



TOWN OF ROCKLAND

Planning Board

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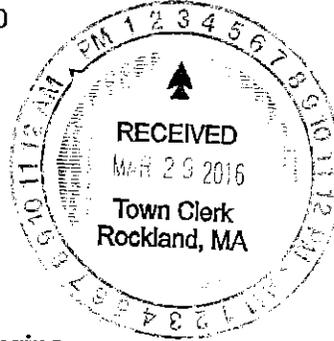
Chairman:
Thomas Henderson

Vice Chairman:
John Lucas

Clerk:
Michael Corbett
Planning Members

Randy Hoblitzelle
Jared Valanzola

Alt. Member:



Notice of Planning Board Hearing Relative to Proposed Zoning By-Law Amendments Pursuant to M.G.L. c 40A, § 5

The Planning Board of the Town of Rockland, 242 Union Street Rockland, MA 02370 will hold a public hearing to discuss proposed amendments to the Town of Rockland's zoning code bylaw and review road acceptances. The public hearing will be held as follows:

Place: Rockland Town Hall, Upper Hearing Room, 242 Union Street, Rockland, MA 02370
Date: Wednesday April 20, 2016
Time: 7:30PM

The subject matter of the proposed amendments is/are as indicated below. The complete text of the amendments and maps relative to the proposed amendments are available for inspection during regular business hours at the following places:

Place: Board of Selectmen's Office, 242 Union Street, Rockland, MA 02370
Place: Rockland Town Clerk's Office, 242 Union Street, Rockland, MA 02370

Article Number: #26-32, 50, 75, 77-79 of the MAY 2, 2016 Annual Town Meeting

The Subject of Proposed Changes are as follows:

ARTICLE 26, Amend Article II 415-2 "Definitions and word usage"; ARTICLE 27, Amend Article VI 415-44A "Sign Definition"; ARTICLE 28, Amend Article VI 415-40D "Signs"; ARTICLE 29 Amend Article X Section 415-79A "Performance Standard"; ARTICLE 30 Amend Town of Rockland Zoning Map, "Amending the district from and I-2 to an H-1; ARTICLE 31 Amend Article VI Section 415-45B "Electronic signs"; Article 32 Amend Article XI 415-89A "Zoning Variances"; ARTICLE 50 Amend Southfield zoning map and zoning articles; Article 75 BY PETITION, Amend zoning map #8, "Amending the district from and R-2 to an I-2" ARTICLE 77 Amend Article V415-38 4 "Registered Marijuana Dispensary", ARTICLE 78 Amend Assessors map #7, #9, #13 and #14 "Amending the district from an I-2 to an H-1", ARTICLE 79, Amend Assessors map #9 "Amending the district from an I-2 to an H-1".

Any interested person shall be given an opportunity to be heard.

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The full texts of the amendments and maps of these articles are available for inspection at the Board of Selectman's Office, 242 Union Street Rockland, MA or at the Town Clerk's Office, 242 Union Street, Rockland, MA during regular business hours.

The Rockland Planning Board will make recommendations and/or a report concerning the adoption the following articles at the May 2, 2016 Annual Town Meeting.

Please see the attached Articles

ARTICLE #26

Will the Town vote to amend Article II §415 -2. "Definitions and word usage", of the Rockland General Code Zoning By-laws as follows:

by adding the phrase to the first paragraph of Article II §415-2 after the word "requires," and before the words "the following" as follows: "or as otherwise set forth by definition in the individual sections of this Zoning Bylaw"

by deleting the word SIGN and the underlying definition of the word SIGN in its entirety.

Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This proposed article which is related to the next Article B is intended to clarify that there are other definitions set forth in the Zoning Bylaw in the individual sections of the Zoning Bylaw and deleting the existing definition of the word "SIGN" (which is being reinserted in the Sign Definition Section of the Zoning Bylaw which is Section 415-44 (see Article B)).*

BOARD OF SELECTMEN

Finance Committee Recommendations at Town Meeting

ARTICLE #27

Will the Town vote to amend Article VI, §415-44.A. "General." of the Rockland General Code Zoning By-laws by adding a the following paragraph above the existing definition of a PRINCIPLE SIGNS and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland:

SIGN: Any device visible from a public place that displays either commercial or noncommercial messages by means of graphic presentation of alphabetic or pictorial symbols or representations. A name, identification, description, display, illustration, or any other visual display which is affixed to, painted on, or represented directly upon a building, or structure, or parcel of land which directs attention to an object, product, place, activity, person, institution, organization, or business.

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Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This is the article reinserting the definition of "Sign" into the appropriate section of the Zoning Bylaw; the definition of sign is updated to reflect what I understand to be the Building Commissioner's recommended definition of the word "Sign." This should not be acted on if Article A fails (or else you will have 2 conflicting definitions).*

BOARD OF SELECTMEN

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ARTICLE #28

Will the Town vote to amend Article VI, §415-40.D. "Permit Required." of the Rockland General Code Zoning By-laws by deleting the following sentence and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland:

"The permit number shall be clearly visible on the sign."

Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This is the article deletes a sentence in the Zoning Bylaw that requires all signs to have their permit numbers clearly visible on the signs.*

BOARD OF SELECTMEN

Finance Committee Recommendations at Town Meeting

ARTICLE #29

Will the Town vote to delete Article X Section 415-79.A. of the Rockland General Code Zoning By-Law in its entirety and replace it with the following paragraph:

A. With the exception of single or two family residential uses, any use permitted by right or by special permit in any district shall be conducted so as to protect of adjoining premises against detrimental or offensive uses on the site, including

- (1) by compliance with all dimensional requirements set forth in this Zoning By-law.
- (2) by providing adequate landscaping, including the screening of adjacent residential uses, street trees, landscape islands in the parking lot and a landscaped buffer along the street frontage;
- (3) by providing for the convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property, or improvements, including compliance with other provisions of this Zoning By-law where required.
- (4) by providing for adequate of the methods of disposal for sewage, refuse and other

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wastes resulting from the uses permitted or permissible on the site.

- (5) by providing an adequate storm water drainage system within and/or adjacent to the site to manage all increased runoff resulting from the development on site.
- (6) by providing an adequate of the soil erosion plan and any plan for protection of steep slopes, both during and after construction.
- (7) by providing adequate of space for the off-street loading and unloading of vehicles, goods, products, materials, and equipment incidental to the normal operation of the establishment.
- (8) by providing adequate site lighting whether interior or exterior, and all intense light emanating from operations or equipment shall be shielded from direct view at normal eye level from adjacent properties.
- (9) by minimizing any material or significant adverse impacts on steep slopes, floodplains, scenic views, grade changes and wetlands.
- (10) by requiring all permits issued under this Zoning By-law be conditioned upon receipt of all other required permits including Board of Health; Conservation Commission, Planning Board, etc. prior to the commencement of any use. .

Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This is the article deletes the Environmental performance standards of the Zoning Bylaw and replaces them with a more simplistic set of standards to be evaluated when considering multi-family, commercial and industrial uses.*

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1.

ARTICLE #30

Will the Town vote to amend The Town of Rockland Zoning Map as shown on a plan on file with the Town Clerk by moving the following parcels of land shown on the Rockland Assessors' Maps as Lots: 003A, 004, 005 on Rockland Assessor's Map #7, Lots 015, 016 on the Rockland Assessor's Map # 8 and Lots: # 001, 92A on the Rockland Assessor's Map #14 from the 1-2 Industrial Park Zoning District and inserting them in the H-1 Industrial Park-Hotel District

Or take any other action relative thereto?



LAND USE COUNSEL EXPLANATION: *This is the article seeks to amend the Zoning Map to add additional parcels into the H-1 Industrial Park-Hotel District. This would conceptually expand the business opportunities for the uses allowed in that district.*

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Finance Committee Recommendations at Town Meeting

ARTICLE #31

Will the Town vote to amend Article VI Section 415-45.B of the Rockland General Code Zoning By-Law by adding the following and that non-substantive changes with the numbering of this By-law shall be permitted in order that it be in compliance with the numbering format of the Code of Rockland:

E. Additional Regulations:

(7) Exempt Signs. Digital Display/Electronic Message Boards are allowed for Municipal Buildings with a permit issued by the Building Department.

Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This is the article seeks to amend the provisions of the Zoning Bylaw to allow Digital Display Message Boards for the town's municipal buildings by special permit. The formatting will need to be adjusted.*

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Finance Committee Recommendations at Town Meeting

ARTICLE #32

Will the Town vote to amend Article XI of the Rockland General Code Zoning Bylaws by adding the following section:

415-89. A. ZONING VARIANCES

The Zoning Board of Appeals may authorize a variance for a particular use of a parcel of land or to an existing building thereon from the terms of this bylaw where, owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such parcel of such building but not affecting generally the district in which it is located, a literal enforcement of the provisions of this bylaw would involve substantial hardship, financial or otherwise, to the applicant, and where desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of this Bylaw. The Board may impose conditions, safeguards and limitations both of time and of use, including the continued

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existence of any particular structures but excluding any condition, safeguards or limitations based upon the continued ownership of the land or structures to which the variance pertains by the applicant, petitioner or any owner. If the rights authorized by a variance are not exercised within one year of the date of the grant of such variance they shall lapse, and may be reestablished only after notice and a new hearing pursuant to this section.

