

Rockland Zoning Board of Appeals

Rockland Town Hall - 242 Union Street, Rockland, MA 02370
E-Mail: zoning@rockland-ma.gov; Phone: 781-871-0154, extension 1195

ZONING BOARD MEETING: TUESDAY, SEPTEMBER 6, 2022
7:30 P.M.

AMENDED AGENDA FOR REMOTE PARTICIPATION MEETING

MEETING CANCELLED

Applicant Lee-Ann King, Trustee, Supermom Trust
Property Address: 630 Summer Street

And
Applicant: W.N. Realty, LLC
c/o Steven M. Guard, Esq., Guard Law LLC
Property Address: 61 Accord Park Drive

In response to Chapter 107 of the Acts of 2022, "An Act Relative to Extending Certain State of Emergency Accommodations", the Zoning Board of Appeals shall be meeting remotely until March 31, 2023. 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.

ZOOM LINK CANCELLED - LINK to ZOOM Meeting:

WRPS Rockland is inviting you to a scheduled Zoom meeting.

Topic: ZBA Tuesday September 6, 2022

Time: September 6, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86022928189?pwd=R0lyUXVETHRNOUU1amhnS2Z4LzdwQT09>

Meeting ID: 860 2292 8189 - Passcode: 117466

Dial by your location:

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

ZBA Agenda - September 6, 2022
Applicant Lee-Ann King, Trustee, Supermom Trust

Property Address: 630 Summer Street

And

Applicant: W.N. Realty, LLC
c/o Steven M. Guard, Esq., Guard Law LLC

Property Address: 61 Accord Park Drive

ITEM	TIME	DESCRIPTION
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Open Session

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| 1 | 7:30 P.M. | - Open Meeting (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 will be held by the Rockland Zoning Board of Appeals on <u>Tuesday, September 6, 2022, at 7:30 P.M.</u> on the application submitted by Lee-Ann King, Trustee, Supermom Trust, 630 Summer Street, Rockland, Massachusetts, c/o Attorney Thomas J. Callahan, 427 Columbia Road, Hanover, Massachusetts 02339, for a dimensional variance pursuant to Section 415-22, Building and Lot Regulations, and Section 415-89.1, to allow the applicant to add an L-shape addition to the northeast corner of the existing structure at 630 Summer Street, Rockland, Massachusetts. The property is located in the R-2 Residence Zoning District, Section 415-9 of the ByLaw, and is further identified as Lot 44, Map 63, on the Rockland Assessor's Maps. The owner of the property is Lee-Ann King, Trustee, Supermom Trust, 630 Summer Street, Rockland, Massachusetts 02370. The applicant and all interested parties are advised to check the Town website, https://www.rockland-ma.gov , and the Zoning Board's webpage for additional information. |
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Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices.

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| 3 | 7:45 P.M. | - Remotely conducted public hearing will be held by the Rockland Zoning Board of Appeals on <u>Tuesday, September 6, 2022, at 7:45 P.M.</u> on the application submitted by W.N. Realty, LLC c/o Steven M. Guard, Esq., Guard Law LLC, 1165 Washington Street, Hanover, MA 02339 for a Special Permit pursuant to Sections 415-21.3, Route 3 Corridor Sign Overlay District, and 415.24, Nonconforming uses, <i>et seq</i> to consider a request for a Special Permit allowing applicant to construct and maintain a |
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ZBA Agenda - September 6, 2022

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c/o Steven M. Guard, Esq., Guard Law LLC

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monopole, off-premises electronic billboard pursuant to Zoning Bylaw Section 415-21.3 and the Development and Impact Fee (Host Community) Agreement by and between the applicant and the Town of Rockland dated December 7, 2021, being a portion of the real property at the premises known as and numbered 61 Accord Park Drive, Rockland, Massachusetts. The property is located in the Business II Zoning District, Section 415-14, and the Route 3 Corridor Sign Overlay District, Section 415-21.3, of the Bylaw and is further identified as Lot 11, Map 5 on the Rockland Assessor's Maps. The owner of the property is W.N. Realty, LLC, 24 Summit Drive, Hingham, Massachusetts 02043. The applicant and all interested parties are advised to check the Town website and the Zoning Board's webpage for additional information. Remote meeting details will be on the agenda posted on the Town's website.

Further Details & Plans for this project are on file in the Town Clerk and Zoning Board's offices.

4 **Miscellaneous**

Non-Deliberative Announcements and Scheduling

Joint Meeting with Planning Board on 9-13-22, at 7:30 p.m. via Zoom

5 Approval of previous meeting Minutes

Adjourn (roll call vote required)