

TOWN CLERK'S STAMP

TOWN CLERK, ROCKLAND  
FEB 8 '23 AM 10:55

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.

<b>Board or Committee</b>	Zoning Board of Appeals      Phone: 781-871-1874 Ext. 1195 E-Mail: <a href="mailto:zoning@rockland-ma.gov">zoning@rockland-ma.gov</a>
<b>Date &amp; Time of Meeting</b>	Tuesday, February 21, 2023 at 6:30 PM
<b>Meeting Location:</b>	Virtually via Zoom. <i>This Open Meeting is being BROADCAST LIVE on <a href="http://www.youtube.com/wrpsrockland">www.youtube.com/wrpsrockland</a> and is being recorded by WRPS.</i>
<b>or</b>	
<b>Remote Information:</b>	Meeting ID: 817 5012 6134      Passcode: 388253
<b>Requested By:</b>	Robert C. Rosa, III, Chairman, ZBA
# OF PAGES (including cover sheet) <u>  6  </u> REVISED <input type="checkbox"/> Yes <input type="checkbox"/> No	

**Join Zoom Meeting:**

<https://us02web.zoom.us/j/81750126134?pwd=OzVFT2FWWE1mbW9jNWE1eFNHTmdHdz09>

**Applicant:** Shinglemill, LLC – 40B (6:30 P.M.)  
Property Address: 0 Pond Street/152 Wilson Street

**Applicant:** Brad Johnson, Director – Group 1 Automotive (6:45 P.M.)  
Property Address: 1022 Hingham Street (Land Rover Dealership)

**Applicant:** Brad Johnson, Director – Group 1 Automotive (6:45 P.M.)  
Property Address: 1030 Hingham Street (Volvo Dealership)

*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 LWE on [www.youtube.com/wrpsrockland](http://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.*

Rockland Zoning Board of Appeals  
Rockland Town Hall – 242 Union Street  
Rockland, Massachusetts 02370  
E-Mail: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov)

**Tuesday, February 21, 2023 - 6:30 P.M.**

This Open Meeting is being Broadcast Live on  
[www.youtube.com/wrpsrockland](http://www.youtube.com/wrpsrockland) and is being recorded by WRPS

**A M E N D E D – F E B R U A R Y 8, 2 0 2 3**

**AGENDA FOR REMOTE PARTICIPATION MEETING**

*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, Rockland Community TV (WRPS) may also provide coverage of these meetings. 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 February 21, 2023**

**Time: Feb 21, 06:30 PM Eastern Time (US and Canada)**

Join Zoom Meeting:

<https://us02web.zoom.us/j/81750126134?pwd=QzVFVTJFWWE1mbW9jNWE1eFNHTmdHdz09>

**Meeting ID: 817 5012 6134**

**Passcode: 388253**

One tap mobile:

+16469313860,,81750126134# US

+19292056099,,81750126134# US (New York)

Dial by your location:

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

(AMENDED- 2/8/23) - AGENDA – February 21, 2023 at 6:30 P.M.

APPLICANT: Shinglemill, LLC – 40B  
0 Pond St/152 Wilson St

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1022 Hingham St. (Land Rover Dealership)

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- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US

Meeting ID: 817 5012 6134

Find your local number: <https://us02web.zoom.us/j/81750126134>

ITEM	TIME	DESCRIPTION	DISPOSITION
<b>Open Session</b>			
1	6:30 P.M.	-Open Meeting (roll call vote required) -Instructions on Remote Participation Meeting	
<b>Regular Business</b>			
2	6:30 P.M.	<u>Shinglemill LLC – Comprehensive Permit</u> -Remotely conducted continuance Public Hearing on the petition filed under Chapter 40B (Comprehensive Permit) by Shinglemill LLC, c/o Coneco, 41 <sup>st</sup> Street, Bridgewater, MA 02324 to allow the construction of 236 units of residential housing (the “Project”) within two five-story buildings on approximately 29.33 acres of land located at 0 Pond Street and 152 Wilson Street (the “Site”). The Applicant is proposing 25% of the units to be classified as affordable as per MGL, Chapter 40B. The site is located on 0 Pond Street (Lot #13) (Map #9) and 152 Wilson Street (Lot #68) (Map #10). (roll call vote required)	

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-A copy of this application, materials, plans and other documents are available upon request electronically from the Town Clerk by dialing 781-871-1874, press 1 for the Town Hall, then option 6 for the Town Clerk's office - email address: [clerkdept@rockland-ma.gov](mailto:clerkdept@rockland-ma.gov) or Zoning Board of Appeals 781-871-1874 extension 1195 - email address: [zoning@rockland-ma.gov](mailto:zoning@rockland-ma.gov).

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6:45 P.M.

Brad Johnson, Director – Facilities Planning & Construction, Group 1 Automotive, 800 Gessner Rd., Suite 500 Houston, Texas 77024

-Remotely conducted Public Hearing for a Special Permit pursuant to ZBA Bylaw Sections 415-19 C.(2), "Automobile/Truck repair shops and agencies"; 415-79 A. (1) through (10), General Performance Standards, and 415-80; and 415-89, Special Permits to allow a proposed Land Rover Dealership to be located at 1022 Hingham Street, (Lot #6, Map #4).

-Further details and plans for this project are on file in the Town Clerk and Zoning Board offices and may be viewed on the Town's website: <https://www.rockland-ma.gov>

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1030 Hingham St. (Volvo Dealership)

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- 4                      6:45 P.M.                      Brad Johnson, Director – Facilities  
Planning & Construction, Group 1  
Automotive, 800 Gessner Rd., Suite 500  
Houston, Texas 77024  
-Remotely conducted Public Hearing for a  
Special Permit pursuant to ZBA Bylaw  
Sections 415-19 C.(2), “Automobile/Truck  
repair shops and agencies”; 415-79 A. (1)  
through (10), General Performance  
Standards, and 415-80; and 415-89,  
Special Permits to operate under new  
ownership the existing Volvo Dealership  
located at 1030 Hingham Street, (Lot #6,  
Map #4).  
-Further details and plans for this project  
are on file in the Town Clerk and Zoning  
Board offices and may be viewed on the  
Town’s website: [https://www.rockland-  
ma.gov](https://www.rockland-ma.gov)

**Miscellaneous**

- 5    Non-Deliberative Announcements and  
Scheduling  
6    Approval of Minutes  
7    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.

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- 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.