Before any variance is granted, the Board must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's lot, structure or building and do not apply to the neighboring lands, structures or buildings in the same district.
2. Strict application of the provisions of this bylaw would deprive the applicant of reasonable use of the lot, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighborhood lands, structures or buildings in the same district.
3. The unique conditions and circumstances are not the result of actions of the applicant taken subsequent to the adoption of this bylaw.
4. Relief, if approved, will not cause substantial detriment to the public good or impair the purposes and intent of this bylaw.
5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the district.

Or take any other action relative thereto?

LAND USE COUNSEL EXPLANATION: *This is the article seeks to reinsert into the Zoning Bylaw the right to grant a Use Variance provided an applicant was able to meet the very rigorous standards of a variance. This may be helpful to allow the redevelopment of properties in neighborhoods where there is a mixture of pre-existing uses.*

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Finance Committee Recommendations at Town Meeting

ARTICLE # 50

PROPOSED ZONING AMENDMENTS TO ZONING AND LAND USE BY-LAWS OF NAVAL AIR STATION (NAS) SOUTH WEYMOUTH AND THE ZONING DISTRICT MAP

Will the Town vote amend the Zoning and Land Use By-Laws of Naval Air Station (NAS) South Weymouth and the Zoning District Map as follows:

1. By rezoning the parcels of land located entirely in the Town of Rockland shown on Exhibit A attached hereto and on file with the Town Clerk's Office of the Town of Rockland from Residential District to Open Space-Rockland District.

2. By adopting the following Zoning District Map change creating a Rockland Development Overlay District which is located entirely in the Town of Rockland, is shown on Exhibit A attached hereto and on file with the Town Clerk's Office of the Town of Rockland, which shall contain the following subdistricts:

- A. Rockland Discovery Subdistrict
- B. Rockland Town Center Subdistrict

The Rockland Discovery Subdistrict shall be overlaid on a portion of the Mixed-Use Village District, on a portion of the Golf Course/Open Space District and on a portion of the Open Space-Corporation District, each located in the Town of Rockland as shown on the map attached hereto and incorporated herein by reference. The boundaries of the Rockland Discovery Subdistrict shall follow the existing boundaries of such portion of

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the Mixed-Use Village District, such portion of the Golf Course/Open Space district and such portion of the Open Space – Corporation District.

The Rockland Town Center Subdistrict shall be overlaid on a portion of the Residential District and on a portion of the Golf Course/Open Space District, each located in the Town of Rockland as shown on the map attached hereto and incorporated herein by reference. The boundaries of the Rockland Town Center Subdistrict shall follow the existing boundaries of such portion of the Residential District and such portion of the Golf Course/Open Space District.

3. By amending **Section 3.3, Definitions of Miscellaneous Terms**, by adding at the end of the existing definition of Commercial Minimum, which reads as follows:

“Commercial minimum- 900,000 gross square feet of commercial development provided, however, that commercial development on land located in Weymouth may cause the total amount of commercial development within NAS South Weymouth to exceed 2,000,000 square feet by an additional 1,000,000 square feet”, the following language “and provided further that commercial development on land located in Rockland may cause the total amount of commercial development within NAS South Weymouth to exceed the originally contemplated 2,000,000 square feet (which may be located in any of the Towns) plus such additional 1,000,000 square feet of commercial development that may be located in Weymouth, by an additional 1,000,000 square feet.”

4. By amending **Section 4.2(A), Central Redevelopment Area**, by adding a new subsection 4.2(A)(10) to read as follows: “10. Rockland Development Overlay District, located entirely in the Town of Rockland, which is comprised of the (a) Rockland Discovery Subdistrict and (b) Rockland Town Center Subdistrict”.

5. By amending **Section 4.5(A), Central Redevelopment Area**, by adding a new subsection 4.5(A)(10) to read as follows:

“10. Rockland Development Overlay District (RDOD).

The Rockland Development Overlay District (RDOD) is located entirely in the Town of Rockland and is established in accordance with the boundaries as shown on the Zoning District Map. The RDOD is further described in Section 7A of these By-Laws.”

6. By amending **Section 5.5(D)(6) Prohibited Use**, by deleting the following language therefrom in its entirety: “in the Towns of Abington and Rockland, and the following uses (1)-(5) are expressly prohibited in the Town of Weymouth (the following use (6) is not prohibited in the Town of Weymouth but is allowed in the Town of Weymouth).” and inserting the following language in its stead: “in the Town of Abington, and the following uses (1)-(5) are expressly prohibited in the Towns of Rockland and Weymouth (the following use (6) is not prohibited in the Towns of Rockland and Weymouth but is allowed in the Towns of Rockland and Weymouth).”

