

TOWN CLERK'S STAMP

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MAR 28 '25 PM 1:56

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** (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 the meeting.

Board or Committee	Zoning Board of Appeals	Phone: 781-871-1874, Ext. 1 Email: Zoning@rockland-ma.gov
Date & Time of Meeting	Tuesday, April 1, 2025 at 7:30 PM	
Meeting Location: or Remote Information:	Virtually via Zoom. <i>This Open Meeting is being BROADCASTED</i> www.youtube.com/wrpsrockland and is being recorded by WRPS. Meeting ID: 828 3752 6459 Passcode: 7260	
Requested By:	Robert C. Rosa, III, Chairman, ZBA	
# OF PAGES (including cover sheet): <u>3</u> REVISED ☒ Yes ☐		

REMOTE PARTICIPATION MEETING

ZBA Case No.: 2025-03
Applicant: N&M RE Holdings LLC
c/o Kevin Grady, Grady Consulting, L.L.C.
AND Jeffrey 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, Zoom will be used for this purpose. An online link and telephone access number will be provided on the meeting agendas and also on the Town's website. This application will permit the public to access and participate in Board meetings and hearings. Instructions for joining meetings in this manner will be provided on the 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 attendance and participation in this manner, which is intended to keep members of the Board and the public satisfied.

WRPS ROCKLAND is inviting you to a scheduled Zoom meeting.

Topic: ZBA - April 1, 2025 - Time: Apr 1, 2025 07:30 PM Eastern Time (US and Canada)
Join Zoom Meeting
<https://us02web.zoom.us/j/82837526459?pwd=6A20rzepaZXVilHPntHobX7OhjmFdN.1>

Meeting ID: 828 3752 6459 - Passcode: 726050

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 continuance public hearing (for deliberations only) will be Rockland Zoning Board of Appeals on <u>Tuesday, April 1, 2025, at 7:30 P.M.</u> on submitted by N&M RE Holdings LLC, 1250 Long Pond Road, Brewster, MA, Consulting, L.L.C. of Kingston, MA, and Attorney Jeffrey A. De Lisi, Ohrenbergs LLP of Scituate, MA, for a Special Permit pursuant to Zoning Bylaw §415-16C Manufacturing, assemblage, processing and storage operations that are not offer 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 town. §415-79, Environmental performance standards; §415-80, General Performance Standards; §415-89, Special Permits, AND a Use Variance pursuant to Zoning Interpretation of boundaries and §415-89.1, Zoning variances, to grant applicant access from Union Street through a residential zoning district and to construct a foot warehouse and contractor yard and for storage of materials in an industrial 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 Town of Rockland and is further identified as Lot 60, Map 18, on the Rockland Assessor's Maps. 1059 Union Street is located in the I-2 Industrial Park Zoning District, Section 415-16 of the Town of Rockland 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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Miscellaneous

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| 3 | | 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.

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 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 public body and/or town staff or official(s) physically present at the meeting location during "Public comment" portions of meetings will be temporarily suspended.
- 3) However, the public will be provided with alternative access through which they can watch meetings "in real time", and meeting notices will specify the manner in which members of the public can 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 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 in the hearing through electronic/technological means.
- 6) For executive session meetings, public access to the meeting will be limited to the open session 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 remotely.
- 8) Meeting notices will still be posted at least 48 hours in advance (not counting Saturdays, Sundays, or holidays), unless it is an emergency meeting as defined under the Open Meeting Law (in which case meeting notice will be posted with as much advanced notice as is possible in the circumstances). The meeting will still be taken.