) Zoning District, §415-9 of the Zoning Bylaw, and is identified as Lot 219, Map 39, on the Rockland Assessor’s Maps. The owners of the property are, 371 Union, LLC, Cledir Ferreira and Thaisa Bena, 371 Union Street, Rockland, Massachusetts 02370.

Miscellaneous

3. Other items not reasonably anticipated or listed may be brought up for discussion to the extent allowed by law.

NOTE 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 public 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 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 be taken.