7. By amending **Section 5.8, Table of Permitted Uses**, by deleting the following language at the end of the existing third paragraph in its entirety: “; provided, however, that no use in the Mixed Use Overlay District shall be required to meet the standards of a Building Form, and all uses in the Mixed Use Overlay District shall use the Exhibit D, Table of Dimensional Standards.” and inserting the following language in its stead: “; provided, however, that no use in the Mixed Use Overlay District or the Rockland Development Overlay District shall be required to meet the standards of a Building Form, and all uses in the Mixed Use

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Overlay District or the Rockland Development Overlay District shall use the **Exhibit D**, Table of Dimensional Standards.”

8. By amending **Section 5.8**, Table of Permitted Uses, by adding to the end of the existing paragraph which reads as follows: “Although a use may be permitted in more than one Building Form, **Section 6.5** shall dictate what Building Form is permitted in each zoning district; provided, however, that nothing in **Section 6.5** shall apply to uses in the Mixed Use Overlay District.”, the following language “or in the Rockland Development Overlay District .”

9. By amending **Section 6.2**, Applicability, by adding to the end of the existing first sentence which reads as follows: “The dimensional standards provisions of this Article shall apply to the development of all land, establishment of all uses, and construction of all structures within NAS South Weymouth, either as set forth specifically for a given Building Form (see **Section 6.5**) or, in the absence of a Building Form, as set forth for a given zoning district in the Table of Dimensional Standards (see **Exhibit D**); provided, however, that no Building Forms shall apply to uses in the Mixed Use Overlay District.”, the following language “or in the Rockland Development Overlay District .”

10. By amending **Section 6.5**, Form Building Codes, by deleting the first sentence which reads as follows in its entirety: “This Section 6.5 shall not apply to the Mixed Use Overlay District.” and inserting the following language in its stead: “This Section 6.5 shall not apply to the Mixed Use Overlay District or to the Rockland Development Overlay District .”

11. By amending **Section 6.6**, Table of Dimensional Standards, by deleting the first two sentences of such section, which read as follows in their entirety: “No Building Forms shall apply to the Mixed Use Overlay District. The Table of Dimensional Standards (which is attached to these By-Laws as **Exhibit D**) shall apply to the Mixed Use Overlay District.” and inserting the following language in its stead: “No Building Forms shall apply to the Mixed Use Overlay District or to the Rockland Development Overlay District . The Table of Dimensional Standards (which is attached to these By-Laws as **Exhibit D**) shall apply to the Mixed Use Overlay District and to the Rockland Development Overlay District .”

12. By adding a new Section 7A, Rockland Development Overlay District, to read as follows:

7A. ROCKLAND DEVELOPMENT OVERLAY DISTRICT.

7A.1. Purpose of District

The purposes of the Rockland Development Overlay District (RDOD) are to balance conservation and development goals and protect and enhance the character of natural and cultural resources while promoting an economical use of the land with resulting economic benefit to NAS South Weymouth, and to ensure planned development in accordance with community goals and design guidelines. The Rockland Development Overlay District is intended to facilitate the long-term economic growth of NAS South Weymouth by promoting and coordinating high quality commercial and residential development that preserves the pedestrian scale and promotes a healthy economy. Toward these ends, the Rockland Development Overlay District permits the clustering of residential and commercial uses on large tracts of land which have open space as an integral characteristic, and ensures quality site planning designed to accommodate a site’s physical characteristics including topography, vegetation, water bodies, wetlands, open spaces, historic resources and major scenic views.

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7A.2. Scope of Authority

In the Rockland Development Overlay District, all requirements of the Rockland Development Overlay District shall supersede all requirements of the underlying districts. In the event that a proponent wishes to develop in the Rockland Development Overlay District, the provisions of the Rockland Development Overlay District shall apply and any provision of these By-Laws that applies in the underlying districts shall not apply.

7A.3. Establishment of Sub-Districts

The Rockland Development Overlay District shall contain the following subdistricts: Rockland Discovery Subdistrict; and Rockland Town Center Subdistrict. Each subdistrict is located entirely in the Town of Rockland and is shown on the Zoning District Map.

7A.4. Non Applicability of other Provisions of these By-Laws.

Neither Building Forms nor the corresponding dimensional, parking and/or loading requirements for such Building Forms shall apply in the Rockland Development Overlay District. Uses in the Rockland Development Overlay District shall use **Exhibit D**, Table of Dimensional Standards. Parking and loading requirements for the Rockland Development Overlay District are set forth below in Section 7A.7.

7A.5. Multiple Buildings and Uses.

In the Rockland Development Overlay District, more than one building and/or use may be located on a lot as a matter of right, provided that each building and/or use(s) are in compliance with the requirements of these By-Laws.

7A.6. Uses.

This Section 7A.6 and the Table of Permitted Uses, attached as **Exhibit C** to these By-Laws, sets forth the permitting requirements for uses within each Subdistrict of the Rockland Development Overlay District, and all uses set forth in such Table of Permitted Uses shall be permitted in accordance with its requirements, in accordance with the "Notes to Table of Permitted Uses" following the Table, and in accordance with all other provisions for regulation of use as established in these By-Laws.

