

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND
FEB 27 '25 PM 4:13

MEETING NOTICE POSTING
&
REVISED
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: 781-871-1874, Ext. 1195 Email: Zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday, March 4, 2025 at 7:30 PM
Meeting Location: or	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on www.youtube.com/wrpsrockland and is being recorded by WRPS.</i>
Remote Information:	Meeting ID: 885 5470 4814 Passcode: 368968
Requested By:	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet): 3	REVISED ☒ Yes ☒ No

REMOTE PARTICIPATION MEETING

ZBA Case No.: **2025-003**
Applicant: N&M RE Holdings LLC
c/o Grady Consulting, L.L.C.
AND Attorney Jeffrey A. De Lisi, Ohrenberger, De Lisi & Harris, LLP
Property Owner: N&M RE Holdings LLC
Property Address: 1119 and 1059 Rear Union Street

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 also 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, this 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, which is intended to keep members of the Board and the public safe.

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA March 4, 2025

Time: Mar 4, 2025 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88554704814?pwd=Ij0MlgqXWH4BzdrPreKu3K3jQWtFUR.1>

Meeting ID: 885 5470 4814 - Passcode: 368968

One tap mobile: +13017158592,,88554704814# US (Washington DC) +13052241968,,88554704814# US

ITEM	TIME	DESCRIPTION
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Open Session

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| 1 | 7:30 P.M. - | Open Meeting – Roll Call Vote required
Instruction on Remote Participation Meeting |
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Regular Business

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| 2 | 7:30 P.M. | Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on <u>Tuesday, March 4, 2025, at 7:30 P.M.</u> on the petition submitted by N&M RE Holdings LLC, 1250 Long Pond Road, Brewster, MA, c/o Grady Consulting, L.L.C. of Kingston, MA, and Attorney Jeffrey A. De Lisi, Ohrenberger, De Lisi, LLP of Scituate, MA, for a Special Permit pursuant to Zoning Bylaw §415-16C.(6), Manufacturing, assemblage, processing and storage operations that are not offensive by reason of the emission of odor, fumes, dust, smoke, noise and/or vibration, or that would have a negative impact on the environment or conditions within the Town or adjacent towns; §415-79, Environmental performance standards; §415-80, General Performance Standards; and §415-89, Special Permits, AND a Use Variance pursuant to pursuant to Zoning Bylaw §415-5, Interpretation of boundaries and §415-89.1, Zoning variances, to grant applicant a variance for access from Union Street through a residential zoning district and to construct a 7,000 square foot warehouse and contractor yard and for storage of materials in an industrial zone. The location of the premises is known as and numbered 1119 and 1059 Rear Union Street, Rockland, MA. 1119 Union Street is located in both the R-2 Residence Zoning District, Section 415-9 and the I-2 Industrial Park Zoning District, Section 415-16 of the Zoning Bylaw, and is further identified as Lot 60, Map 18, on the Rockland Assessor's Maps. 1059 Rear Union Street is located in the I-2 Industrial Park Zoning District, Section 415-16 of the Zoning Bylaw, and is further identified as Lot 61, Map 18, on the Rockland Assessor's Maps. The owner of both properties is N&M RE Holdings LLC, 1250 Long Pond Road, Brewster, MA 02631. |
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Discussion

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| 3 | Discussion, review and proposed vote to approve meeting minutes. |
| 4 | Discussion of proposed Zoning Bylaw changes. |

Miscellaneous

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| 5 | Non-Deliberative Announcements and Scheduling |
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Other items not reasonably anticipated or listed may be brought up for discussion to the extent allowed by law.

Adjourn (roll call vote required)

NOTES 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 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 meeting 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 still be taken.