

ZONING BOARD OF APPEALS

TOWN OF ROCKLAND

Town Hall - 242 Union Street
Rockland, Massachusetts 02370
E-mail: zoning@rockland-ma.gov

NOTICE OF VIRTUAL REMOTE PUBLIC MEETING

TO: Liza Landry, Town Clerk

From: Robert C. Rosa, Chairman

Date: April 1, 2024

RE: Virtual Remote Public Hearing Notice
Applicant: Melissa McInnis and Dennis S. Benoit
Property Address: 421 Forest Street

PLEASE BE ADVISED THAT THE FOLLOWING VIRTUAL REMOTE PARTICIPATION PUBLIC HEARING HAS BEEN SCHEDULED FOR APRIL 16, 2024, at 7:35 P.M. AND WILL BE HELD VIA ZOOM.

Notice is hereby given that a virtual remote Public Hearing will be held at 7:35 P.M. on April 16, 2024, by the Rockland Zoning Board of Appeals, on the petition submitted by Melissa McInnis and Dennis S. Benoit, 421 Forest Street, Rockland, MA c/o Scott Golding, Esq., Drohan Tocchio & Morgan, P.C., 175 Derby Street, Hingham, MA, for a Use Variance, pursuant to Zoning Bylaws Section 415.89.1, Zoning Variances, and a Special Permit pursuant to Zoning Bylaws Sections 415-29 and 415-89, Number of buildings on a single lot, to allow applicant to maintain the existing 758 +/- sq. ft. single-family dwelling within the R-2 portion of the lot and construct a 2,250 +/- Sq. Ft. warehouse/storage building with accessory parking to be sited entirely within the I-1 portion of the property with proposed fencing and planted buffer area to provide enhanced separations between the existing dwelling and proposed structure. The proposed warehouse/storage building is to be accessed via an existing gravel driveway off of VFW Drive. The property is located in both the R-2 Residence Zoning District, Section 415-9 and the I-1 Limited Industrial Zoning District, Section 415-15, of the Zoning Bylaw, and is identified as Lot 79, Map 14, on the Rockland Assessor's Maps. The owners of the property are Melissa McInnis and Dennis S. Benoit, 421 Forest Street, Rockland, Massachusetts.

A copy of this application is on file in the Town Clerk's office and is available for inspection during regular office hours and on the Town's website: www.Rockland-MA.gov.

The Zoom Link is: MEETING ID: 817 7479 2804 - PASSCODE: 161190 and as posted in the Agenda.