In addition to the uses set forth in the Table of Permitted Uses, the following additional uses shall be permitted by right in the Rockland Development Overlay District:

Community Center – A facility for a social or educational, or recreational purpose, intended primarily for the occupants of a particular project, in which food and beverages may be served and live entertainment may be provided, and which may include performance and assembly space and indoor and outdoor recreational facilities.

Cultural Uses – An art gallery; art use; museum; public art display space; arts studio; production studio; or event ticket sales space.

Medical Center – A facility used for medical office, medical laboratory and/or out-patient surgery.

Movie and Entertainment Studio – a single building or multi-building grouping for the commercial production of movies, videos and other media and/or educational uses relating to cinema, art, entertainment or other similar cultural endeavors, including research.

Movie and Entertainment Studio Campus – a multi-building, multi-use area that may include a mix of uses that are customarily associated with mixed use, low scale developments and/or open spaces; which is designed and operated to support and serve the needs of a Movie and Entertainment Studio.

Outdoor Commercial Recreation Concentrated - See definition in Section 5.5(D)(6).

Streets - public and private streets and rights of way may traverse the Mixed Use Overlay District.

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7A.7. Parking and Loading.

In the Rockland Development Overlay District, Parking Spaces and on-street spaces shall be provided as follows:

<u>Use</u>	<u>Required Spaces for Parking (total of Parking Spaces and on-street spaces)</u>
<u>Residential: 1.0 spaces per each dwelling unit (minimum) and 2.0 spaces per each dwelling unit (maximum).</u>	
<u>Light Industrial: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Movie and Entertainment Studio and Movie and Entertainment Studio Campus: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Biopharmaceutical Manufacturing: 0.5 spaces per 1,000 square feet of Gross Floor Area (minimum) and 3.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Office/Commercial: 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 5.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Retail (other than Anchor Retail): 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 4.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Anchor Retail: 3.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Outdoor Commercial Recreation, Concentrated (other than Stadium): as determined by the Permit Granting Authority</u>	
<u>Restaurant: 10.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 15.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Theater: 1 space per every 3 seats</u>	
<u>Stadium: 1 space per every 4 seats (minimum) and 1 space for every 2 seats (maximum)</u>	
<u>Health Club: 4.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	
<u>Hotel: 0.75 spaces per each room (minimum) and 1.0 spaces per each room (maximum)</u>	
<u>Medical Center: 4.0 spaces per 1,000 square feet of Gross Floor Area (minimum) and 6.0 spaces per 1,000 square feet of Gross Floor Area (maximum)</u>	

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Minimum parking requirements may be reduced, and maximum parking requirements may be exceeded, by the Permit Granting Authority during site plan approval if the Permit Granting Authority finds that a lesser or greater amount of parking will not cause excessive congestion or endanger public safety, and/or that a lesser or greater amount of parking will provide positive environmental or other benefits.

The parking requirements may be met by a combination of parking interior to the lot(s) on which the use(s) occur, on streets or on other lots pursuant to Section 7A.8, all as is appropriate to a pedestrian-oriented environment, subject to site plan approval.

In the Rockland Development Overlay District, spaces for loading shall be provided such that the location and design of loading areas is appropriate and functional to service the proposed development as determined by the Permit Granting Authority.

The loading requirements may be met by a combination of loading interior to the lot(s) on which the use(s) occur, on streets or on other lots pursuant to Section 7A.8, all as is appropriate to a pedestrian-oriented environment, subject to site plan approval.

7A.8. Shared Parking and Loading.

Shared parking and/or loading areas may be permitted for the purpose of servicing two or more principal uses on the same or separate lots, provided that:

A. Shared Facilities. Evidence is submitted that safe and accessible parking and/or loading is available on the lot on which the use(s) occur or on a lot located within 600 feet of the lots on which the use(s) occur, which other parking and/or loading satisfies the requirements of these By-Laws and has excess capacity during all or part of the day, which excess capacity shall be demonstrated by a competent parking and/or loading study conducted by a traffic engineer registered in the Commonwealth of Massachusetts.

B. Legal Agreement. If the uses are on separate lots, any contract, agreement or suitable legal instrument required by the Special Permit Granting Authority or Permit Granting Authority, as applicable, shall be filed as required.

7A.9. Special Dimensional Requirements.

A. All buildings in the Rockland Discovery Subdistrict and the Rockland Town Center Subdistrict must be located a minimum of 20 feet from any lot outside the Rockland Development Overlay District used for residential purposes at the time of the applicable site plan approval application, which setback area shall be undeveloped and/or landscaped. The setback area may include parking areas and access ways, subject to approval of screening by the Permit Granting Authority. Upon a finding by the Permit Granting Authority that a setback of a lesser width would be sufficient to screen and/or separate the development in the Rockland Development Overlay District from the lot outside of the Rockland Development Overlay District, the setback may be reduced. This section shall not apply to any lot outside the Rockland Development Overlay District whose boundary with the Rockland Development Overlay District is located on any street or right of way.

7A.10. Special Site Plan Approval Provisions.

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A site plan for a development in the Rockland Development Overlay District may show proposed construction within a “Permissible Building Area”, where the mix of uses and related construction details are subject to change, and specify the maximum square feet of Gross Floor Area to be constructed within such Permissible Building Area. Although an approved site plan may show a proposed building, the site plan approval shall apply as long as the structure or other site features are constructed within the Permissible Building Area indicated. After the issuance of a certificate of occupancy for a building, the amount of Gross Floor Area by which such constructed building is less than the maximum Gross Floor Area allocated thereto or the amount by which the number of Dwelling Units constructed is less than the Dwelling Units proposed shall be available for reallocation to other proposed buildings or Dwelling Units within the Rockland Development Overlay District, subject to further site plan approval of the buildings to which such intensity of uses is reallocated, if required.”

13. By deleting Section 13.2(B), Applicability, in its entirety and substituting the following language in its stead: “Notwithstanding the provisions of Section 13.2A, Developments within the Discovery Subdistrict of the Mixed Use Overlay District or within the Rockland Discovery Subdistrict of the Rockland Development Overlay District shall not be considered Planned Developments and shall not be subject to the requirements of this Article.”

14. By amending Section 13.2.4(A), Application and Review Procedure, by deleting the following language in its entirety: “; provided, however, that in the case of Planned Developments defined under Section 13.2A hereof in the Mixed Use Overlay District, the twenty (20) acre figures set forth in clauses (i) and (ii) of this Section 13.4A shall be reduced to five (5) acres.” and inserting the following language in its stead: “; provided, however, that in the case of Planned Developments defined under Section 13.2A hereof in the Mixed Use Overlay District or in the Rockland Development Overlay District, the twenty (20) acre figures set forth in clauses (i) and (ii) of this Section 13.4A shall be reduced to five (5) acres.”

15. By amending Exhibit C, Table of Permitted Uses, by adding columns to the existing Exhibit C for uses in each of the Subdistricts in the Rockland Development Overlay District such that the amended Exhibit C, Table of Permitted Uses, will be in the form attached hereto.

16. By amending Exhibit D, Table of Dimensional Standards, by adding columns to the existing Exhibit D for each of the Subdistricts in the Rockland Development Overlay District such that the amended Exhibit D, Table of Dimensional Standards, will be in the form attached hereto.

BOARD OF SELECTMEN

Finance Committee Recommendation at Town Meeting

PLEASE SEE ATTACHED MAP LISTED AS APPENDIX A

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Public Hearing April 20, 2016 in the Upper Conference Room, Rockland Town Hall

ARTICLE #75

Will the Town vote to amend the Town of Rockland Zoning Map as shown on a plan file with the Town Clerk by moving the following parcels of land shown on the Rockland Assessors' Maps as Lots 018 & 043 on Rockland Assessors Map 8, Lots 018 & 043 on the Rockland Assessors' Map #8, Lots 018 & 043 from the R-2 Residential Zoning District and inserting them in the I-2 Industrial Zoning District or take any other action relative, there to?

RESIDENT PETITION

PLEASE SEE ATTACHED MAP LISTED AS APPENDIX B

ARTICLE #77

Will the Town vote to amend the Rockland General Code Zoning By-laws Article V § 415-38.4 Registered Marijuana Dispensary (RMD) A 2. from "shall have a gross floor area of no less than 2,500 square feet or in excess of 20,000 square feet." to "shall have a gross floor area of no less than

2,500 square feet" or take any action thereon?

BOARD OF SELECTMEN

Finance Committee Recommendation at Town Meeting

ARTICLE #78

Will the Town vote to amend the Town of Rockland Zoning Map as shown on a plan on file with the Town Clerk by moving the following parcels of land shown on the Rockland Assessor's Maps as Lots: 001, 002, 003, 007, 008, 010 on Rockland Assessor's Map #7, Lots 001, 002, 003, 004, 005, 007, 008, 009, 011, 012, 013, 014, 017, 028, 058, 060, 063, 67 on the Rockland Assessor's Map #8, Lot 013 on the Rockland Assessor's Map #13 and Lots: #92, on the Rockland Assessor's Map #14 on the Rockland Assessor's Map #9 from the I-2 Industrial Park Zoning District and inserting them in the H-1 Industrial Park-Hotel District. This area is located easterly of Weymouth Street and northerly of the East/West parkway to the Town of Hingham line, or take any other action relative thereto?

ZONING BOARD OF APPEALS

Finance Committee Recommendation at Town Meeting

PLEASE SEE ATTACHED MAP LISTED AS APPENDIX C

Rockland Planning Board

Advertised Patriot Ledger April 5, 2016 and April 12, 2016

Public Hearing April 20, 2016 in the Upper Conference Room, Rockland Town Hall

ARTICLE #79

Will the Town vote to amend the Town of Rockland Zoning Map as shown on a plan on file with the Town Clerk by moving the following parcels of land shown on the Rockland Assessor's Maps as Lots:
009,012,013,026,038,039,040,041,042 on Rockland Assessor's Map #9, on the Rockland Assessor's Map #9 from the I-2 Industrial Park Zoning District and inserting them in the H-1 Industrial Park-Hotel District, or take any other action relative thereto?

ZONING BOARD OF APPEALS

Finance Committee Recommendation at Town Meeting

PLEASE SEE ATTACHED MAP LISTED AS APPENDIX D

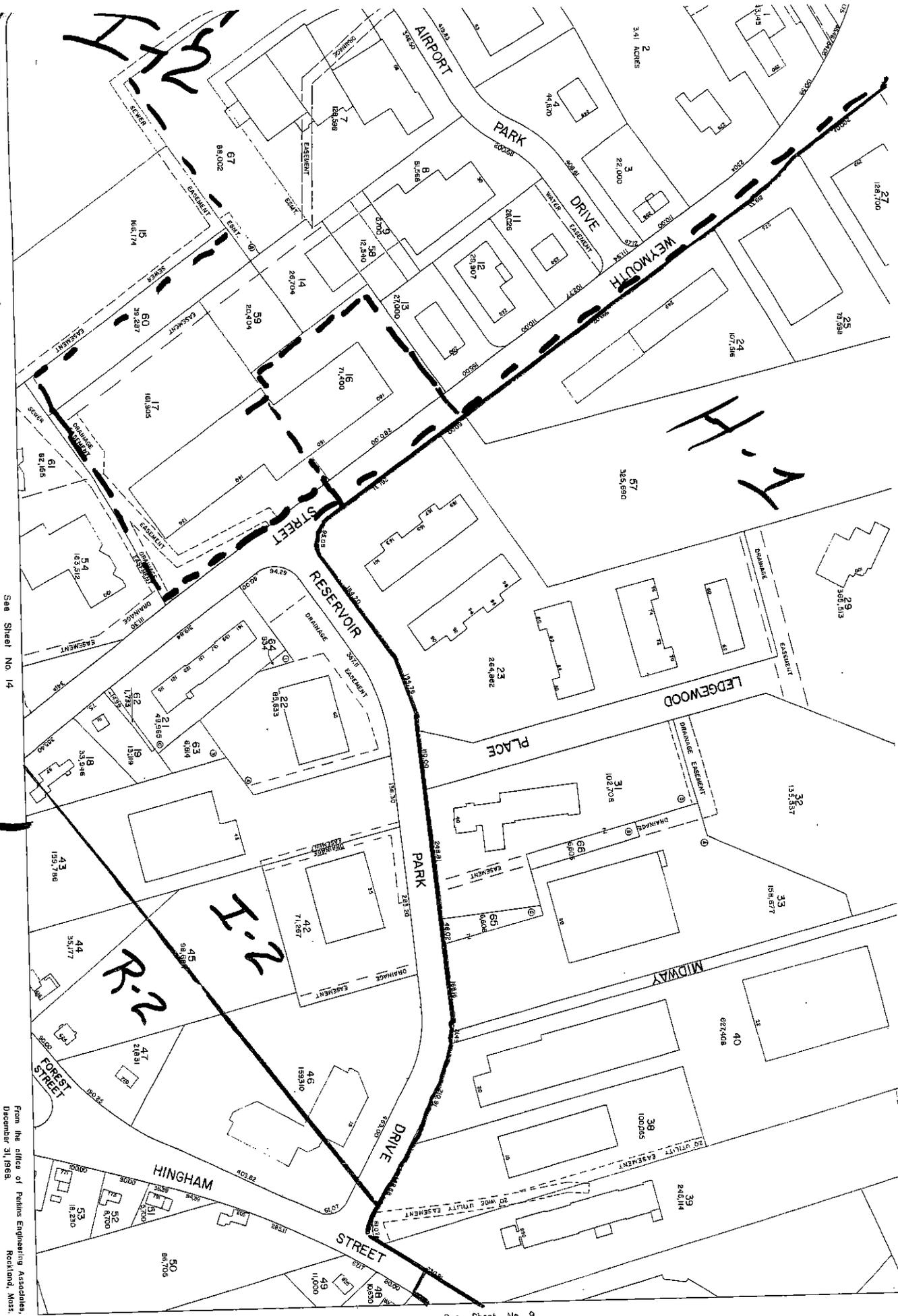
Appendix C

Article # 7B

2016 Town meeting

Thompson
Clear men
Rockland
Planning

Scale in feet
0 20 40



From the office of Putnam Engineering Associates, Rockland, Mass. December 31, 1968.

UNITED STATES OF AMERICA

TOWN OF HINGHAM

Handwritten: H-1

UNITED STATES OF AMERICA
RIGHT OF WAY
EASEMENT
CLEARANCE
EASEMENT
EASEMENT

Handwritten: H-2

Handwritten: H-2

TRANSIT (PRINTED)

SEWER EASEMENT

43,600

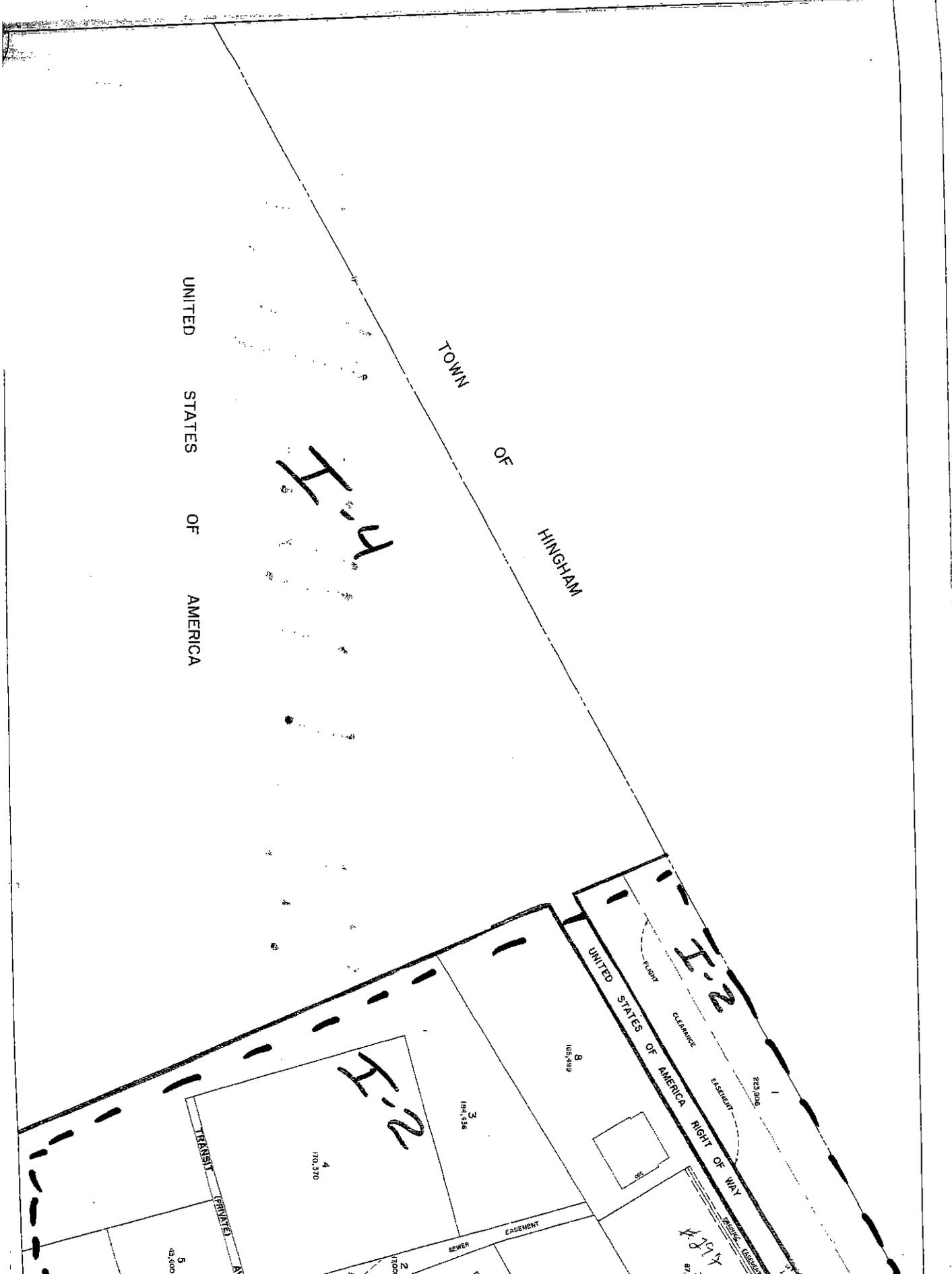
170,370

184,536

185,538

223,065

Handwritten: H-3



Appendix D

Article #79

Town Meeting

Chairman Rockland Planning:

[Handwritten Signature]

